

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Meeting Agenda

Monday, November 15, 2021

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Britt W. Moore (At Large), Mayor Pro Tem

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

NOTICE:

Face Coverings (Face Masks) are now required inside all public places/buildings in Guilford County.

The Guilford County Board of County Commissioners in their capacity as the Guilford County Board of Health Re-Instated a Mandatory Mask Policy which will be effective on Friday, August 13th at 5:00 p.m.

The mandate requires that:

(1) Individuals must wear Face Coverings when indoors in all businesses, establishments, and public places.

(2) All businesses, establishments, and public places must require that all persons wear Face Coverings when indoors on their premises.

**For additional information on the Guilford County Mask Mandate, please visit:
www.guilfordcountync.gov**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**

[2021-521](#)

Proclamation - Sharon C. Smith - High Point Holiday Festival Parade

Mayor Wagner will present a proclamation recognizing Sharon C. Smith and her service to the High Point Community as organizer of the High Point Holiday Festival Parade.

Attachments: [Sharon C. Smith Day HP Parade Organizer Proclamation 2021](#)

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**CONSENT AGENDA ITEMS**

[2021-492](#)

Report of Surplus Equipment Disposal FY 19/20 & 20/21

City Council is requested to acknowledge receipt of the report of sale of surplus equipment for FY 2019/2020 & FY 2020-2021.

Attachments: [2. Fleet Report - GovDeals Sales Yrs 20-21 & 19-20\(VER2\)](#)

[2021-493](#)**Contract - Black & Veatch International Company - Engineering Services - Rich Fork Diversion Pump Station**

City Council is requested to award a contract in the amount of \$163,000 to Black & Veatch International Company for professional engineering services to evaluate the necessary capacity and site selection of a new sanitary sewer pump station that would divert flow from the Riverdale Pump Station.

Attachments: [3. Black and Veatch International Co - Professional Engineering Services - Rich](#)

[2021-494](#)**Contract - Change Order - Johnson Controls - High Point Police Department**

City Council is requested to approve a contract increase in the amount of \$113,614.68 with Johnson Controls for the new High Point Police Department located at 1730 Westchester Dr.
High Point, NC.

Attachments: [4. Contract Change Order - Johnson Control HPPD](#)

[2021-495](#)**Contract - ElectriCities Joint Purchasing Agreement**

City Council is requested to approve a three-year Joint Purchasing Agreement with ElectriCities.

Attachments: [5. ElectriCities Joint Purchasing Agreement](#)

[2021-496](#)**Contract - WESCO Distribution - Montlieu Avenue - Underground Cable**

City Council is requested to award a contract to WESCO Distribution in the amount of \$739,407.75 for the purchase of underground cable for the overhead to underground electric conversion on Montlieu Avenue.

Attachments: [6. Contract - WESCO Distribution - Underground Cable - Montlieu Project](#)

[2021-498](#)**Resolution - NCDOT Section 5303 Planning Grant Agreement**

City Council is requested to adopt a resolution approving an agreement with North Carolina Department of Transportation (NCDOT) for the federal and state share of the FY22 Section 5303 planning grant and authorize the City Manager to execute the required agreement with NCDOT to receive reimbursement funds for the project.

Attachments: [8. Resolution - FY22 NCDOT Section 5303 Grant Agreement](#)

[2021-505](#)**Agreement - Equipment Rental - City of Kannapolis - Train Engine**

City Council is requested to ratify an Equipment Rental Agreement with the City of Kannapolis for the use of a 2018 C.P. Huntington Engine for upcoming holiday events and that the City Manager and/or designee be authorized to execute all necessary documents.

Attachments: [Equipment Rental Agreement City of Kannapolis](#)

REGULAR AGENDA ITEMS[2021-497](#)**Resolution - Authorize Issuance of Series 2021A and Series 2021B CES Revenue Refunding Bonds**

City Council is requested to adopt a resolution authorizing the issuance of up to \$21 million Series 2021A Taxable Combined Enterprise System (CES) Refunding Bonds and up to \$32 million Series 2021B Taxable CES Refunding Bonds.

Attachments: [7. Issuance of Series 2021A & Series 2021B CES Revenue Refunding Bonds](#)

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair[2021-499](#)**Ordinance - Demolition of Dwelling - 1221 Franklin Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1221 Franklin Avenue belonging to Arelis Tejada & Eddys Joel Tejada.

Attachments: [1221 Franklin Council Packet Final](#)

[2021-500](#)**Ordinance - Demolition of Dwelling - 1834 Willard Road**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1834 Willard Road belonging to Heirs of Blanche Kinley.

Attachments: [1834 Willard Rd Council Packet](#)

[2021-501](#)**Ordinance - Demolition - 2429 W. Green Street - Travel Inn Express Restaurant**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a structure located at 2429 W. Green Street belonging to Harris Kahn LLC & Tahir Hamid Kahn.

Attachments: [1. Ordinance - 2429 W Green Street - Travel Inn Express - Demolition of Restur](#)

PUBLIC HEARINGS[2021-502](#)**Public Hearing - Substantial Amendment #3 to the 2019-20 Action Plan**

City Council is requested to approve Substantial Amendment #3 to the 2019-20 Annual Action Plan and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [FINAL 2019 AAP Substantial Amendment #3 for CDBG-CV3](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner[2021-503](#)**Resolution of Intent-Annexation 21-10**

Approval of a Resolution of Intent to establish a public hearing date of December 6, 2021, to consider a voluntary contiguous annexation of an approximate 1.46-acre parcel located along the north side of Willard Road, approximately 220 feet east of White Farm Lane. The property is addressed as 2405 Willard Road and also known as Guilford County Tax Parcel 195739.

Attachments: [Resolution of Intent AN-21-10](#)

PUBLIC HEARINGS[2021-473](#)**Resolution - Shamrock Petey, LLC and City of High Point - Plan Amendment 21-06**

A request by Shamrock Petey, LLC and the City of High Point to change the Land Use Plan classification for approximately 41 acres from the Office and Medium Density Residential classifications to the Community/Regional Commercial classification. The site is located at the southeast corner of W. Wendover Avenue and Penny Road.

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant.

Attachments: [PA-21-06 Final Staff report and CC fwd for 11-1-21 CC mtg__ver2](#)

[2021-474](#)**Ordinance - Maria T. Montoya-Couch et al. - Annexation 21-06**

A request by Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK for a voluntary contiguous annexation of approximately 27.2 acres, located at the southeast corner of W. Wendover Avenue and Penny Road. The property is known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant.

Attachments: [02. Staff Report AN-21-06 \(Council\).pdf](#)

[2021-504](#)**Mark & Carolyn Austin and Steven Lim-Annexation 21-08**

A request by Mark & Carolyn Austin and Steven Lim for a voluntary contiguous annexation of approximately 7.94 acres, located along the south side of W. Wendover Avenue approximately 300 feet west of Gisbourne Drive (5223 W. Wendover Avenue - Guilford County Tax Parcel 170007) and along the north side of Samet Drive approximately 400 feet east of Penny Road (7706 Samet Drive - Guilford County Tax Parcel 196673).

Attachments: [03. Staff Report AN-21-08 \(Council\)](#)

[2021-475](#)**Ordinance - Shamrock Petey, LLC - Zoning Map Amendment 21-20**

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant. However, staff will be requesting that this matter be withdrawn from the agenda. The request has now been merged into 2021-506 Zoning Map Amendment 21-23 which is on tonight's agenda for public hearing.

A request by Shamrock Petey, LLC to rezone approximately 25.5 acres from the Agricultural (AG) District, Residential Single Family - 40 (RS-40) District and General Office-Moderate Intensity (GO-M) District all within Guilford County's zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-21-20 ver2](#)

[2021-506](#)**Shamrock Petey, LLC-Zoning Map Amendment 21-23**

A request by Shamrock Petey, LLC to rezone approximately 34.7 acres from the Agricultural (AG) District, Residential Single Family - 40 (RS-40) District and Mixed Use (MXU) District all within Guilford County's zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [04. & 05. Staff Report ZA-21-23 \(Council\)](#)

[2021-507](#)**High Point University and Lily Pad Investors, LLC-Street Abandonment Case 21-02**

A request by High Point University and Lily Pad Investors, LLC to abandon (close) the eastern 365± of the Barbee Avenue right-of-way (a 50-foot-wide right-of-way).

This is an improved right-of-way that runs in a general east - west direction between 908 to 920 Barbee Avenue (abutting Guilford County Tax Parcels 190710, 190711, 190712, 190713 and 1900041).

Attachments: [06. Staff Report SA-21-02 \(Council\)](#)

[2021-508](#)**HEPHIGHPT, LLC-Plan Amendment 21-04**

A request by HEPHIGHPT, LLC to change the Land Use Plan classification for approximately 13 acres from the Low Density Residential classifications to the Local Convenience Commercial classification. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Attachments: [07. Staff Report PA-21-04 \(Council\)](#)

[2021-509](#)**HEPHIGHPT, LLC-Zoning Map Amendment 21-18**

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.

Attachments: [08. Staff Report ZA-21-18 \(Council\)](#)

[2021-510](#)**BSP Investment LLC-Zoning Map Amendment 21-21**

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.

Attachments: [09. Staff Report ZA-21-21 \(Council\)](#)

[2021-511](#)**Bencini Realty Limited Partnership - Annexation 21-07**

A request by Bencini Realty Limited Partnership for a voluntary contiguous annexation of approximately 68.5 acres located south of the southern leg of Joyce Circle, approximately 270 feet west of Skeet Club Road and north of I-74. The property is known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

Attachments: [10. Staff Report AN-21-07 \(Council\)](#)

[2021-512](#)**Leoterra Development, Inc.-Zoning Map Amendment 21-22**

A request by Leoterra Development, Inc. to rezone approximately 72 acres from the Residential Single Family - 3 (R-3) District and the Residential Single Family - 20 (R-20) Districts, within Forsyth County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [11. Staff Report ZA-21-22 \(Council\)](#)

[2021-513](#)**Piedmont Triad Airport Authority-Annexation 21-09**

A request by the Piedmont Triad Airport Authority for a voluntary contiguous annexation of approximately 13 acres, located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

Attachments: [12. Staff Report AN-21-09 \(Council\)](#)

[2021-514](#)**Collier's Properties, Inc.-Zoning Map Amendment 21-24**

A request by Collier's Properties, Inc. to rezone approximately 12.2 acres from the Residential Single Family - 40 (RS-40) District and a Conditional Use Light Industrial (CU-LI) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [13. Staff Report ZA-21-24 \(Council\)](#)

[2021-515](#)**High Point Land Investment, LLC-Plan Amendment 21-07**

A request by High Point Land Investment, LLC to change the Land Use Plan classification for approximately 19.3 acres from the Light Industrial classification to the Heavy Industrial classification. The site is located at the northern terminus of Alleghany Street and south of Durand Avenue.

Attachments: [14. Staff Report PA-21-07 \(Council\)](#)

[2021-516](#)**High Point Land Investment, LLC-Zoning Map Amendment 21-25**

A request by High Point Land Investment, LLC to rezone approximately 29 acres from the Light Industrial (LI) District to a Conditional Zoning Heavy Industrial (CZ-HI) District. The site is located at the northern terminus of Alleghany Street and south of Durand Avenue.

Attachments: [15. Staff Report ZA-21-25 \(Council\)](#)

[2021-517](#)**High Point Land Investment, LLC-Special Use 21-03**

A Special Use Permit request to allow the Asphalt Plant use type, as listed in Principal Use Table 4.1.9 of the Development Ordinance, in the Conditional Zoning Heavy Industrial (CZ-HI) District. The site is approximately 29 acres and located at the northern terminus of Alleghany Street and south of Durand Avenue.

Attachments: [16. Staff Report SU-21-03 \(Council\)](#)

GENERAL BUSINESS AGENDA[2021-518](#)**Appointment - Jennifer Mays - Parks & Recreation Commission**

Council is requested to confirm the appointment of Jennifer Mays to the Parks & Recreation Commission as Council Member Chris Williams' appointee. Appointment to be effective immediately and will expire on 7/1/2024.

Attachments: [Appointment Jennifer Mays - Parks and Recreation Commission](#)

[2021-519](#)**Appointment - Oliver Helsabeck - Theatre Advisory Board**

Council is requested to confirm the appointment of Oliver Helsabeck to the Theatre Advisory Board as Council Member Wesley Hudson's appointee. Appointment to be effective immediately and will expire on 6/1/2022.

Attachments: [Appointment Helsabeck Theatre Advisory Board](#)

[2021-520](#)**Minutes To Be Approved**

October 28, 2021 Finance Committee @ 4:00 p.m.

November 1, 2021 Special Meeting @ 4:00 p.m.

November 1, 2021 Regular Meeting @ 5:30 p.m.

November 2, 2021 Community Development Committee @ 4:00 p.m.

Attachments: [1. October 28 2021 Finance Committee Minutes.pdf](#)

[2. November 1 2021 Special Meeting Minutes.pdf](#)

[3. November 1 2021 Regular Meeting Minutes.pdf](#)

[4. November 2 2021 Community Development Committee Meeting Minutes.pdf](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 21-04
(HEPHIGHPT, LLC)

From: Andy Piper, Senior Planner

Meeting Date: November 15, 2021

Public Hearing: Yes

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

Attachments: Staff Report

Advertised By: Planning & Development

PURPOSE:

A request by HEPHIGHPT, LLC to change the Land Use Map designation for approximately 13 acres from the Low-Density Residential classification to the Local/Convenience Commercial classification. The site is located at the southeast corner of the intersection 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. Andy Piper, Senior Planner, presented the case and recommended **denial** of the request as outlined in the staff report.

Speaking on the request:

The applicant's attorney, Mr. Andy Harris, Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Drive, High Point, spoke in favor of the request. He pointed out that he believes the request meets several of the goals and objectives of the Land Use Plan, and that there has been significant population growth in the area but an "activity center" identified in the Sandy Ridge Rd./Piedmont Parkway area is no longer available.

Sixteen people spoke related to the plan amendment or related zoning map amendment and expressed concerns about the request, including inconsistency with the Land Use Plan, the wish to preserve the residential character of the community, and that the proposed development would establish and encourage commercial growth in the area. Some speakers pointed out that commercial land uses are already available within about 3 miles of the site, that it is important to support local established businesses rather than add more, and residents moved to the area with the understanding they would have to drive further for services. There were also concerns about preservation of the historic Mendenhall-Blair House, stormwater runoff, and excessive traffic, noise, and litter at an already busy intersection.

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

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

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

**STAFF REPORT
PLAN AMENDMENT 21-04
October 26, 2021**

Requests		
Applicant: HEPHIGHT, LLC	Owner: Custom Electric and Plumbing Inc., Cyrus Walton & Gale Walton; and Raul Cardona-Torres & Sandra Romero-Torres	
Plan Amendment Proposal: To change the future land use classification for approximately 13 acres to the Local/Convenience Commercial land use classification.	From:	Low Density Residential
	To:	Local/Convenience Commercial

Site Information	
Location:	The site is located at the southeast corner of Johnson Street and Skeet Club Road.
Acreage:	Approximately 13 acres
Current Land Use:	The site is currently developed with three single family dwellings.

Adjacent Property Current Land Use	
North:	Single-family detached dwellings, rural residential (unincorporated Guilford County)
South:	Single-family detached dwellings
East:	Single-family detached dwellings
West:	Religious institution and major school

Adjacent Land Use Plan Designations	
North:	Low-Density Residential
South:	Low-Density Residential
East:	Low-Density Residential
West:	Low-Density Residential

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	Low-Density Residential: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement:	Goal 1: Preserve and enhance High Point's most important natural and cultural resources. <u>Obj. 1C:</u> Protect the city's water supply through compatible use and design innovations, and minimizing the disturbance of land. <u>Obj. 1D:</u> Preserve and revitalize key historic landmarks and unique areas in High Point.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan:	There are not any 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.
LUPA History:	This area was designated as Low-Density Residential in the mid-1980s. The Land Use Plan was recently amended in the vicinity of this case as follows: <u>PA-21-02:</u> On August 16, 2021, approximately 45 acres on the northwest corner of Johnson Street and Skeet Club Road were amended from Low-Density Residential to Moderate-Density Residential.

Details of Proposal

Summary of Land Use Plan Amendment Request:

This is a request to change the Land Use Plan classification for approximately 13 acres from the Low-Density Residential classification to a Local/Convenience Commercial classification. The request is being made in conjunction with a zoning map amendment request (ZA-21-18) to support the development of an approximately 65,000 to 75,000 square foot multi-tenant shopping center that will include several outparcels. The site is located at the southeast corner of the signalized intersection of Johnson Street and Skeet Club Road, which are both considered major thoroughfares. Construction to convert Skeet Club Road from two lanes to a four-lane divided roadway with a median from Eastchester Drive/NC 68 to Johnson Street is nearing completion, and Skeet Club Road is anticipated to be widened to multiple lanes from Johnson Street to N. Main Street by 2045. The three parcels associated with this request are currently developed with single family detached dwelling dwellings, one being a historic structure recognized by Guilford County as a Historic Landmark property.

Staff Analysis

The site has been designated since the mid-1980s as Low-Density Residential on the Land Use Plan map. This designation primarily supports single family development at a density of five dwelling units per acre. As a result, the surrounding area has predominately developed with single-family detached dwellings. The properties to the north of the site across Skeet Club Road are more rural in character with lot sizes of roughly five acres and remain part of unincorporated Guilford County. There are two single-family attached townhome developments to the west along Skeet Club Road that developed in the early 2000s, and a recent Land Use Plan amendment and associated zoning map amendment was approved in mid-August to accommodate additional moderate-density residential development near the northwest corner of Skeet Club Road and Johnson Street. In addition, there is a religious institution with a school to the west and additional religious institutions further south along Johnson Street. This is consistent with the currently residential nature of this area of the city.

There are no land use policies supporting the establishment of commercial uses in this area. This was reinforced by evaluations done during consideration of the Johnson Street/Sandy Ridge Road Area Plan originally adopted in 2000 and updated in 2003, and the Northwest Area Plan adopted in 2011. The Johnson Street/Sandy Ridge Road Area Plan recommended that the subject site remain designated Low-Density Residential along with all of the surrounding area and even stated that “commercial services providing neighborhood shopping are not needed in the study area.” During the process of creating the Northwest Area Plan, it was determined that due to overlap in their boundaries and agreement in their recommendations, the Northwest Area Plan would replace the Johnson Street/Sandy Ridge Road Area Plan. That plan also calls for maintaining the Low-Density Residential land use designation for the area north of Skeet Club Road, which forms the southern boundary of the plan area, just across the street from the subject site. Neither plan identified this intersection for commercial development.

The applicant’s desire to change the land use classification to Local/Convenience Commercial to support a zoning map amendment that would accommodate a proposed commercial development would introduce a commercial land use in an area that has not seen any type of commercial development anywhere in the immediate vicinity. Furthermore, there are significant commercial nodes already established at either end of Skeet Club Road within approximately 3 miles of the site, and the recent and planned widening of Skeet Club Road will make these commercial areas even more easily accessible. Therefore, staff is not supportive of the request.

The Community Growth Vision Statement adopted in 2007 also includes an objective to preserve historic landmarks in the city. Although the applicant is proposing to move the existing historic Mendenhall-Blair house from its original location to another spot on the site, approval of this request would remove it from its historic context. This is an additional reason for the site to be considered for a less intense land use designation that is more in keeping with the existing residential character of the area.

Recommendation

Staff Recommends Denial:

Staff recommends denial of the request to change the future land use classification for approximately 13 acres to Local/Convenience Commercial because it will not be in harmony with the existing residential character of the surrounding area and there are no policies supporting the establishment of commercial uses in this area.

Report Preparation

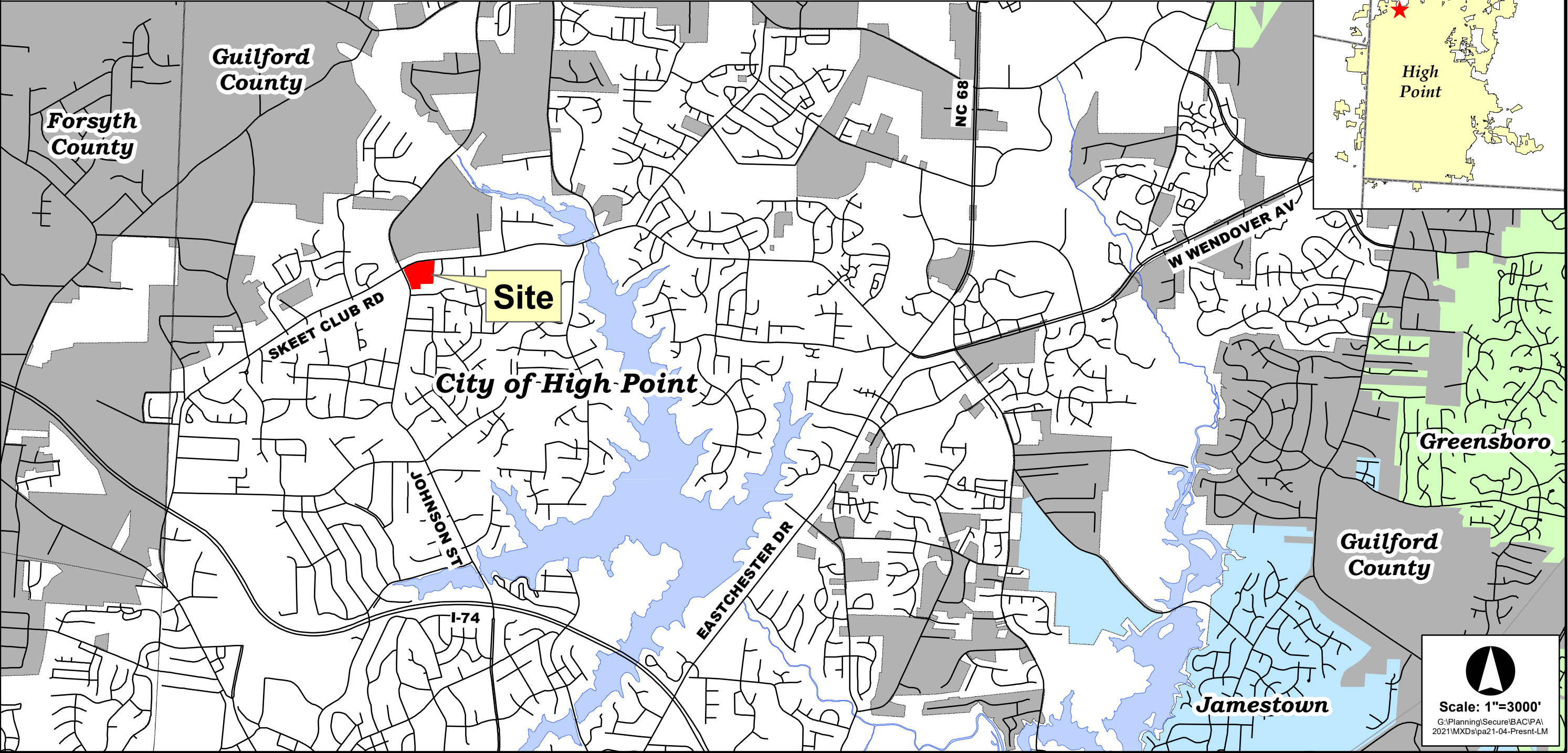
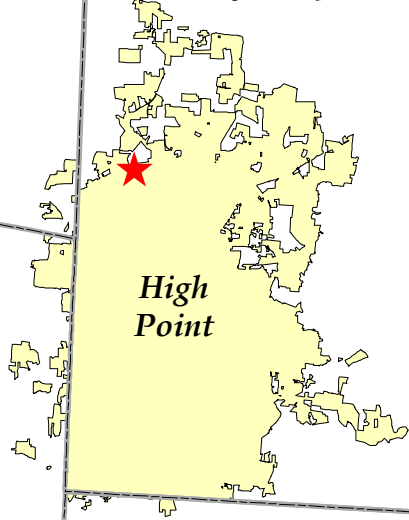
This report was prepared by Planning and Development Department staff member Andy Piper AICP, Senior Planner, and reviewed by Heidi Galanti AICP, Planning Services Administrator, and Chris Andrews AICP, Interim Planning and Development Director.

List of Attachments:
Land Use Map

LOCATION MAP

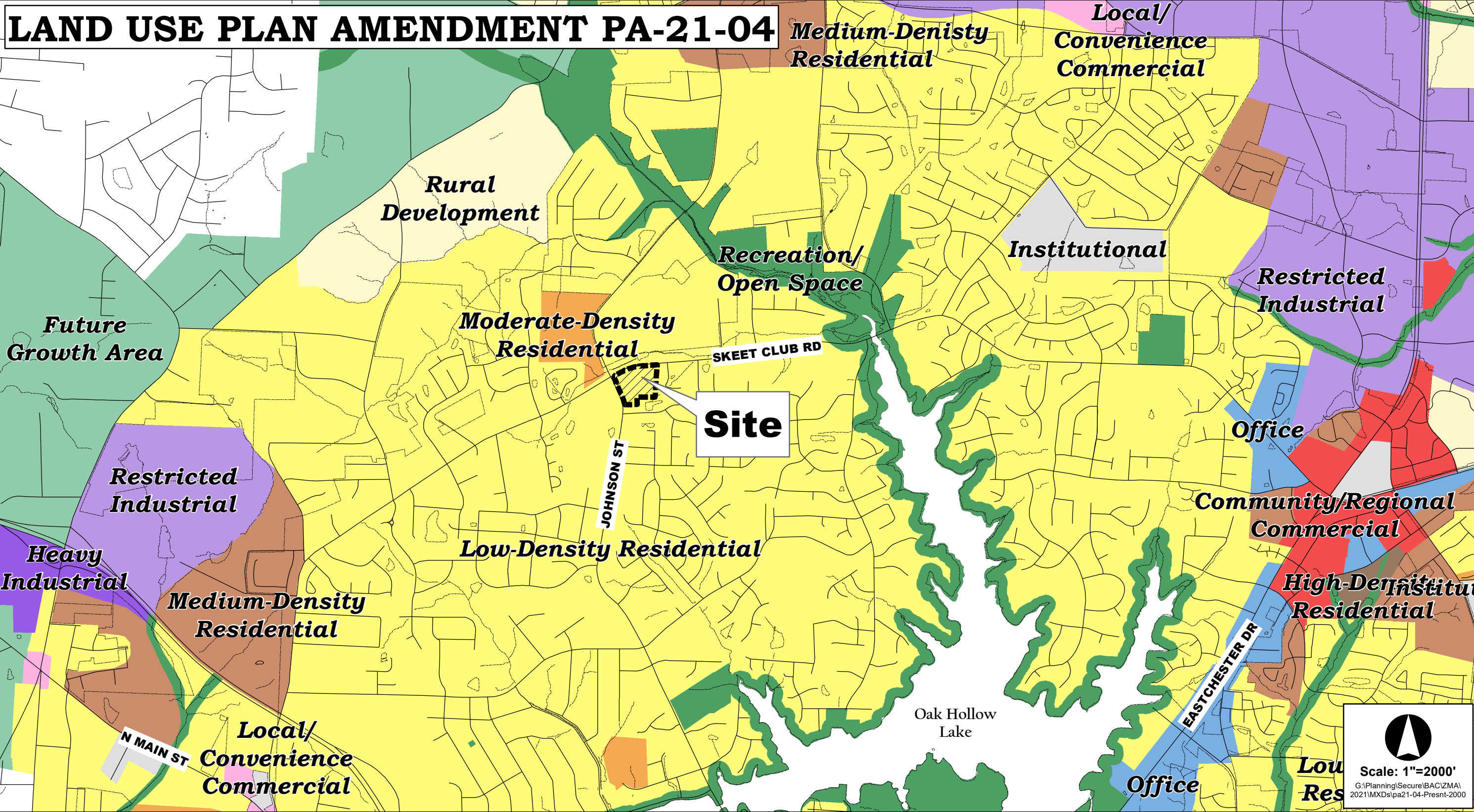
PLAN AMENDMENT: ZA-21-04
Applicant: HEPHIGHPT, LLC

Vicinity Map




Scale: 1"=3000'
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LAND USE PLAN AMENDMENT PA-21-04





Scale: 1"=2000'

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Petition to Oppose

the commercial development at the intersection of Skeet Club Road and Johnson St. High Point, NC
(for presentation to the High Point Planning & Zoning Board on Oct 26, 2021)

We, the undersigned are opposed to the commercial development proposed at the intersection of Skeet Club Road and Johnson Street, Highpoint, NC for the following reasons:

- to preserve the residential character of our community
- to avoid excessive traffic, noise, litter, at an already busy intersection
- to avoid safety and security issues that come with increased traffic
- to preserve the historical value of the Mendenhall-Blair house
- to keep our current grocery stores and retail establishments thriving (There are currently 6 grocery stores within 4 miles of this intersection).. HT has already cut back hours, other retailers have closed. Let's not dilute the market and have additional bussinesses suffer.

Address	Name	Signature	Date
4304 Chilton Way	Jolee Mayers	Jolee Mayers	9-25-21
4304 Chilton Way	Kim M Plummer	Kim M Plummer	9-25-21
4305 Chilton Way	FRANK MELWRAH	Frank Melwrah	9-25-21
4304 Hunter Oaks Dr	Gina B. Cotton	Gina B. Cotton	9-25-21
4304 Hunter Oaks Dr	John E Cotton Jr	John E Cotton Jr	9-25-21
4105 Cedar Crest Lane	Gail Hughes	Gail Hughes	9-25-21
920 Skeet Club	ROBERT PERMIGAT	Robert Permigat	9-25-21
3912 Johnson St	Devon Harvey	Devon Harvey	9-25-21
4083 SAINT JOHN ST	SEAN WARD	Sean Ward	9-25-21
4083 SAINT JOHN ST	JOE HUGHES	Joe Hughes	9-25-21
3963 LUTTONS LAKE	JAMES TRAMMELL	James Trammell	9-25-21
4312 Poplar Circle Lane	TERIN ROULETTE	Terin Roulette	9-25-21
4312 Poplar Circle	MAIRY LOIS ROULETTE	Mairy Lois Roulette	9-25-21
4460 Garden Lane Street	DANIEL TICKENHOF	Daniel Tickenhof	9-25-21
1400 Woodman Ct	Michelle Abbruto	Michelle Abbruto	9-25-21
3709 Center Street Dr	Smith, Sandra K	Sandra K Smith	9-25-21
3709 Center Street Dr	Smith, Frederick	Frederick Smith	9-25-21
4600 Saddlewood Club Dr.	Jessica Keener	Jessica Keener	9-25-21
4600 Saddlewood Club Dr.	Austin Keener	Austin Keener	9-25-21
4307 Chilton Way	Alicia Taylor	Alicia Taylor	9-25-21
106 Stephen Way	Cindy Tog	Cindy Tog	9-25-21
1505 Glenn Meade	Vanessa Goette	Vanessa Goette	9-25-21
1505 Glenn Meade	Vanessa Goette	Vanessa Goette	9-25-21
4307 Hanberry Dr	Jacob L. M. Lowe	Jacob L. M. Lowe	9-27-21

Petition to Oppose

the commercial development at the intersection of Skeet Club Road and Johnson St. High Point, NC
(for presentation to the High Point Planning Board before Sept 28, 2021)

We, the undersigned are opposed to the commercial development proposed at the intersection of Skeet Club Road and Johnson Street, Highpoint, NC for the following reasons:

- to preserve the residential character of our community
- to avoid excessive traffic flow
- to avoid safety and security issues that come with increased traffic
- to keep our current grocery stores and retail establishments thriving (There are currently 6 grocery stores within 4 miles of this intersection)

Address	Name	Signature	Date
4401 Orchard Knob Lane	Cynethia Moore	<i>Cynethia Moore</i>	10/6/21
4403 Orchard Knob Lane	Nancy Frame	<i>Nancy Frame</i>	9/6/21
4404 Orchard Knob Lane X	David & Karen Black	<i>David Black</i>	9/25/21
4405 Orchard Knob Lane	William Newman	<i>William Newman</i>	9/25/21
4406 Orchard Knob Lane online	Tara Gregory	<i>Tara Gregory</i>	(Signed on-line)
4407 Orchard Knob Lane X	John Bishop/Connie Martin	<i>John Bishop</i>	9-18-21
4408 Orchard Knob Lane	Richard Allred	<i>Richard Allred</i>	9-18-21
4411 Orchard Knob Lane	Melissa Beck	<i>Melissa Beck</i>	9-18-2021
4413 Orchard Knob Lane	Joyce Trescott	<i>Joyce Trescott</i>	9-18-2021
4415 Orchard Knob Lane X	Donald & Bobbie VanDusen	<i>Donald & Bobbie VanDusen</i>	9-18-21
4417 Orchard Knob Lane	Carolyn R. McCraw	<i>Carolyn R. McCraw</i>	9-18-21
4419 Orchard Knob Lane	Bob & Nancy Bailey X2	<i>Bob & Nancy Bailey</i>	8/15/2021
4421 Orchard Knob Lane	Ron & Cynthia Ryman X2	<i>Ron & Cynthia Ryman</i>	8/15/2021
4423 Orchard Knob Lane	Earl Welborn	<i>Earl Welborn</i>	8/15/2021
4424 Orchard Knob Lane	Paul & Janelle Bolick X2	<i>Paul & Janelle Bolick</i>	9/17/21
4426 Orchard Knob Lane	Martha Walker (Jeannie)	<i>Martha Walker</i>	9-5-21
4427 Orchard Knob Lane	Dottie Murphy	<i>Dottie Murphy</i>	9-28-21
4428 Orchard Knob Lane	Billy & Linda Cox X2	<i>Billy & Linda Cox</i>	9-28-21
4429 Orchard Knob Lane X	Brian Lewallen	<i>Brian Lewallen</i>	10-5-21
4430 Orchard Knob Lane	Kevin Swinehamer X2	<i>Kevin Swinehamer</i>	10-3-2021
4431 Orchard Knob Lane	Paul & Connie Sexton X2	<i>Paul & Connie Sexton</i>	9/17/21
4433 Orchard Knob Lane	Reid & Terri Davis	<i>Reid & Terri Davis</i>	10-6-21
4441 Orchard Knob Lane	Roger & Jamie Corriher	<i>Roger Corriher</i>	9/17/21
4443 Orchard Knob Lane	Glenda S Joyce	<i>Glenda S Joyce</i>	9/17/21
4445 Orchard Knob Lane	Rebecca Grubb	<i>Rebecca Grubb</i>	9/17/21
4447 Orchard Knob Lane	Edward & Jane Wilson X2	<i>Edward & Jane Wilson</i>	9/17/21
4449 Orchard Knob Lane	Kalvin & Theresa Harris	<i>Kalvin & Theresa Harris</i>	9/17/21
4451 Orchard Knob Lane	Patricia L. Harrison	<i>Patricia L. Harrison</i>	9/25/2021
4452 Orchard Knob Lane	Julia Hinkle	<i>Julia Hinkle</i>	9/25/2021

Address	Name	Signature	Date
4454 Orchard Knob Lane	Sherri Lane	<i>Sherri Lane</i>	10/20/21
4455 Orchard Knob Lane	Janice Glover	<i>Janice Glover</i>	9/17/21
4456 Orchard Knob Lane	John Faircloth	<i>John Faircloth</i>	9/19/21
4457 Orchard Knob Lane	Lucille Salgado	<i>Lucille Salgado</i>	9-18-21
4458 Orchard Knob Lane	Don & Phyllis Price	<i>Don & Phyllis Price</i>	9-20-21
4459 Orchard Knob Lane	Bill & Linda Davidson	<i>Bill & Linda Davidson</i>	9/13/2021
4460 Orchard Knob Lane	Georgette M. Brousseau	<i>Georgette Brousseau</i>	9/12/2021
4461 Orchard Knob Lane	Susan A. Hedgecock	<i>Susan Hedgecock</i>	9/15/2021
4462 Orchard Knob Lane	Alan & Sarah Lawrence	<i>Alan Lawrence</i>	9/23/2021
4463 Orchard Knob Lane	Rodney & Roberta Snipes	<i>Rodney Snipes Roberta Snipes</i>	9/12/2021
4465 Orchard Knob Lane	Judy Stutts	<i>Judy Stutts</i>	9/23/2021
4466 Orchard Knob Lane	John Smith	<i>John Smith</i>	9/16/2021
4467 Orchard Knob Lane	Gary & Jan Williams	<i>Gary Williams</i>	9/24/2021
4468 Orchard Knob Lane	David Williams	<i>David Williams</i>	9-16-21
4469 Orchard Knob Lane	Jane G Baker	<i>Jane G Baker</i>	9-23-21
4470 Orchard Knob Lane	William & Jennie Hall	<i>William Hall, Jr. Jennie Hall</i>	10-5-21
4471 Orchard Knob Lane	Kathy Yetso	<i>Kathy Yetso</i>	7-23-21
4477 Orchard Knob Lane	James & Margaret Mott	<i>James & Margaret Mott</i>	9-17-21
4479 Orchard Knob Lane	James McGill	<i>James McGill</i>	9-20-21
4481 Orchard Knob Lane	Robert Zahn	<i>Robert Zahn</i>	9/17/21
4484 Orchard Knob Lane	Don & Debbie Burton	<i>Don & Debbie Burton</i>	8/15/21
4485 Orchard Knob Lane	Joyce W. Copley	<i>Joyce W. Copley</i>	10/5/21
4487 Orchard Knob Lane	Harold & Glenda Teeter	<i>Glenda Teeter</i>	10/9/21
4488 Orchard Knob Lane	Bonnie Goe/Bryan Stockdale	<i>Bonnie G. Goe</i>	10/3/21
4489 Orchard Knob Lane	Lucile Hurley	<i>Lucile Hurley</i>	10/5/21
4490 Orchard Knob Lane	Charles & Sherry Davis	<i>Charles & Sherry Davis</i>	9/17/2021
4492 Orchard Knob Lane	Carolyn Riddle	<i>Carolyn Riddle</i>	10/5/21
4493 Orchard Knob Lane	Judith Gamroth	<i>Judith Gamroth</i>	9-18-21
4494 Orchard Knob Lane	Eric Rasmussen	<i>Eric Rasmussen</i>	9/18/21
4495 Orchard Knob Lane	Richard & Patty Simons	<i>Patty Simons</i>	9/23/21
4496 Orchard Knob Lane	Linda B. Jordan	<i>Linda B. Jordan</i>	9/25/21
4497 Orchard Knob Lane	Terry & Ann Dawson	<i>Ann Dawson Terry Dawson</i>	10-9-21
4498 Orchard Knob Lane	Anne Carr	<i>Anne Carr</i>	
4496 " " "	Larry & Cheryl Somers	<i>Larry & Cheryl Somers</i>	
4450	Linda Halthcock	<i>Linda Halthcock</i>	
4453	Tony	<i>Tony</i>	

34/40

Address	Name	Signature	Date
1714 Gentry Court	Donna Dantzler	Donna Dantzler Signed online	9/24/2021
4285 Lumsden Lane	Laura Bruner	Laura Bruner	9/24/2021
4286 Lumsden Lane	Therese Waldrop	Therese J. Waldrop	9/24/2021
4287 Lumsden Lane	MARION STEPHENSON	Marion Stephenson	9/24/2021
4231 Lumsden Lane	Donnie Loftin	Donnie Loftin	9-24/2021
1023 Saint Michael's Lane	Margaret Burton	Margaret Burton	9-24-2021
1057 " "	Robert J. Sitzer	Robert J. Sitzer	9/24/2021
1055 St. Michael's	Diana Perez	Diana Perez	9/24/2021
1045 St. Michael's	DONNA WILKES	Donna Wilkes	9/24/21
1043 St. Michael's	Beverly Dahl	Beverly A Dahl	9/24/21
1041 St. Michael's	Mary Buchanan	Mary Buchanan	9/24/21
1036 Bremen	Jean Devich	Jean Devich	9-24-21
4260 Lumsden Ln	Edna H. Pike	Edna H. Pike	9-24-21
4214 Lumsden Lane	Jacqueline McCarter	Jacqueline McCarter	9-24-21
1012 Abbotts Ford Ct.	Marjorie Blair	Marjorie Blair	9-24-21
1015 ABBOTTS FORD CT	JOSEPH L. HARR	Joseph L. Harr	9-24-21
1020 Abbott Ford Ct	J. Chalkin	J. Chalkin	9-24-21
1024 Abbotts Ford Ct	Constance Dennis	Constance	9-24-21
1027 Abbotts Ford Ct	Constance Dennis	Constance	9-24-21
1026 " "	Becky Ladavog	Becky Ladavog	9-24-21
1007 Abbott Ford Ct	Barbara Nixon	Barbara Nixon	9-24-21
4423 Hunter Oaks	DAWN DOWNS	Dawn Downs	9-24-21
4431 Hunter Oaks	Melanie & Lee Mendonhall	Melanie Mendonhall	9-27-2021
3811 Oak Forest	DO. MITZI ROBERTSON	DO. MITZI ROBERTSON	10-3-2021
3811 Oak Forest	Mel Robertson	Mel Robertson	10-3-2021
1206 Elmwood Ave	JAN MCHONE	Jan Mchone	10-3-21
" "	DONALD MCHONE	Don Mchone	10-3-21
1202 Elmwood Ave	Bill Sykes (William?)	William Sykes	10/12/21
1202 Elmwood Ave	Therese J. Sykes	Therese J. Sykes	10/12/21
1420 Wisteria	Terril Cantrell	Terril Cantrell	10/12/21
4109 STILLBROOK	MARIA HERMAN	Maria Herman	10/15/21
3641 Malibu Dr	DARL Fowler, JR	Darl Fowler	10/15/21
641 NOVA AVE	Ralph Holmes	Ralph Holmes	10/15/21
4261 Lumsden Lane	AMARILIS DURANTE	Amarilis Durante	10/18/21

791 signers. Add your name now!

Julianne Shamburg

13 Comments



Petition to oppose the commercial development at the intersection of Skeet Club Road and Johnson St. in High Point, NC.

We the undersigned are opposed to the commercial development proposed at the intersection of Skeet Club Road and Johnson Street, Highpoint, NC for the following reasons.

- To preserve the residential character of our community
- To avoid excessive traffic, noise, litter, at an already busy intersection
- To avoid safety and security issues that come with increased traffic
- To preserve the historical value of the Mendenhall-Blair house
- To keep our current grocery stores and retail establishments thriving (There are currently 6 grocery stores within 4 miles of this intersection).. HT has already cut back hours, other retailers have closed. Let's not dilute the market and have additional bussinesses suffer.

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
1	1	9/23/2021 19:13	Julianne Shamburg	27265	HP	4104 St Johns St
2	1	9/23/2021 20:54	John Labban	27265	HP	813 McNair Court
3	0	9/24/2021 1:51	Bill Shamburg	27265	HP	4104 St Johns St
4	1	9/24/2021 2:10	Annette Peck	27265	HP	4501 Rockland Court
5	1	9/24/2021 2:13	Elizabeth Lain	27265-9437	HP	4404 Gower Ct
6	1	9/24/2021 2:24	Tammy Lewis	27265	HP	3811 Rolling Rd High Point
7	1	9/24/2021 2:38	Tammy Burton	27265	HP	1016 Abbotts Ford Court
8	1	9/24/2021 2:40	Debbie Ayscue	27265	HP	1116 Scarlett Dr,
9	1	9/24/2021 2:45	Kathy Taylor	27265	HP	4327 Garden Club St. High Point NC.
10	1	9/24/2021 3:03	Nancy Le	27265	HP	1022 Skeet Club Road
11	1	9/24/2021 3:15	Justin Fain	27265	HP	1414 Wisteria Court
12	1	9/24/2021 3:54	Fred Catalano	27265	HP	1217 Maplewood Ave.
13	1	9/24/2021 4:13	Melody Hansmeyer	27265	HP	4004 Wellingham lane
14	1	9/24/2021 5:11	James Trammell	27265	HP	3963 Huttons Lake Ct High Point
15	0	9/24/2021 8:08	John Pascavage	27265	HP	1146 Hampton Park Drive
16	1	9/24/2021 9:31	Shawn Slade	27265	HP	3964 Claybrooke ct
17	1	9/24/2021 9:33	Deidre Clack	27265	HP	909 Ruskin Dr
18	1	9/24/2021 10:23	Phil Peck	27265	HP	4501 Rockland Court
19	1	9/24/2021 10:34	Cliff Carmichael	27265	HP	1031 Tesh Ct
20	1	9/24/2021 10:44	Ronald Como	27265	HP	1218 Elmwood Avenue High point, NC 27265
21	1	9/24/2021 10:51	Zoe Nixon	27265	HP	2514 Burch Point
22	1	9/24/2021 10:51	John Sowder	27265	HP	1111 Maplevue Ct
23	1	9/24/2021 11:13	Jackie Biggs	27265	HP	1154 Stonebrier Court High Point NC 27265
24	1	9/24/2021 11:28	Alicia Brooks	27235	HP	1517 Castle Way
25	1	9/24/2021 11:47	Christy Wilson	27265	HP	1240 Hampton Park Dr.
26	0	9/24/2021 11:48	Nick Wilson	27265	HP	1240 Hampton Park Dr.
27	1	9/24/2021 11:52	Adrienne Young	27265	HP	1301 Heatherbrook Dr.
28	1	9/24/2021 11:55	Carrie Entsminger	27262	HP	507 Birchwood Drive
29	0	9/24/2021 11:56	Sam Young	27265	HP	1301 Heatherbrook Dr.
30	1	9/24/2021 12:14	Michelle Strenger	27235	HP	8910 Cedar Spring Dr
31	0	9/24/2021 12:21	Nicole Donoghue	27235	HP	1314 Windchime Drive
32	1	9/24/2021 12:33	Donna Fincher	27265	HP	801 Shamrock Road
33	1	9/24/2021 12:37	Eric Shields	27265	HP	4003 Stillbrook Ln
34	1	9/24/2021 12:40	Rosanne Petro	27265	HP	4138 Waterview Road High Point, NC 27265
35	1	9/24/2021 12:49	James G Stallings	27265	HP	508 Shadybrook Road High Point, NC 27265
36	1	9/24/2021 12:58	Bridget Stevenson	27265	HP	3804 Oak Forest Dr High Point
37	1	9/24/2021 12:58	SusanBuie Parrish	27265	HP	4156 Saint Johns Street
38	1	9/24/2021 12:59	Cheryl Lawson	27265	HP	2219 Dover Place High Point,NC
39	1	9/24/2021 13:02	Cherie Maness	27265	HP	1610 Hunterwoods Drive High Point NC
40	1	9/24/2021 13:05	Adam Pallaci	27265	HP	1408 Woodsman Ct.
41	1	9/24/2021 13:08	Joe Pallaci	27265	HP	1166 Double Pond Ln High Point, NC 27265
42	1	9/24/2021 13:08	Russell Pallaci II	27265	HP	4226 Braddock Road
43	1	9/24/2021 13:10	Charles Thompson	27265	HP	1417 Cantwell ct High Point NC 27265
44	1	9/24/2021 13:14	Paula Carney	27265	HP	4104 Stillbrook lane High Point NC 27265
45	1	9/24/2021 13:16	Cindy Toal	27265	HP	106 Stapleton Way
46	1	9/24/2021 13:16	Kenneth Carney	27265	HP	4104 Stillbrook lane High Point, NC 27265
47	1	9/24/2021 13:35	Cliff Gibbs	27265	HP	708 castle oaks cat.
48	1	9/24/2021 13:44	Bob Gold	27265	HP	3951 Navy Pl
49	1	9/24/2021 13:46	Eva Stealey	27265	HP	1380 Afton Park Lane Apt 1E
50	1	9/24/2021 13:48	Mark Day	27265	HP	3900 Fairstone Place
51	1	9/24/2021 13:53	Sandy Underwood	27265	HP	2627 white fence way
52	1	9/24/2021 14:11	Patricia L Lucas	27265	HP	805 Cedarbrook Court
53	1	9/24/2021 14:15	Donna Koerner	27265	HP	4320 Poplar Creek Ln
54	1	9/24/2021 14:43	Inga Streetman	27265	HP	926 Skeet Club Rd
55	1	9/24/2021 14:46	Adrian Finch	27265	HP	1401 Buttonwood Court
56	1	9/24/2021 14:50	Deanna Jones	27265	HP	3616 Lakeshore Drive
57	1	9/24/2021 14:59	Robin Weavil	27265	HP	1102 Maplewood Ave
58	1	9/24/2021 15:14	Maria Purcell	27265	HP	3901 Braddock Road
59	1	9/24/2021 15:17	Neke Baker	27265	HP	2408 Tweedmore court
60	1	9/24/2021 15:18	Ada Elsie Sanchez	27265	HP	3037 Windchase Ct
61	1	9/24/2021 15:39	John Lewis Hooks	27265	HP	4329 Poplar Creek Lane, High Point,NC ,27265
62	1	9/24/2021 15:40	Phillip Shackelford	27265	HP	1812 Hunterwoods Drive
63	1	9/24/2021 15:40	Daija B	27265	HP	1720 Gentry Court
64	0	9/24/2021 15:41	Porsche Jones	27265	HP	1720 Gentry Court High Point NC. 27265
65	1	9/24/2021 15:43	Bradley Wright	27265	HP	1109 Maplewood Ave
66	1	9/24/2021 15:49	Stewart Williams	27265	HP	1172 HAMPTON PARK DRIVE
67	1	9/24/2021 15:53	Paul Annis	27265	HP	4328 poplar creek lane
68	1	9/24/2021 15:55	Barbara Hooks	27265	HP	4329 Poplar Creek Lane, High Point,NC, 27265

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
69	1	9/24/2021 16:03	Sylvia Hale	27265	HP	1212 Maplewood Ave
70	0	9/24/2021 17:05	Keena	27265	HP	1611 Hunterwoods Drive
71	1	9/24/2021 17:11	Eunice Maldonado	27265	HP	4496 Fairport Ct., High Point, NC 27265
72	1	9/24/2021 17:11	Amber Crumpler	27265	HP	3220 Timberwolf Ave High Point
73	1	9/24/2021 17:28	Linda Jordan	27265	HP	4496 Orchard knob High Point NC. 27265
74	1	9/24/2021 17:35	Clair Deese	27265	HP	Hunterwoods
75	1	9/24/2021 17:39	Christopher Deese	27265	HP	1611 Hunterwoods dr
76	1	9/24/2021 17:43	Patsy Manning	27265	HP	1214 Elmwood Avenue
77	1	9/24/2021 17:53	Martha A Taylor	27265	HP	3954 Hutton's Lake Court
78	1	9/24/2021 17:53	Gary Austin	27265-1526	HP	4267 Lumsden Ln
79	1	9/24/2021 18:08	Cassandra Jones	27265	HP	1706 Gentry Ct.
80	1	9/24/2021 18:47	Lynn	27265	HP	1349 Pondhaven Drive
81	1	9/24/2021 19:21	Frances Caspers	27265	HP	3704 Quail Marsh Court Highpoint, Nc
82	1	9/24/2021 19:51	Allen Dantzler	27265	HP	1714 Gentry Court High Point, N.C. 27265
83	1	9/24/2021 19:53	Brian Abee	27265	HP	1714Gentry Court High Point, NC 27265
84	1	9/24/2021 20:01	Judy Cranford	27262	HP	404 Chester Woods Ct
85	1	9/24/2021 20:05	Anna lapping	27265	HP	3509 Brandemere Drive
86	1	9/24/2021 20:17	Alice Caldwell	27265	HP	1120 Scarlett Drive
87	1	9/24/2021 20:31	Susan Day	27265	HP	3900 Fairstone Place
88	1	9/24/2021 20:34	Ann Hartley	27265	HP	1011 Abbotts Ford Court
89	1	9/24/2021 20:35	Terrence rohletter	27265	HP	4312 poplar creek lane
90	1	9/24/2021 20:36	Linda Baldwin	27265	HP	4470 FAIR OAKS LN
91	0	9/24/2021 20:36	Stewart Hartley	27265	HP	1011 Abbotts Ford Court
92	1	9/24/2021 21:25	Pam Myers	27265	HP	4225 Lumsden Lane High Point, NC 27265
93	1	9/24/2021 21:50	Devon Harvey	27265	HP	3912 Johnson St
94	1	9/24/2021 21:54	Scott Bailey	27265	HP	4003 Preswick Ct
95	1	9/24/2021 21:55	Danielle Caldwell	27265	HP	3843 Johnson Street D
96	1	9/24/2021 23:42	Marcy Aho	27265	HP	1227 Watermark Ct
97	1	9/25/2021 0:03	Patti Huggins	27360	Thomas	705 Hasty School Road Thomasville, NC
98	1	9/25/2021 0:12	Julie Clendenin	27265	HP	1101 Hampton Park Dr
99	1	9/25/2021 0:36	Jody Neves	27265	HP	Grindstaff ave
100	1	9/25/2021 0:37	Jean Ellis Buchanan	27265	HP	3721 Pemberton Way
101	1	9/25/2021 0:38	Brian boozor	27265	HP	Grindstaff Ave
102	1	9/25/2021 1:07	Cheryl Cook	27265	HP	2446 Glen Cove Way
103	1	9/25/2021 1:11	Susan Phelps	27235	HP	2165 Starfall Dr Colfax NC 27235
104	1	9/25/2021 1:59	Christina Helms	27284		3319 Abbotts Creek Church Road
105	1	9/25/2021 2:00	Esmeralda Sandoval	27265	HP	Greenhill drive
106	1	9/25/2021 2:08	Germaine Matney	27265	HP	3818 Rolling Road
107	1	9/25/2021 2:33	Linda Royal	27265	HP	801 Mill Rd
108	1	9/25/2021 2:59	Charles Freedle	27265	HP	4277 Lumsden Lane
109	1	9/25/2021 3:04	Terri Hoke	27265	HP	1614 Seven Oaks Pl High Point NC
110	1	9/25/2021 3:10	Greg Link	27265	HP	4915 Kacey Elaine Ct
111	1	9/25/2021 4:07	Lydia Kirkman	27265	HP	3239 Timberwolf Ave.
112	1	9/25/2021 11:45	La Smith	27265	HP	4050 Saint Johns St
113	1	9/25/2021 12:00	Karen Derrick	27265	HP	1132 Wesson Court High Point, NC 27265
114	1	9/25/2021 12:46	Linda Wood	27265	HP	1030 Braemar Ct
115	0	9/25/2021 12:48	Robert Wood	27265	HP	1030 Braemar Ct
116	1	9/25/2021 13:08	Mary Connor-Hill	27265	HP	2518 white fence way high Point, NC
117	1	9/25/2021 14:26	Lori Hedgecock Jackson	27265	HP	3807 Johnson Street
118	1	9/25/2021 14:27	Richard Cox	27265	HP	1716 Gentry Court
119	0	9/25/2021 14:28	Susan Cox	27265	HP	1716 Gentry Court
120	1	9/25/2021 14:43	Mark A Petro	27265	HP	4138 Waterview Road
121	1	9/25/2021 15:17	Daniel Gomez	27265	HP	3032 sycamore point Trl High Point NC 27265
122	1	9/25/2021 16:19	Carl	27265	HP	5713 creek bed lane High Point nc
123	1	9/25/2021 19:54	Glenda A Brown	27265	HP	1723 Mirabeau Court
124	1	9/25/2021 20:48	Robert Miller	27265	HP	4235 Lumsden Lane
125	1	9/25/2021 21:36	Doug Hamilton	27265	HP	2448 Glen Cove Way
126	0	9/25/2021 21:38	Amy Hamilton	27265-9305	HP	2448 Glen Cove Way
127	1	9/25/2021 21:53	Karen Callaci	27265	HP	4240 Brentonshire Lane
128	1	9/25/2021 22:06	Steve Greig	27265	HP	4024 Stillbrook Lane. HP 27265
129	1	9/25/2021 22:22	Kristy Nazzal	27265	HP	High Point NC
130	1	9/25/2021 22:25	crystal rose	27265	HP	404 Wyndham Ave
131	0	9/25/2021 23:13	Penny Catalano	27265	HP	1217 Maplewood Ave. High Point
132	1	9/25/2021 23:30	Susan Harrah	27265	HP	1500 META CT
133	1	9/25/2021 23:32	Dave Harrah	27265	HP	1500 Meta Ct High Point NC 27265
134	1	9/25/2021 23:34	Tim Kritcher	27265	HP	4227 Lumsden Lane. 27265
135	1	9/25/2021 23:35	Robert Moosmann	27265	HP	4414 Saddlewood Club Drive
136	0	9/25/2021 23:36	Nicole Moosmann	27265	HP	4414 Saddlewood Club Drive

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
137	1	9/25/2021 23:39	Patricia Wingard	27265	HP	3501 Imperial Drive
138	0	9/25/2021 23:40	Nicole Harrah	27265	HP	1500 Meta Ct High Point Nc
139	1	9/25/2021 23:43	Heather Hodge	27265	HP	1236 Watermark Ct
140	1	9/25/2021 23:45	Tanya Jenkins	27265	HP	Lumsden Lane
141	0	9/25/2021 23:47	Mike Jenkins	27265	HP	Lumsden lane
142	1	9/25/2021 23:53	Michele Rainey	27265	HP	4226 Sunburst Drive
143	1	9/25/2021 23:54	Edward Smutek	27265	HP	1503 Glenn Meade Dr
144	1	9/26/2021 0:00	Nita Tarbush	27265	HP	637 Tara Drive
145	0	9/26/2021 0:01	David Tarbush	27265	HP	637 Tara Dr
146	1	9/26/2021 0:05	Susan Haynes	27265	HP	4223 Lumsden Lane High Point, N C 27265
147	1	9/26/2021 0:05	Sharde	27265	HP	Avery
148	1	9/26/2021 0:37	Wendy Mitchell	27265	HP	2413 Glen Cove Way
149	1	9/26/2021 1:03	Joseph Perrotta	27265	HP	3252 Timberwolf Ave High Point, NC 27265
150	0	9/26/2021 1:05	Linda Perrotta	27265	HP	3252 Timberwolf Ave
151	1	9/26/2021 1:13	James Manuel	27265	HP	2940 Logbridge Road
152	1	9/26/2021 1:28	Danielle Lapole	27265	HP	3745 Deerfield st
153	0	9/26/2021 1:32	Bryan Shaw	27265	HP	3504 Blairwood St
154	1	9/26/2021 2:22	Brad Strenger	27235	HP	8910 Cedar Spring Dr
155	1	9/26/2021 2:24	Tara Gregory	27265	HP	4406 Orchard Knob Lane
156	1	9/26/2021 3:32	Irene Wolf	27265	HP	1411 Heatherbrook Dr
157	1	9/26/2021 4:33	Sharon Deal	27265	HP	3906 Tanglebrook Rd
158	1	9/26/2021 6:44	Barbara Carr	27265	HP	4200 Blythe ct
159	1	9/26/2021 10:31	Chris Hall	27265	HP	3004 havasu way High Point NC 27265
160	1	9/26/2021 10:58	Donna Federico	27265	HP	3164 Cranberry Ridge Dr
161	1	9/26/2021 11:08	Theresa kritcher	27265	HP	2237 lumsden lane High point nc 2
162	1	9/26/2021 12:00	Kandi Ling Burke	27265	HP	2000 Treyburn Lane High Point, NC 27265
163	1	9/26/2021 12:03	Steven L Stamper	27265	HP	1051 Saint Michaels Ln
164	1	9/26/2021 13:58	Barbara Frye	27265	HP	4281 Lumsden Ln.
165	1	9/26/2021 14:25	jeff traylor	27265	HP	4125 saint johns
166	1	9/26/2021 14:28	Kathleen Baber	27265	HP	4116 Saint Johns Street
167	1	9/26/2021 14:41	Danielle Tickerhoff	27265	HP	4460 Garden Club Street
168	1	9/26/2021 16:31	Marc Puszt	27265	HP	601 Tara Drive High Point, NC 27265
169	1	9/26/2021 18:26	Ryan Schnaith-Ivan	27265	HP	4512 Oak Hollow Dr
170	1	9/26/2021 19:19	RoseMary Hoffay	27265	HP	3576 Oak Chase Dr
171	1	9/26/2021 20:13	Lori	27265	HP	Oak Forest Drive, Blairwood Subdivision
172	1	9/26/2021 20:45	Cynthia Arredondo	27282	HP	5705 Ruffin Road
173	1	9/26/2021 20:46	Jose Arredondo	27282	HP	5701 Ruffin Road
174	1	9/26/2021 21:00	Daniela Trias	27265	HP	Hampton Park Dr
175	1	9/26/2021 21:09	Thomas Shirley	27408		1908 Elkhart drive
176	1	9/26/2021 21:13	David Waeschle	27265-1297	HP	4112 Saint Johns St
177	1	9/26/2021 21:22	Maria Carter	27265	HP	629 Tara Dr.
178	1	9/26/2021 21:25	Joanna c Reich	27265-1208	HP	156 BUENA VISTA AVE
179	1	9/26/2021 21:30	Holly Hedrick	27265	HP	2464 Alderbrook Drive High Point, NC 27265
180	1	9/26/2021 21:30	Anahi	27235	HP	Alamar court
181	1	9/26/2021 22:13	Sabrina	27265	HP	3625 Spanish Peak Dr
182	1	9/26/2021 22:23	Cari DeLille	27262	HP	1101 Greenway Dr High Point nc 27262
183	1	9/26/2021 22:46	Jan Meadows	27265	HP	3624 Fairlane St.
184	1	9/26/2021 22:47	Catherine Binder	27310		7022 Carriage Cove Dr Oak Ridge, NC 27310
185	1	9/26/2021 22:48	Tiffany	27265	HP	1713 Trowbridge Court HighPoint
186	1	9/26/2021 23:10	Rosemarie Specht	27282	HP	4905 Setter Court Jamestown
187	0	9/26/2021 23:10	Jami Smutek	27265	HP	1503 Glenn Meade Drive
188	1	9/26/2021 23:25	Licia Craft	27265	HP	3122 Ironwood Flat Dr., High Point NC 27265
189	1	9/26/2021 23:27	Lenis S Dau	27265	HP	2698 Dandelion Drive
190	1	9/26/2021 23:36	Christine Byrd	27265	HP	4020 Baytree Ct
191	1	9/26/2021 23:54	Candi Montesa	27265	HP	145 Brightleaf Ln High Point
192	1	9/27/2021 0:08	Ellen Adzima	27262	HP	4145 Johnson st
193	1	9/27/2021 0:18	Christina Santovito	27265	HP	4018 Baywater Point
194	1	9/27/2021 0:26	Diane Crawford	27265	HP	625 Tara Drive
195	1	9/27/2021 1:10	Adam oldham	27235	HP	2213 Alamar Court
196	1	9/27/2021 1:41	Bob and Lisa fricke	27265	HP	612 Tara drive
197	1	9/27/2021 1:42	Cassandra N Murphy	27265	HP	1831 Morgans Mill Way
198	1	9/27/2021 2:09	Terri Green	27265	HP	111 Bridlewood Ave High Point, NC 27265
199	1	9/27/2021 2:22	jennifer brooks	27408		608 Rockford
200	1	9/27/2021 3:04	Concetta Libertore	27265	HP	3717 Rolling Rd
201	1	9/27/2021 4:24	Rodney Joslin	27265	HP	719 Old Mill
202	0	9/27/2021 4:27	Tracy Joslin	27265	HP	719 Old Mill
203	1	9/27/2021 4:43	Belle Rosario	27265	HP	4403 Saddlewood Club Drive
204	1	9/27/2021 11:48	Kathryn McKnight	27265	HP	3904 Sandlewood Rd

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
205	1	9/27/2021 13:01	David and Margaret Kenned	27265	HP	610 Tara drive
206	1	9/27/2021 13:09	Phyllis Allen	27265	HP	4241 Lumsden lane
207	1	9/27/2021 13:13	Valerie Chan	27265	HP	911 Skeet Club Rd
208	1	9/27/2021 14:09	Fabio Daccio	27265	HP	2693 Wellfleet Dr. High Point, NC 27265
209	1	9/27/2021 14:17	Patricia Schmitt	27265	HP	4139 St Johns Street, High Point, NC
210	1	9/27/2021 14:17	Margaret Buie	27265	HP	375 Ken Dan Street
211	1	9/27/2021 14:42	mark kalstrup	27265	HP	1822 Runner Stone Drive
212	1	9/27/2021 14:49	Katie Nance	27265	HP	3609 Oak Field Ct.
213	1	9/27/2021 15:12	Angela Garrett	27265	HP	658 Sonoma Lane
214	1	9/27/2021 15:14	Rob GARRETT	27265	HP	658 Sonoma Lane
215	1	9/27/2021 15:15	Katherine Yeager	27282	HP	3994 Katherine Way
216	1	9/27/2021 15:39	Jeannie Giordano	27265	HP	3632 Cottesmore dr
217	1	9/27/2021 17:04	Charles Hutchens	27265	HP	1028 Braemar Court
218	0	9/27/2021 17:06	Susan Hutchens	27265	HP	1028 Braemar Court
219	1	9/27/2021 18:33	Sara Nagy	27265	HP	1115 Skeet Club Rd
220	0	9/27/2021 18:39	Bill Nagy	27265	HP	1115 skeet club road
221	1	9/27/2021 18:59	Ashlie Reaves	27265	HP	1121 Skeet Club Rd
222	0	9/27/2021 19:01	Grace Reaves	27265	HP	1121 skeet club rd
223	0	9/27/2021 19:11	Lydia Reaves	27265	HP	1121 Skeet Club Road
224	0	9/27/2021 19:13	Lawrence reaves	27265	HP	1121 Skeet Club Road
225	1	9/27/2021 19:28	Lee Moore	27265	HP	4302 Johnson St High Point, NC
226	1	9/27/2021 21:06	Ray Deal	27265	HP	3906 Tanglebrook Rd
227	1	9/27/2021 21:35	Patricia Crumpler	27265	HP	4529 Oak Hollow Drive High Point NC
228	1	9/27/2021 22:33	Jim davis	27265	HP	126 skeet club road
229	1	9/27/2021 23:03	Adriana Reyes	27265	HP	Scarlett Court
230	1	9/27/2021 23:04	Angela Adams	27313		6550 Hunt Rd
231	1	9/27/2021 23:44	Holly Nash	27265	HP	2705 Splitbrooke Drive High Point NC
232	1	9/28/2021 0:10	Bruce Watson	27265	HP	4209 Brentonshire Lane
233	1	9/28/2021 1:06	Martin Schlaeppi	27265	HP	4414 Johnson st
234	0	9/28/2021 2:00	Gregory Matthews	27265	HP	1009 Havenridge Drive
235	1	9/28/2021 2:06	David Heath	27265	HP	4427 Hunter Oaks Ct. High Point, NC 27265
236	1	9/28/2021 2:17	Heike Goetsch	27265	HP	4519 Fairport Court
237	0	9/28/2021 2:18	Alexander Goetsch	27265	HP	4519 Fairport Court
238	1	9/28/2021 2:19	Bernhard Goetsch	27265	HP	1021 Lakecrest Avenue
239	0	9/28/2021 2:22	Mary Goetsch	27265	HP	1021 Lakecrest
240	1	9/28/2021 2:37	Jennifer Hewston	27282	HP	4137 Queens Grant RD
241	1	9/28/2021 10:59	Neil Currie	27310		5818 Crutchfield Farm Rd., Oak Ridge, NC
242	1	9/28/2021 11:01	Kelly Gage	27284	Kerners	436 Dilworth Rd
243	0	9/28/2021 11:11	Jim Hewston	27282	HP	4137 Queens Grant Rd.
244	1	9/28/2021 11:24	Jason Harris	27265	HP	1109 Skeet Club Rd High Point, NC 27265
245	1	9/28/2021 12:39	Kathleen Morgan	272651295	HP	McNair Court
246	1	9/28/2021 13:57	Ronnie Brown	27265	HP	2007 Anchoridge Ave
247	1	9/28/2021 14:34	Krisdena Reeser	27282	HP	2621 Glasshouse Rd Jamestown NC 27282
248	1	9/28/2021 15:10	Tom Yaudes	27265	HP	4415hunter oaks court
249	1	9/28/2021 15:43	Sarah Zakaria	27265	HP	3205 Windshore Ct
250	1	9/28/2021 15:43	Lisa Barras	27101		2035 Perrin Ct
251	1	9/28/2021 16:05	Henry Mullen	27265	HP	3713 Wheat St High Point, NC
252	1	9/28/2021 16:21	Timothy R Seman	27265	HP	3958 Huttons Lake Ct
253	1	9/28/2021 16:41	Herman Hunter	27262	HP	1103 Greenway Dr
254	1	9/28/2021 16:41	Chloe fields	27310		5606 bunch rd
255	1	9/28/2021 17:08	Bong Rosario	27265	HP	Saddlewood Club Drive
256	0	9/28/2021 17:19	Jeffrey	27265	HP	3252 Timberwolf Avenue
257	1	9/28/2021 17:25	Janet kramer	27265	HP	644 nikyle circle. High point
258	1	9/28/2021 17:40	Nestor Reyes	27265	HP	4434 Saddlewood Club Drive
259	1	9/28/2021 18:14	Nancy Reaves	27455		5003 Angler Lane
260	1	9/28/2021 18:41	BrendA t bower	27410	HP	22 brookglen dr.
261	1	9/28/2021 18:59	Todd L Hudson	27265	HP	4159 Saint John's St
262	1	9/28/2021 19:15	James Lacy Milloway	27265-9375	HP	3607 Single Leaf Ct
263	1	9/28/2021 19:38	Gina Milloway	27265	HP	Single leaf ct
264	1	9/28/2021 20:53	Rocco Beatrice Pandone	27265	HP	3715 Wheat Street High Point no. 27265
265	1	9/28/2021 21:19	Kathy Palmer	27265	HP	4006 Brayden Drive
266	1	9/28/2021 21:35	Rob Draper	27265	HP	506 Oakview Road
267	1	9/28/2021 22:48	Megan Beck	27284		1852 Cedar Canyon Road
268	1	9/28/2021 22:48	Emily Cochran	27265	HP	710 Ruskin Dr
269	1	9/28/2021 23:20	ROBERT H GOODMAN	27265	HP	808 RUSKIN DRIVE
270	1	9/28/2021 23:38	Van Trivette	27265	HP	3602 Hunting Ridge Drive
271	1	9/29/2021 0:40	Shelia Lupo	27265	HP	4500 Walpole Rd
272	1	9/29/2021 1:29	Pat Annunzi	27310		8231 Stafford Mill Rd

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
273	1	9/29/2021 2:17	Melody Clodfelter	27265	HP	4341 Poplar Creek Lane, High Point, NC 27265
274	1	9/29/2021 3:22	David Williams	27265	HP	712 Ruskin Drive High Point
275	1	9/29/2021 9:10	Nikki Griffith	27265	HP	3948 Fountain Village Lane
276	1	9/29/2021 11:40	John D Baker	27265	HP	3616 Hunting Ridge Dr. High Point, NC 27265
277	0	9/29/2021 11:44	Kim Baker	27265	HP	3616 Hunting Ridge Dr. High Point, NC 27265
278	1	9/29/2021 12:36	Nicole Cagle	27265	HP	1916 Treyburn Lane
279	1	9/29/2021 12:52	Penny Smith	27265	HP	1531 Pondhaven Drive High Point, NC 27265
280	1	9/29/2021 15:14	Cynthia Davis	27262	HP	413 Evergreen Ave
281	1	9/29/2021 16:21	Deborah Lucas	27265	HP	910 Kelton Place
282	1	9/29/2021 16:26	Kathy Fruge	27265	HP	4336 Poplar Creek Lane
283	0	9/29/2021 16:27	Bob Fruge	27265	HP	4336 Poplar Creek Lane
284	1	9/29/2021 16:29	John Lucas	27265	HP	910 Kelton Place
285	1	9/29/2021 19:32	Lee Crews	27265	HP	1229 Heatherbrook Dr. High Point, NC
286	1	9/29/2021 19:46	Stephen W Craig	27265	HP	1709 Hunterwoods Dr
287	1	9/29/2021 19:49	Sarah Charles	27265	HP	1701 Gentry Ct
288	0	9/29/2021 19:50	Keith Charles	27265	HP	1701 Gentry Ct.
289	1	9/29/2021 20:03	Lea Johnson	27265	HP	3526 Huntingridge Drive
290	1	9/29/2021 22:15	Deanne Ebel	27284		314 Serenity Pointe Drive Kernersville NC 27284
291	1	9/29/2021 23:27	Jonathan craft	27265	HP	Ironwood flat drive
292	1	9/29/2021 23:39	Maria Schnaith-Ivan	27265	HP	4512 Oak Hollow Drive
293	1	9/30/2021 0:03	Katie Southerland	27265	HP	3904 La Salle Dr
294	1	9/30/2021 1:33	Jackie see	27265	HP	4309 Talavera Dr
295	1	9/30/2021 7:31	Jenna Schaefer	27265	HP	Oak hollow dr.
296	1	9/30/2021 13:38	John Raczenski	27265	HP	4106 Deloach Court
297	1	9/30/2021 13:41	Alexis Barneycastle	27265	HP	1032 Braemar Court
298	0	9/30/2021 14:28	Crystal Raczenski	27265	HP	4106 Deloach Court
299	1	9/30/2021 14:59	Lynn Ritter	27265	HP	4440 Hunter Oaks Ct
300	1	9/30/2021 16:31	alice janet neighbors	27265	HP	4233 lumsden lane
301	1	9/30/2021 17:26	Paul Zito	27265	HP	4288 LumsdenLane High Point, N.C, 27265
302	1	9/30/2021 20:36	Teresa Williams	27265	HP	1172 Hampton Park Dr
303	1	9/30/2021 21:35	Nicole	27262	HP	Brookwood Dr
304	1	9/30/2021 22:01	Brinson Crotts	27265	HP	3824 marble drive
305	1	9/30/2021 22:05	Beth Watts	27265	HP	1168 Hampton Park dr
306	1	9/30/2021 22:15	Caroline Crotts	27265	HP	3824 Marble Drive
307	1	9/30/2021 23:36	Sharon Fouts	27265	HP	1077 Saint Michaels Lane
308	1	10/1/2021 3:06	Tom Kritcher	27265	HP	4229 st Michael's.
309	1	10/1/2021 13:08	albert jones	27265	HP	926 skeet club rd
310	1	10/1/2021 19:06	CAROLYN A Smith	27265	HP	4293 Lumsden Lane
311	1	10/1/2021 20:08	Carmen R Grady	27265	HP	4291 Lumsden Lane
312	1	10/1/2021 20:33	Jodi Johnson	27265	HP	2429 Nesters Court, High Point NC 27265
313	1	10/1/2021 20:36	Stuart Rush	27265	HP	3908 Fairstone Place
314	0	10/1/2021 20:39	Kathy Rush	27265	HP	3908 Fairstone Pl.
315	1	10/1/2021 21:52	Russell Cummings	27265	HP	1508 Glenn Meade Drive
316	1	10/1/2021 23:38	Sydney Spring	27265	HP	1132 Scarlett Dr.
317	1	10/2/2021 2:48	Jana Hough	27265	HP	2102 La Joy Ct High Point, NC 27265
318	1	10/2/2021 12:00	Christa Hrubik	27265	HP	4310 Talavera Dr
319	1	10/2/2021 13:33	Robert and Gail Collins	27265	HP	1076 Saint Michael's Lane High Point, NC
320	1	10/2/2021 15:15	Martin Creith	27265	HP	686 Scarlett Ct Scarlett Court
321	1	10/2/2021 18:58	Thomas M Warth	27265	HP	3604 Huntingridge Drive
322	1	10/2/2021 19:09	Susan Kramer	27265	HP	3909 Heidi Dr
323	0	10/2/2021 19:11	Joseph Kramer	27265	HP	3909 Heidi Dr
324	1	10/3/2021 5:21	Sunshine Owen	27262	HP	702-Q Westchester Dr. High Point NC 27272
325	0	10/3/2021 11:11	William Gray	27265-9515	HP	1401 Heatherbrook Dr 27265
326	1	10/3/2021 11:20	Larry Henning	27265	HP	3310 Sumter Dr
327	1	10/3/2021 11:28	Mary Ensley	27265	HP	4009 Deerfield Street
328	0	10/3/2021 11:41	Ray Meadows	27265	HP	3624 Fairlane st
329	1	10/3/2021 11:43	Dave Ensley	27265	HP	4009 Deerfield Street
330	1	10/3/2021 12:33	Robert Perkinson	27265	HP	3704 Lexham Court
331	1	10/3/2021 13:11	Deborah Burton	27265	HP	4484 Orchard Knob Ln
332	1	10/3/2021 13:41	Tracy Miller	27265	HP	3915 Kim Drive
333	1	10/3/2021 14:12	Kim Douglas	27265	HP	1833 Runner Stone Drive
334	1	10/3/2021 14:46	Carol Bulger	27265	HP	3700 Sutton Way
335	1	10/3/2021 16:11	Joey and Dorothy Darr	27260	HP	501 W. High Avenue
336	1	10/3/2021 16:18	Liz Day	27265	HP	2197 Glen Cove Way
337	1	10/3/2021 16:22	Sherry Davis	27265	HP	4490 Orchard Knob Lane
338	1	10/3/2021 16:33	Kim Jones	27265	HP	1512 Meta Court
339	1	10/3/2021 16:42	Gloria Halstead	27262	HP	901 Johnson Street
340	1	10/3/2021 17:07	Anne Andrews	27262	HP	717 West Farriss

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
341	1	10/3/2021 17:17	Peter Sojka	27262	HP	900 Arbordale Avenue High Point, NC 27262
342	1	10/3/2021 17:22	Kathy Pascavage	27265	HP	1146 Hampton Park Drive
343	1	10/3/2021 17:24	Lee Bunemann	27262	HP	300 Shadow Valley Rd HP
344	0	10/3/2021 17:26	Jane Bunemann	27262	HP	300 Shadow Valley Road, High Point
345	1	10/3/2021 17:35	Patricia Hanna	27265	HP	4208 Oak Hollow Dr
346	1	10/3/2021 17:37	Danielle Goette	27265	HP	1505 Glenn Meade Drive
347	0	10/3/2021 17:39	Chase Linthicum	27265	HP	1505 Glenn Meade Drive
348	0	10/3/2021 17:40	Greg Goette	27265	HP	1505 Glenn Meade Drive
349	1	10/3/2021 17:41	Marshall Morgan	27265	HP	810 McNair Ct
350	1	10/3/2021 17:46	Tom goldston	27262	HP	1219 Sturbridge Ave
351	1	10/3/2021 17:47	Kim Barker	27265	HP	2006 La Vista Ct. High Point, NC 27265
352	0	10/3/2021 17:47	Paul Barker	27265	HP	2006 LA Vista Court High Point, NC 27265
353	1	10/3/2021 18:50	Verena h Houghtaling	27265	HP	1148 Skeet Club Road
354	1	10/3/2021 21:56	Jesus R Morales	27265-9186	HP	1171 Hampton Park Drive
355	1	10/3/2021 22:04	Bryce Lane	27265	HP	359 Ramsay Street
356	1	10/3/2021 22:14	Danielle Stuart	27360	Thomas	7051 Texas Blvd
357	0	10/3/2021 22:15	Raymond Stuart	27360	Thomas	7051 Texas Blvd
358	1	10/3/2021 22:41	Ali Otwell	27263		6305 Modlin Grove Rd.
359	0	10/3/2021 22:45	Samuel Otwell	27263		6305 Modlin Grove Road
360	1	10/3/2021 22:48	Shira Friend Kazakewich	27407		5307 Coveview Court Greensboro, NC 27406
361	1	10/3/2021 22:54	Larry Porter	27265	HP	4520 Oak Hollow Drive
362	1	10/3/2021 23:58	Brianna Ray	27408		916 Lexington Ave
363	1	10/4/2021 0:36	N Reed	27282	HP	203 e main st
364	1	10/4/2021 0:38	Tonya M King	27265	HP	1007 Flintwood Ct
365	1	10/4/2021 1:07	Cindy Green	27265	HP	1107 Hampton Park Drive
366	1	10/4/2021 1:22	Debi Hughes	27265	HP	4308 Talavera Dr
367	1	10/4/2021 1:40	Sammy Draughn	27263	HP	302 Rand Blvd
368	1	10/4/2021 12:10	Barbara Reese-Heins	27265	HP	212 Wyndham Ave
369	1	10/4/2021 12:20	Deborah Weithofer	27265	HP	4117 Stansbury Lane
370	1	10/4/2021 12:25	Misty Medina	27282	HP	203 Royal Rd. Jamestown
371	1	10/4/2021 12:27	Jay Michael	27265	HP	4307 Gelding Court High Point, 27265
372	1	10/4/2021 12:30	Delores Davis	27262	HP	Moving to River Landing at Sandy Ridge in the n
373	0	10/4/2021 12:34	Gerald Heins	27265	HP	212 Wyndham Ave. High Point,NC
374	1	10/4/2021 13:17	Blair Collins	28779		112 Chicamauga Circle
375	1	10/4/2021 13:58	Terri Ellis	27265	HP	3857 Sandlewood Rd.
376	1	10/4/2021 14:07	Dan Finger	27265	HP	2436 Glen Cove Way
377	1	10/4/2021 14:15	Sarah Dunagan	27265	HP	3903 Heidi Drive High Point, NC 27265
378	1	10/4/2021 14:51	Holly A Davis	27262	HP	307 Otteray Avenue High Point, NC
379	0	10/4/2021 16:11	Lianne Finger	27265	HP	2436 Glen Cove Way High Point, NC 27265
380	1	10/4/2021 16:16	Linda Willard	27265	HP	2520 Willard Road High Point , NC
381	1	10/4/2021 16:51	Laura Alexander	27265	HP	1837 Runner Stone Drive High Point, NC 27265
382	1	10/4/2021 17:30	Soonmin Kwon	27265	HP	3509 Blairwood St, High Point, NC 27265
383	1	10/4/2021 17:44	Mary Powell DeLille	27262-2935	HP	425 Hillcrest Drive High Point, NC 27262
384	1	10/4/2021 18:05	james morgan	27261	HP	p.o. box 2756
385	1	10/4/2021 18:14	Lee Burnette	27265	HP	3507 Woodview Drive
386	1	10/4/2021 18:23	Stephanie C Peters	27265	HP	1809 Dantzler Road, High Point, 27265
387	1	10/4/2021 18:54	Ramon B Caraballo	27265	HP	4051 Saint John's St. High Point, NC
388	1	10/4/2021 18:55	Holly Hengeveld	27265	HP	3906 Heidi Drive
389	1	10/4/2021 19:43	adina p salagean	27265-8501	HP	4419 Hunter Oaks Ct
390	1	10/4/2021 20:53	Debra Sutton	27265	HP	4003 Meadow Valley Drive
391	1	10/4/2021 21:47	Shelli	27265	HP	4094 St John's St
392	0	10/4/2021 21:52	Jason Charles	27265	HP	4094 St John's St
393	0	10/4/2021 21:52	Melinda Sue Stewart	27265	HP	4094 St Johns St
394	1	10/4/2021 22:30	Scott Wojciechowski	27262	HP	704 Ferndale Blvd., High Point, NC 27262
395	1	10/4/2021 22:48	Faye Wilcox	27265	HP	3811 Blairwood Street High Point, NC 27265
396	0	10/4/2021 22:50	Kurt Wilcox	27265	HP	3811 Blairwood Street
397	1	10/4/2021 23:07	Thomas Livengood	27235	HP	8911 Cedar Spring Rd
398	1	10/4/2021 23:17	Mary G Owens	27265	HP	1314 Heatherbrook Drive
399	0	10/5/2021 0:55	David Macchiarolo	27265	HP	1415 Heatherbrook Dr
400	1	10/5/2021 0:56	CORALLE COWAN	27262	HP	905 Johnson Street
401	1	10/5/2021 1:15	Debra Macchiarolo	27265	HP	1415 Heatherbrook Dr
402	1	10/5/2021 1:20	Candace Miller	27265	HP	4080 Saint Johns Street High Point
403	1	10/5/2021 1:27	Becky McFadden	27262	HP	1246 Kensington Drive
404	1	10/5/2021 2:41	MARYANNE SMITH	27265	HP	3706 LAKESHORE DR
405	1	10/5/2021 10:49	Heather Bare	27265	HP	2014 Treyburn Lane High Point NC
406	1	10/5/2021 11:14	Kris Patel	27265	HP	3621 Oak Field Ct
407	1	10/5/2021 11:22	Patty Swider	27282	HP	2620 GLASSHOUSE RD
408	1	10/5/2021 11:42	Kari Thomas	27265	HP	Misty Hill Circle High Point, NC 27265

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
409	1	10/5/2021 11:50	Brandon Marion	27262	HP	Edgedale drive
410	1	10/5/2021 12:23	Anthony Cacace	27265	HP	4303 Ryley Ct High Point NC 27265
411	1	10/5/2021 12:33	Geneva Wynn	27265	HP	4517 Wayland Court
412	1	10/5/2021 12:38	Nancy Ann Twichell	27265	HP	1159 Stonebrier Court
413	1	10/5/2021 12:48	K Speed	27265	HP	River valley rd
414	1	10/5/2021 12:58	Kathy Smith	27265	HP	3429 Pine Valley Rd.
415	1	10/5/2021 13:35	DONNA	27265	HP	3861 HICKSWOOD CREEK DR
416	1	10/5/2021 13:47	Hasmukh Patel	27265	HP	4069 Saint Johns St.
417	1	10/5/2021 14:47	Leonard Rosenfeld	27282	HP	6415Ivy Stone Drive
418	1	10/5/2021 15:03	Bernard G Malamut Jr	27265	HP	1405 Heatherbrook Dr high point nc 27265
419	1	10/5/2021 15:31	Randy Smith	27265	HP	3813 oak forest drive
420	1	10/5/2021 15:36	Phyllis Greene	27265	HP	Wellingford
421	1	10/5/2021 15:37	Theresa O'Rork	27410-3222		6004 Buckhorn Road
422	1	10/5/2021 16:16	Jerry Oxendine	27262	HP	211 Westridge Dr.
423	1	10/5/2021 16:19	Russell Pallaci	27265	HP	4103 Birchgarden Dr
424	1	10/5/2021 16:31	Alisa Saunders	27265	HP	101 Mayview Avenue
425	1	10/5/2021 16:39	Diana Cilovic	27265	HP	Olde Eden Dr
426	1	10/5/2021 17:15	Marie Hurley	27265	HP	4028 Saint John's St., High Point, NC 27265
427	1	10/5/2021 18:06	Mary Nicholas	27265	HP	1411 Olde Eden Drive High Point NC 27265
428	1	10/5/2021 18:08	Sylvia Cook	27265	HP	1404 Olde Eden Drive
429	1	10/5/2021 18:10	Jon Hipps	27265	HP	4000 Stillbrook Lane High point NC 27265
430	1	10/5/2021 19:38	Christopher Cagle	27265	HP	4008 Brayden drive High point, NC
431	1	10/5/2021 19:42	Melissa Bube	27265	HP	1208 Hampton Park Dr, High Point, NC 27265
432	1	10/5/2021 19:49	Iora smith	27265	HP	2517 Old Mill Road
433	1	10/5/2021 20:27	Jennifer Matthews	27265	HP	1009 Havenridge Dr
434	1	10/5/2021 20:37	Erin Kline	27265	HP	4081 Saint Johns St
435	1	10/5/2021 20:40	Lynn Martin	27265	HP	1209 Heatherbrook Dr.
436	1	10/5/2021 20:45	Laura Garcia	27265	HP	4205 Lauren Place
437	1	10/5/2021 20:45	Curtis Martin	27265	HP	1209 Heatherbrook Dr.
438	1	10/5/2021 21:19	Mitzi Koontz	27265	HP	4113 Saint Johns Street
439	0	10/5/2021 21:21	Thomas Koontz	27265	HP	4113 Saint Johns Street
440	1	10/5/2021 21:25	Shawn Sylvester	27265	HP	4113 Stillbrook Ln
441	1	10/5/2021 21:45	Joyce Korabek	27265	HP	2523 Old Mill Road
442	0	10/5/2021 21:48	Bob Korabek	27265	HP	2523 Old Mill Rd.
443	1	10/5/2021 22:13	Nick Quigley	27265	HP	4002 Brayden Dr High Point, NC 27265
444	1	10/5/2021 22:31	Sherri Beck Gerringer	27284		4506 Woodway Drive Kernersville NC 27284
445	0	10/5/2021 22:34	Bryan Gerringer	27284		4506 woodway dr
446	1	10/5/2021 22:43	Les Postel	27265	HP	3898 Fairstone Place
447	1	10/5/2021 22:49	Debbie Hall	27265	HP	430 Shadybrook Road
448	1	10/5/2021 23:17	Charles Heupel	27265	HP	1416 Olde Eden Dr
449	1	10/5/2021 23:35	Tammi Wood	27265	HP	4913 Stillbrook Lane
450	1	10/5/2021 23:36	Jeanne Johnson	27265	HP	2465 Shadow Valley rd., High Point NC
451	1	10/5/2021 23:45	Amanda N Swift	27265	HP	Heatherbrook Drive
452	0	10/5/2021 23:48	Samuel A Swift	27265	HP	Heatherbrook Drive
453	0	10/5/2021 23:49	Steve Bare	27265	HP	2014 Treyburn Lane
454	1	10/6/2021 0:05	Patrick Coble	27265	HP	4029 Deerfield Street High Point NC; 27265
455	1	10/6/2021 0:56	Joni Smith	27265	HP	3813 Oak Forest Dr
456	1	10/6/2021 1:23	Larry Shelton	27265	HP	912 Whitney Court
457	1	10/6/2021 2:20	Elizabeth Edwards	27262	HP	1410 Wales Drive, High Point, NC 27262
458	1	10/6/2021 9:36	Sara	27265	HP	Lakeshore drive
459	1	10/6/2021 9:54	Stephanie Hiatt	27265	HP	3504 Bent Trace Dr.
460	1	10/6/2021 11:22	Cindy Norris	27265	HP	4247 Lumsden Lane
461	1	10/6/2021 11:54	Clifton Mays	27265	HP	905 Ruskin
462	1	10/6/2021 12:58	Bob Haas	27409	HP	3602 Rising River Lane
463	1	10/6/2021 13:03	Donny Frazier	27265	HP	2206 Penny Road
464	1	10/6/2021 13:27	linda hester	27262	HP	333 e. farriss ave
465	1	10/6/2021 13:52	Denise Palmer	27265	HP	4124 Saint Johns Street
466	0	10/6/2021 13:54	Emma Cox	27265	HP	4124 Saint john st
467	1	10/6/2021 14:45	Ada	27265	HP	4260 georgia pond l e
468	1	10/6/2021 15:25	Jessi Warren	27265	HP	408 Wyndham Ave, High Point
469	1	10/6/2021 15:36	JODIE C HILLIARD	27265	HP	4120 CARROLL RIDGE CT
470	1	10/6/2021 16:23	John Adamcik	27265	HP	3407 Langdale Dr.
471	1	10/6/2021 16:51	Mike Lewis	27265	HP	4009 Stillbrook Ln.
472	1	10/6/2021 18:34	Tim Best	27265	HP	4006 Stillbrook Lane High Point
473	1	10/6/2021 19:18	Eric Watkins	27265	HP	4009 Park Springs Drive High Point, NC 27265
474	1	10/6/2021 19:53	Mary Perkins	27265	HP	4112 Still Brook Lane Olde Eden Sub-Division Hi
475	1	10/6/2021 20:19	bobbi ball	27265	HP	147 bridlewood ave
476	1	10/7/2021 0:43	Madison Cave	27265	HP	4085 Cosway Court

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
477	0	10/7/2021 0:46	Jarrod Cave	27265	HP	4085 COSWAY CT
478	1	10/7/2021 0:49	Anali Redmond	27262	HP	1602 Wendover Dr.
479	1	10/7/2021 2:33	Michelle Roddy	27265	HP	Birch view drive
480	1	10/7/2021 6:11	Donna Greene Kaiser	27262	HP	1011 Ferndale Boulevard High Point, North Caro
481	0	10/7/2021 6:15	Robert Earl Kaiser	27262	HP	1011 Ferndale Boulevard High Point, North Caro
482	1	10/7/2021 9:51	AMANDA THOMPSON	27265	HP	6521 Ashebrooke Drive
483	1	10/7/2021 9:55	Susan Hailes	27265	HP	1401 Christopher Court High Point, NC.
484	0	10/7/2021 11:59	Jeff Baker	27265	HP	2408 Tweedmore court
485	1	10/7/2021 12:42	Eric Juday	27265	HP	4112 Jeffrey Lane Point
486	0	10/7/2021 12:58	Lee Legg	27265	HP	3624 Lakeshore Dr.
487	1	10/7/2021 13:43	Tim Wright	27265	HP	Braemar Court
488	1	10/7/2021 13:55	James McGill	27265	HP	4479 Orchard Knob Lane
489	1	10/7/2021 14:41	Judy Marion	27265	HP	4001 Oak Hollow Drive
490	0	10/7/2021 14:41	Judy Marion	27265	HP	4001 Oak Hollow Drive
491	1	10/7/2021 20:27	Alec Cathey	27265	HP	4337 Poplar Creek Ln
492	1	10/7/2021 20:43	Patricia A Klenk	27265-1571	HP	4086 COSWAY CT
493	0	10/7/2021 20:45	David Klenk	27265	HP	4086 Cosway Ct
494	1	10/8/2021 10:34	Katie Gumerson	27282	HP	4648 jamesford drive Jamestown, nc 27282
495	1	10/8/2021 13:07	Betty Bowan	27265	HP	3933 Deerfield St
496	1	10/8/2021 13:13	Doug Bowa	27265	HP	Deerfield Street, High Point NC
497	1	10/8/2021 17:16	James Davis	27265	HP	3831 Langdale Dr.,High Point,NC
498	1	10/8/2021 17:34	Lisa Maness	27265	HP	Whites Mill Rd
499	1	10/8/2021 18:43	Lynn Reddeck	27265	HP	3818 Blairwood St High Point. NC 27265
500	0	10/8/2021 18:52	Tom Reddeck	27265	HP	3818 Blairwood St High Point, NC 27265
501	1	10/8/2021 19:29	Carol Wiley	27265	HP	1217 Heatherbrook Dr. High Point NC
502	1	10/8/2021 20:34	Dell Nichols	27265	HP	1702 Hunterwoods Dr
503	0	10/8/2021 20:36	Emerson	27265	HP	1702 Hunterwoods Dr
504	1	10/8/2021 23:08	Ximena Morales	27265	HP	3119 ironwood flat dr
505	1	10/9/2021 11:37	Marcy Parker	27265	HP	3810 Blairwood Streer
506	1	10/9/2021 23:18	Karen Beck	27265	HP	1501 Cardiff Lane, 27265
507	1	10/10/2021 12:53	Walt Hayes	27265	HP	1505 Cardiff Lane
508	0	10/10/2021 12:54	Linda Hayes	27265	HP	1505 Cardiff lane
509	1	10/10/2021 14:35	Amy Honey	27265	HP	4115 Aberdare Drive High Point NC
510	1	10/10/2021 15:24	Kristine Morin	27265	HP	4003 Brayden Drive
511	1	10/10/2021 15:32	Amy Raisner	27265	HP	3502 Corvair Drive
512	1	10/10/2021 15:52	Robert Inman	27265	HP	910Viking Dr
513	1	10/10/2021 16:09	Cindy Annan	27265	HP	3701 Wheat St High Point NC 27265
514	1	10/10/2021 16:32	Vincent Campbell	27265	HP	4056 Payne Road
515	1	10/10/2021 18:07	Carrie Angeline Brewer	27265	HP	906 Norse Street High Point
516	0	10/10/2021 19:05	Alison Bowen	27265	HP	1417 Cardiff Ln.
517	1	10/10/2021 19:33	Linda	27265	HP	4428 Orchard Knob Ln
518	1	10/10/2021 19:47	Richard Becker	27265	HP	4103 Aberdare dr.
519	1	10/10/2021 20:00	John Henderson	27265	HP	2539 White Fence Way
520	1	10/10/2021 22:26	Robert Smith	27265	HP	3804 Payne Road, High Point, NC 27265
521	1	10/10/2021 22:52	William Robertson	27265	HP	3609 Hollyfield Pl High Point, NC 27265
522	1	10/10/2021 22:57	Chip Holden	27265	HP	4393 KELSO DR
523	1	10/10/2021 23:17	Lacey Armistead	27265	HP	912 Viking Dr
524	1	10/11/2021 0:34	Brian Honey	27265	HP	4115 Aberdare Dr High Point, NC 27265
525	1	10/11/2021 0:50	Cynthia Alston	27265	HP	3620 Hunting Ridge Drive
526	1	10/11/2021 0:58	Ellen Gerber	27265	HP	4202 Cilgerran Ct.
527	1	10/11/2021 1:13	April Lawrence	27370		7110 N.C. Hwy 62 Trinity, NC 27370
528	1	10/11/2021 1:47	Lisa Trevino	27410	HP	5904 Fleming Terrace Rd
529	1	10/11/2021 1:48	Francel Goude	27262	HP	2833 Swan Lake Dr.
530	1	10/11/2021 4:11	Noel McCormick	27265	HP	Rockland Cir High Point NC
531	1	10/11/2021 5:25	Jill Harris	27265	HP	1905 Treyburn Lane
532	1	10/11/2021 5:50	Olen Johnson	27265	HP	1586 Pondhaven Dr
533	1	10/11/2021 6:27	Katie McDonald	27370		5294 Trinity Blvd, Trinity, NC 27370
534	1	10/11/2021 10:42	Karen Guerriero	27265	HP	3552 Lamplight Way
535	1	10/11/2021 11:47	Shelley Garis	27265	HP	327 Traceway Rd
536	1	10/11/2021 12:18	Michael Koch	27265	HP	3957 Claybrooke Court High Point, NC 27265
537	1	10/11/2021 12:31	Charles Freedle	27265	HP	4722 Lumsden Lane
538	1	10/11/2021 13:24	Tammy Royal	27265	HP	4114 Silver Fox Ct
539	0	10/11/2021 13:25	Jane Garis	27265	HP	327 Traceway Rd
540	1	10/11/2021 15:29	Clifford Hurley	27265	HP	4028 Saint John's Street, High Point, NC
541	1	10/11/2021 17:42	Amanda Owen	27265	HP	4001 Briarwood Avenue
542	0	10/11/2021 17:45	Vickie Embry	27265	HP	4001 Briarwood Avenue
543	1	10/11/2021 18:13	Keri Cordell	27265-9105	HP	1412 Cardiff Ln
544	0	10/11/2021 18:15	Krista Cordell	27265	HP	1412 Cardiff Lane

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
545	1	10/11/2021 23:43	Kevin Groce	27265	HP	1705 Hunterwoods Dr
546	1	10/12/2021 4:04	Susan Bowman	27265	HP	4109 Aberdare Drive, High Point, NC 27265
547	1	10/12/2021 10:54	Willa McGhee	27265	HP	1051 St Michaels Lane High Point, NC
548	1	10/12/2021 15:22	Jennifer Absher	27265	HP	4001 Braddock RD
549	1	10/12/2021 15:27	Mark Rees	27265	HP	1216 Hampton Park dr
550	1	10/12/2021 15:29	Karl Taylor	27265	HP	661 Nova Ave
551	1	10/12/2021 15:31	Edward Murphy	27265	HP	3801 Montclair Ct, High Point, NC 27263
552	1	10/12/2021 15:33	Heather Grimsley	27265	HP	3100 Cranberry Ridge Drive
553	1	10/12/2021 15:37	Awilda DeJesus	27265	HP	4101 Hardaway Drive
554	1	10/12/2021 15:43	Anthony wright	27265	HP	1006 havenridge dr
555	1	10/12/2021 15:48	Stephen Ashworth	27265	HP	4213 Lauren Place
556	1	10/12/2021 15:53	Sherry Finch	27265	HP	404 E PeachTree Dt
557	0	10/12/2021 15:58	Donna finch	27255		1015 flintwood ct
558	1	10/12/2021 16:02	Morgan Brannon	27265	HP	3855 Range Crest Ct
559	1	10/12/2021 16:03	Pamela Burkes	27265	HP	4012 Brayden Drive
560	1	10/12/2021 16:09	Russ Peters	27282	HP	3424 Silverlake Ct.
561	1	10/12/2021 16:12	Kim Malocsay	27265	HP	4618 Garden Club Street High Point NC 27265
562	1	10/12/2021 16:19	Kamille Lisonbee	27265	HP	3119 Windchase Ct High Point, NC 27265
563	1	10/12/2021 16:26	Pauline finch	27264	HP	1013 flintwood ct high point nc 27265
564	1	10/12/2021 16:27	Renee Kenan	27265	HP	4108 Jeffrey Lane Points
565	1	10/12/2021 16:35	Heather Johnson	27265	HP	4477 Fairport Court, High Point
566	1	10/12/2021 16:37	Kelley Zittinger	27265	HP	4300 Hunter Oaks Drive High Point NC. 27265
567	0	10/12/2021 16:41	Toni Gray	27265	HP	1401 Heatherbrook Dr.
568	1	10/12/2021 16:43	iliana castro	27265	HP	Sycamore Point Trail
569	1	10/12/2021 16:49	Jeff Tickerhoff	27265	HP	4460 Garden Club St
570	1	10/12/2021 16:52	Carolyn OBrien	27265	HP	Southern Oak Drive
571	1	10/12/2021 16:56	Rachael Moss	27265	HP	2549 Old Mill Rd.
572	1	10/12/2021 16:59	Lisa Neste	27265	HP	4437 Garden Club St
573	1	10/12/2021 17:00	Nadina Rose	27265	HP	3930 Johnson St
574	1	10/12/2021 17:14	Paralee O'Brien	27235	HP	4504 Johnson St Colfax, NC
575	1	10/12/2021 17:15	Lisa W Hancock	27265	HP	1210 Suncrest Dr
576	0	10/12/2021 17:19	Stephen T Hancock	27265	HP	1210 Suncrest Drive
577	1	10/12/2021 17:20	Sanjay Dave	27265	HP	4020 fountain grove drive high point nc
578	1	10/12/2021 17:40	Jenn	22222		No thank you dr
579	1	10/12/2021 17:49	Francia Gomez	27265	HP	3250 Timberwolf Ave
580	1	10/12/2021 18:07	Jen McNamara	27265	HP	2011 Hunterwoods dr High point nc
581	1	10/12/2021 18:33	David Smith	27265	HP	3736 Shadow Ridge Dr.
582	1	10/12/2021 18:46	Ashlee Rhoades	27265	HP	3905 Payne Rd.
583	1	10/12/2021 19:02	Tracy LOWE	27265	HP	4118 Quarterstaff Ct
584	1	10/12/2021 19:13	Laura Dolansky	27265	HP	516 Oakview Rd
585	1	10/12/2021 19:22	Kimberly Dronzek	27265	HP	3864 Tanyard Mill Court
586	1	10/12/2021 19:33	Audrey A Ray	27265	HP	Peaceford Glen Dr.
587	1	10/12/2021 20:07	Kristy Armentrout	27265	HP	1614 Bridgeport Terrace
588	1	10/12/2021 20:28	Patty Cortes	27265	HP	2600 Burch Point
589	1	10/12/2021 20:34	Glenn Hall	27265	HP	4101 Saint Johns Street
590	1	10/12/2021 20:37	Carol Moeser	27262-3149	HP	1204 MADISON ST
591	1	10/12/2021 20:39	Sally Rice	27265	HP	3607 Grindstaff Avenue
592	0	10/12/2021 20:39	Sally Rice	27265	HP	3607 Grindstaff Avenue
593	1	10/12/2021 20:41	Susan Johnson	27265	HP	204 Wyndham Avenue
594	1	10/12/2021 20:55	Jan Wright	27265	HP	3480 Lamuel Field Lane High Point
595	1	10/12/2021 20:56	Monica Doyle	27265	HP	4334 Garden Club St
596	1	10/12/2021 20:57	Mary briley	27282	HP	215 Misty Waters Lane
597	1	10/12/2021 20:58	Noah Wright	27265	HP	3480 Lamuel Field Ln
598	1	10/12/2021 21:01	Bev malouf	27265	HP	2332 Glen Cove Way High point
599	0	10/12/2021 21:10	Jeff Wright	27265	HP	3480 Lamuel Field Lane High Point NC 27265
600	1	10/12/2021 21:11	Jenny Brewer	27262	HP	806 Sunset Dr. 27262
601	1	10/12/2021 21:30	Rebecca Thompson	27284		3953 Abbotts Creek Church Rd
602	1	10/12/2021 21:37	Philip Aiello	27265	HP	3952 Claybrooke ct, High Point, NC
603	1	10/12/2021 22:02	Gina Wear	27265	HP	1706 Whites Mill Rd. High Point, NC 27265
604	1	10/12/2021 22:15	Sarah Kaster	27282	HP	310 Northridge Road
605	1	10/12/2021 22:50	Luisa Flores	27265	HP	4411 Garden Club St High Point NC 27265
606	1	10/12/2021 22:51	Jennifer Sanchez	27265	HP	3907 Cole Ave
607	1	10/12/2021 23:01	Susan Dickenson	27282	HP	608 Havershire Drive
608	1	10/12/2021 23:06	Ali Kirsten	27265	HP	4033 Tarrant Trace Circle
609	1	10/12/2021 23:11	Walter Pavlik II	27265	HP	1501 Misty Hill Circle
610	1	10/12/2021 23:24	Debbie mcneela	27265	HP	3601 grindstaff ave
611	1	10/12/2021 23:50	Marilynn Beaver	27284		1223 grove Kernersville
612	1	10/12/2021 23:59	Mahmood Khan	27409		430 River Bluff Terrace , Greensboro, NC

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
613	1	10/13/2021 0:04	Diane Close	27265	HP	Hunter Oaks Ct, High Point
614	1	10/13/2021 0:19	John Bilhardt	27407	HP	4004 Brambletye Ct
615	1	10/13/2021 0:25	Brenda Forlines	27265	HP	4618 White Beard Road
616	1	10/13/2021 0:25	Debbie Triplett	27265	HP	4323 Garden Club St.
617	0	10/13/2021 0:57	Elizabeth Fain	27265	HP	1414 Wisteria Court
618	1	10/13/2021 0:58	Courtney Fleming	27265	HP	4610 Garden Club Street
619	0	10/13/2021 1:00	Darrick Fleming	27265	HP	4610 Garden Club Street
620	1	10/13/2021 1:05	Carolina Escudero	27265	HP	1855 Francis Mill Ct, High Point
621	1	10/13/2021 1:21	Dustin	27310		Linville Ridge Dr. Oak Ridge
622	1	10/13/2021 1:31	Ellen Christina Southern	27265	HP	3627 grindstaff ave
623	1	10/13/2021 1:35	Debra Sullivan	27265	HP	1321 Primrose Ln. High Point
624	1	10/13/2021 1:56	Jennifer Kivett	27265	HP	5908 Mineral Springs Court
625	1	10/13/2021 2:05	Linda Kirkman	27235	HP	1304 Windchime Drive
626	1	10/13/2021 2:42	Daniel Gardner	27265	HP	2620-2A Ingleside Dr.
627	0	10/13/2021 3:02	Katie Webb	27265	HP	3627 GRINDSTAFF AVE
628	1	10/13/2021 4:02	Odell Benfield	27265	HP	4109 aberdare dr High point be 27265
629	1	10/13/2021 9:42	Jeroen Lysse	27265	HP	4010 Payne Rd
630	1	10/13/2021 9:57	Jennifer Preuss Osborne	27410	HP	3235 Cheswick Drive
631	1	10/13/2021 10:05	Karris Chatman	27265	HP	3911 Fountain Village Lane
632	1	10/13/2021 10:18	Krystal Talley	27265	HP	4329 Twistig Creeks Drive
633	1	10/13/2021 11:05	Noble McGregor	27265	HP	600 Nova Avenue
634	1	10/13/2021 11:15	Fannie Cheng	27265	HP	3452 Jake white Ct. high point
635	1	10/13/2021 11:35	Laurie Mendenhall	27265	HP	3891 Eagleston Court
636	1	10/13/2021 11:47	Lauren Basham	27265	HP	1009 Shamrock Road High Point, NC 27265
637	1	10/13/2021 12:12	Debra Warner	27265	HP	1606 Lakeland Point
638	1	10/13/2021 12:35	Aimee Jackson	27265	HP	4612 saddlewood club dr, High point, NC 27265
639	1	10/13/2021 13:05	Caroline Bronson	27407	HP	6 Sawmill Court
640	1	10/13/2021 13:34	Stephen Brooks	27265	HP	4207 Aberdare Drive
641	0	10/13/2021 13:53	Kathleen Brooks	27265	HP	4207 Aberdare Drive
642	1	10/13/2021 13:59	Kathy Jakubowski	27265	HP	3835-A Johnson Street
643	1	10/13/2021 14:07	Josh Perrotta	27265	HP	1004 Woodview ct
644	1	10/13/2021 14:07	Naureen khan	27265	HP	3107 Timberwolf Ave
645	1	10/13/2021 14:49	Justin	27265	HP	No thanks
646	0	10/13/2021 16:13	Pat Nabel	27262	HP	1321 Robin Hood Road
647	1	10/13/2021 16:25	Valerie Berryer	27409	HP	Morris Farm Dr
648	1	10/13/2021 17:11	John Mitchell	27265	HP	1418 Wisteria Court
649	1	10/13/2021 18:11	Ashley Pendley	27265	HP	Bent Trace Dr.
650	1	10/13/2021 18:20	Julianna Luchau	27265	HP	2005 La Dora dr
651	1	10/13/2021 20:23	Sonja Islip	27284		455 Hancock Dr
652	1	10/13/2021 21:15	Marjorie Liles	27410	HP	5819 green Meadow Dr
653	1	10/13/2021 21:54	Deborah Mitchell	27265	HP	1404 Cardiff Lane
654	1	10/13/2021 22:06	Beth Burgess	27265	HP	4084 Cosway Court
655	1	10/14/2021 0:44	Alicia Hurley	27235	HP	8640 Adkins Rd, Colfax
656	1	10/14/2021 1:37	Tanya curry	27265	HP	3428 obsidian court
657	1	10/14/2021 1:41	Marie Elaine Johnson	27265	HP	3904 Payne Road, High Point, NC, 27265
658	0	10/14/2021 3:12	Amber Pavlik	27265	HP	1501 Misty Hill Circle
659	1	10/14/2021 3:32	Robert Brewer	27265	HP	906 Norse Street
660	1	10/14/2021 10:06	Leslie Griffin	27235	HP	8303 Lakedale Cir
661	1	10/14/2021 18:06	Residents of Huttons Lake	27265	HP	Huttons Lake residents 601 Tara drive 27265
662	1	10/14/2021 19:42	Jordan Gibson	27262	HP	215 W State Ave
663	1	10/14/2021 19:50	John Macrae	27265	HP	2904 Firethorn Dr High Point, NC
664	0	10/14/2021 20:02	Lisa Rees	27265	HP	1216 Hampton Park Drive High Point, 27265
665	1	10/14/2021 20:15	Chris Ferguson	27265	HP	6030 Red Cedar Drive, Apt 3D, High Point, NC 2
666	1	10/14/2021 20:42	Amy	27265	HP	160 Wyndham ct
667	1	10/14/2021 22:57	DesTri Martin	27265	HP	Glen Cove Way
668	1	10/15/2021 0:16	Mason	27265	HP	2523 white fence way
669	1	10/15/2021 1:17	Sal Pennisi	27265	HP	2162 Glen Cove Way
670	1	10/15/2021 2:15	Terri Young	27265	HP	4559 FAIRPORT CT
671	1	10/15/2021 10:08	Ryan Marshburn	27265	HP	4485 Fairport Ct. High Point, NC 27265
672	1	10/15/2021 10:31	Daisy Thompson	27265	HP	2607 Wexford place
673	1	10/15/2021 12:01	Claudia Johnson	27265	HP	Kelso Drive
674	1	10/15/2021 12:03	Melissa Lee	27265	HP	604 Nova Avenue High Point NC 27265
675	0	10/15/2021 12:23	Sylvia Groce	27265	HP	1705 Hunterwoods Dr High Point, NC
676	1	10/15/2021 14:10	Donna Dantzler	27265	HP	1714 Gentry Court High Point, NC 27265
677	1	10/15/2021 16:28	Deborah Hamblen	27265	HP	4129 Saint Johns Street
678	1	10/15/2021 20:27	JUSTIN WHITE	27265	HP	4007 MEADOW VALLEY DR
679	1	10/15/2021 20:31	Jennifer Barbee	27265	HP	4007 Meadow Valley Dr
680	0	10/15/2021 20:46	Tony F Federico	27265	HP	3164 Cranberry Ridge Drive

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
681	1	10/15/2021 21:47	Chris F	27265	HP	2305 Glen Cove Way, High Point, NC 27265
682	1	10/16/2021 5:21	Elizabeth A Mendez	27265	HP	810 NEWELL ST
683	1	10/16/2021 12:52	Samuel Keathley	27265	HP	3856 Tanyard Mill Ct
684	1	10/16/2021 17:43	Ed Piacentino	27265	HP	652 Nova Avenue
685	0	10/16/2021 18:15	Diane Piacentino	27265	HP	652 Nova Avenue
686	1	10/16/2021 20:40	Gurney Brown	27265	HP	4111 Aberdare Dr.
687	1	10/16/2021 22:39	Jennifer Farlow	27265	HP	507 Nova Ave
688	1	10/17/2021 12:57	Jeannine Wandrey	27265	HP	2921 Firethorn Dr
689	1	10/17/2021 14:01	Shay Campbell	27265	HP	424 Shadybrook Rd
690	1	10/17/2021 14:52	Paul Hassell	27265	HP	513 Nova Ave. High Point, NC. 27265
691	1	10/17/2021 19:10	Janie Reed	27265	HP	2001 Treyburn Lane
692	0	10/17/2021 19:13	Steve Reed	27265	HP	2001 Treyburn Lane
693	1	10/17/2021 19:58	Alex Frey	27265	HP	2516 White Fence Way
694	1	10/17/2021 20:11	Maddie McFarland	27265	HP	3924 Wynne Brook ct
695	1	10/17/2021 20:30	LOUIS Xavier THIBODEAUX	27262-7323	HP	1242 Kensington Dr
696	1	10/17/2021 20:35	Gino Santovito	27265	HP	4018 bay water point
697	1	10/17/2021 20:39	Zuzana rose	27265	HP	4003 wellingham lane
698	1	10/17/2021 20:56	Kurt Emsermann	27265	HP	1837 Runner Stone Dr. High Point, NC 27265
699	1	10/17/2021 20:56	Jenny Stevenson	27265	HP	1110 Maplewood Ave High Point NC 27265
700	1	10/17/2021 21:04	Amy	27265	HP	4018 Baywayer Point
701	1	10/17/2021 22:27	Samuel Tesfay	27265	HP	197 Wyndham Ave
702	1	10/17/2021 22:30	Robert Patterson	27265	HP	4108 Stansbury Ln
703	1	10/18/2021 0:27	Claudine Hernandez	27282	HP	103 pearce drive
704	1	10/18/2021 0:29	Karen Beck	27265	HP	313 Wyndham Ave
705	1	10/18/2021 0:31	Gary Mott	27265	HP	4477 orchard knob ln
706	1	10/18/2021 1:32	Corrie Darby	27265	HP	913 Ruskin Drive
707	0	10/18/2021 2:15	Mark Darby	27265	HP	913 Ruskin Dr High Point, NC
708	1	10/18/2021 9:57	Melissa Grella	27265	HP	2625 White Fence Way
709	1	10/18/2021 10:06	Wayne Anderson	27284		9127 Fenway rd Kernersville nc 27284
710	1	10/18/2021 10:14	Megan Stewart	27235	HP	8739 Bame Rd
711	0	10/18/2021 10:38	Zeb Stewart	27235	HP	8739 Bame Rd
712	1	10/18/2021 11:38	Amy Braica	27265	HP	2201 Anchoridge Avenue
713	1	10/18/2021 13:46	Lawrence Korson	27265	HP	4358 Cedar Trail Ct HIGH Point
714	0	10/18/2021 14:02	Don Beck	27265	HP	313 Wyndham Avenue
715	1	10/18/2021 15:11	Karen Black	27265	HP	4404 Orchard Knob Lane
716	1	10/18/2021 15:49	Barbara Carder	27265	HP	3624 Malibu Dr
717	1	10/18/2021 16:41	Sarah J Canning	27265-1158	HP	304 STAPLETON WAY
718	1	10/18/2021 17:07	Debra Cottonaro	27265	HP	200 Wyndham Ave
719	1	10/18/2021 18:17	Dayna Dunlap-Hinds	27265	HP	4082 Cosway Ct. High Point, NC 27265
720	1	10/18/2021 22:35	Charles Lankford	27265	HP	2100 Bay Court
721	1	10/18/2021 22:43	Merilla Barrier	27265	HP	182 Wyndham Court
722	1	10/18/2021 23:01	Tammy Russell	27265	HP	207 Stapleton Way
723	1	10/18/2021 23:03	H Danzis	27265	HP	300 Wyndham Avenue
724	0	10/18/2021 23:03	Scott Russell	27265	HP	207 Stapleton Way
725	1	10/18/2021 23:56	Vicki Warren	27265	HP	2601 White Fence
726	1	10/18/2021 23:59	Curtis Nichols	27265	HP	3914 Sandlewood Rd
727	1	10/19/2021 0:35	Bruno Daniel Bonilla Aguilar	27265	HP	4101 HARDAWAY DR
728	1	10/19/2021 11:23	Jeanne Turner	27265	HP	168 Wyndham Court High Point NC 27265
729	1	10/19/2021 11:57	Frank Morelli	27265	HP	2516 White Fence Way High Point, NC 27265
730	1	10/19/2021 13:14	Theresa Greenwell	27265	HP	105 Stapleton Way
731	1	10/19/2021 13:35	Cheryl Bolick	27265	HP	2113 Anchoridge Ave High Point 27265
732	1	10/19/2021 13:59	Dawn Howey	27265	HP	4120 Stansbury Lane, High Point, NC 27265
733	0	10/19/2021 13:59	Frank Cybulski	27265	HP	4120 Stansbury Lane, High Point, NC
734	0	10/19/2021 14:00	Cassidy Howey	27265	HP	4120 Stansbury Lane, High Point, NC 27265
735	0	10/19/2021 14:01	Parker Howey	27265	HP	4120 Stansbury Lane, High Point, NC 27265
736	1	10/19/2021 14:09	Cindy Stokes	27265	HP	515 Nova Ave
737	1	10/19/2021 15:24	Eileen Pachasa	27265	HP	4104 Stansbury Lane
738	1	10/19/2021 19:13	Barbara Harrold	27265	HP	114 Stapleton Way, High Point, NC 27265
739	1	10/19/2021 19:53	Jean Michie	27265	HP	1118 Elmwood Ave.
740	0	10/19/2021 20:03	Craig	27265	HP	1118 Elmwood Ave.
741	1	10/19/2021 20:37	Susan Butcher	27265	HP	4002 Stillbrook Lane
742	1	10/19/2021 21:02	Kathleen Cavanaugh	27265	HP	3803 Edgewater
743	0	10/19/2021 21:06	Bill Cavanaugh	27265	HP	3803 Edgewater
744	1	10/19/2021 21:14	Cristina Herteg	27265	HP	2420 Lake Oak Ct
745	1	10/19/2021 21:18	Tyler Butcher	27265	HP	4002 Stillbrook Lane
746	1	10/19/2021 23:05	Ina Siler	27265	HP	2298 Glen Cove Way High Point, NC 27265
747	1	10/19/2021 23:14	Cristian Muntean	27265	HP	3979 Navy Pl.
748	1	10/19/2021 23:29	Wahida Mitchell	27265	HP	2269 Glen Cove Way

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
749	1	10/20/2021 14:43	Susan and David Alexander	27265	HP	3835-D Johnson Street
750	1	10/20/2021 14:44	Jan Pursley	27265	HP	2509 Burch Point
751	1	10/20/2021 15:35	Heather H	27265	HP	3633 Malibu Dr
752	1	10/20/2021 15:45	Lisha Phillips	27265	HP	2314 Glen Cove Way
753	1	10/20/2021 17:11	Gregory Grady	27265	HP	2419 Lake Oak Ct.
754	0	10/20/2021 17:31	Amy Blum-Grady	27265	HP	2419 Lake Oak Court
755	1	10/20/2021 19:43	Ernestine Curlee	27265	HP	1400 Pondhaven Drive
756	1	10/20/2021 19:54	Michael Harroun	27265	HP	502 Payne Ct.
757	1	10/20/2021 22:54	charles dallicardillo	27265	HP	3513 blairwood st
758	1	10/21/2021 0:53	Keith Morin	27265	HP	4003 Brayden Drive High Point, NC 27265
759	1	10/21/2021 13:05	Greg Robinson	27265	HP	3436 Hillside Drive
760	1	10/21/2021 13:58	Walter Baker	27265	HP	166 Wyndham Ct high point NC
761	1	10/21/2021 16:10	Anna Sibley	27265	HP	4210 LAUREN PL
762	1	10/21/2021 18:06	Kelly Robbins	27282	HP	2017 Shimer Drive, Jamestown
763	1	10/21/2021 19:09	Candace Farrar	27235	HP	4917 Legacy Dr.
764	1	10/21/2021 20:14	Pamela Greene	27265	HP	3946 Huttons lake Ct High point NC 27265
765	1	10/21/2021 20:47	Ron and Lori Hassell	27265	HP	3919 Cedar Crest Lane
766	1	10/22/2021 1:03	Debra Adams	27265	HP	3907 Kim Drive High Point NC 27265
767	0	10/22/2021 13:38	Michael Parker	27265	HP	3810 Blairwood Street
768	1	10/22/2021 16:09	Carol Whitley	27265	HP	4107 stansbury lane
769	1	10/22/2021 21:01	Janet Clement	27265	HP	2541White Fence Way High Point NC
770	1	10/22/2021 22:51	Casey Lehner	27265	HP	3802 Blairwood St
771	0	10/22/2021 22:52	Blaine Lehner	27265	HP	3802 Blairwood St
772	1	10/23/2021 1:13	Rachel Cole	27265	HP	752 Carneros Circle High point NC 27265
773	1	10/23/2021 17:24	Penelope Desoutter	27265	HP	Stapleton Road
774	1	10/23/2021 20:21	harold danzis jr	27265	HP	167 Wyndham Ave
775	1	10/23/2021 21:12	Mark Johnston	27265	HP	3901 Waldorf Ct. High Point, NC 27265
776	0	10/23/2021 21:42	Charles Hutchens	27265	HP	1028 Braemar Ct,
777	1	10/24/2021 15:06	Jane Stutler	27265	HP	4505 Oak Hollow Dr.
778	1	10/24/2021 15:11	William jordan	27265	HP	2404 Tweedmore ct
779	1	10/24/2021 17:58	Amy Ayres	27265	HP	3835 Edgewater St
780	1	10/24/2021 21:47	Joe Shez	27265	HP	3948 Johnson St, High Point, NC 27265, USA
781	1	10/25/2021 16:36	Ronald D DeBord	27265	HP	209 Stapleton Way
782	1	10/25/2021 17:05	Kaye B House	27265-1381	HP	1728 MIRABEAU CT
783	1	10/25/2021 18:48	Julie Dykhoff	27265	HP	3872 TANYARD MILL CT
784	1	10/25/2021 22:57	M Malcolm	27265	HP	3905 Kim Dr
785	0	10/25/2021 23:07	C Malcolm	27265	HP	3905 Kim Dr
786	0	10/25/2021 23:40	Kelly Johnston	27265	HP	3901 Waldorf Ct
787	1	10/26/2021 13:24	Daniel Bustos	27265	HP	Nova Avenue
788	0	10/26/2021 15:24	Angela Spring	27265	HP	1132 Scarlett Dr
789	1	10/26/2021 16:38	Stacey Pepe	27265	HP	685 southwest st
790	1	10/26/2021 17:07	Elizabeth Kelly	27265	HP	4209 Jeffrey Lane Pt
791	1	10/26/2021 17:16	Jason Eanes	27265	HP	216 Wyndham Ave

**HIGH POINT CITY COUNCIL
REGULAR MEETING
NOVEMBER 1, 2021 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:30 p.m.

Upon call of the roll, the following Council Members were Present (9):

Mayor Jay W. Wagner; Mayor Pro Tem Britt Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Monica L. Peters, Ward 3; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

RECOGNITIONS AND PRESENTATIONS

2021-448 Recognition - Parks & Recreation - CAPRA Accreditation

Michelle Wells with the North Carolina Recreation & Park Association (NCRPA) will recognize the High Point Parks & Recreation Department with the CAPRA Accreditation. Department Director, Lee Tillery and staff will be in attendance representing the department.

Mayor Wagner recognized Lee Tillery, Director of Parks & Recreation, for a presentation.

Lee Tillery introduced Michelle Wells, Executive Director of the North Carolina Recreation & Park Association.

Ms. Wells reported that the High Point Parks & Recreation Department has proudly joined the ranks of elite park and recreation agencies across the county by earning their accreditation through the Commission for Accreditation for Park & Recreation agencies (CAPRA), which is part of the National Recreation & Park Association. Only 14 Parks & Recreation Departments in North Carolina have achieved this accomplishment and only 102 in the United States; this puts High Point in the top 1% of Parks & Rec departments around the nation.

Ms. Wells then explained the accreditation process and pointed out that of the 154 standards that they look at, the High Point Parks & Recreation Department successfully achieved all 154, which is quite an accomplishment! She explained that accreditation demonstrates that a department is operating under the best practices for the Park & Recreation profession.

At this time, she invited the members of staff who were present and the Parks & Recreation Commission members present to come forward for the recognition. [applause] [standing ovation].

On behalf of the North Carolina Recreation & Park Association, the National Recreation & Park Association, and the Commission for Accreditation of Park & Recreation agencies, she presented this prestigious recognition to the High Point Parks & Recreation Department for being in the top 1% of Park & Recreation Agencies across the Nation for accreditation.

[photo op] [applause]

Raburn "Rip" Jackson AWARD-RECOGNITION OF MARSHALL NEWSOME, CHAIR, HIGH POINT PARKS & RECREATION COMMISSION

Ms. Wells recognized Marshall Newsome, Chair of the High Point Parks & Recreation Commission, for being the recipient of the 2021 Raburn "Rip" Jackson award. She advised that this award is presented to a member of a local parks and recreation advisory board who has enhanced their community's parks and recreation programs. She provided a background/history of the ward and shared that Mr. Newsome represents the interest of citizens with the highest level of commitment focusing on the entirety of the city's needs and best interests. Additionally, he has assisted the department with multiple planning processes; assisted in the passing of a bond referendum; is a hands-on leader/volunteer while leading by example and focusing on the involvement and commitment by his fellow commissioners; makes a sincere effort to get to know and engage with the Parks & Recreation staff; is aware of the Parks & Recreation impact on the community and involved in the decisions to support that. She concluded the presentation by sharing the following wording that was incorporated in his nomination for the award: "He is the most genuine, committed, and engaging of community leaders."

[standing ovation, applause, photo op]

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2021-481

Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Blight Initiative

Council Member Chris Williams, Chairman of the Community and Development, provided an update on the housing activities for the month of October 2021 as follows:

Code Enforcement Activity	October 2021
Minimum Housing Complaints	24
Active Minimum Housing Cases	230
Cases before Council (demolition)	0
City demolished houses	1
Public Nuisance Complaints	59
Active Public Nuisance Cases	82
City Abated Public Nuisance Cases	35
Owner Abated Public Nuisance Cases	65
Zoning Complaints (vehicles, signs, etc..)	32
Active Zoning Cases	109
Signs Collected	314
	2

Lori Loosemore, Code Enforcement Manager, shared another success story of a house that was repaired that was scheduled for demolition at 607 Woodberry. She advised they just received their final Certificate of Occupancy and proceeded to show some before and after pictures.

Marketing & Branding Initiative

Council Member Holmes, Chairman of the Marketing & Branding Task Force, reported that the Request for Proposals was released; 23 total candidates applied around the country; staff whittled the number to the top five; on November 9th, those five will do presentations before the Marketing & Branding Task Force/staff; and post presentations, they anticipate choosing the firm that will lead the city's Marketing & Branding efforts moving forward.

PUBLIC COMMENT PERIOD**2021-485****Public Comment Period**

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

- Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- Persons addressing City Council are asked to limit their comments to 3 minutes.
- Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

The following individuals spoke during the Public Comment Period:

Linda Colleston, a resident at 1064 Canterling Road, representing the Baha'i Faith Community, presented a statement from the National Baha'i Faith Community on Racial Justice and invited Council to attend a Zoom meeting the Baha'i Faith Community would be hosting on November 22nd from 2:00 p.m. to 3:00 p.m. commemorating their Holy Week for their "Day of the Covenant." She explained the statement recognizes the fundamental principle that to address racial prejudice and to create racial justice in society, the first fundamental truth that must be understood and accepted is the "Oneness of Humanity." She spoke to how we are all one; that what affects one of us, affects all of us. She noted the statement does point out there will be times of protests, but the real question is what is done after the protests. She spoke to making a concerted effort; having a commitment in putting things in place to create, foster relationships, to have regard for one another, to have trust in one another, and to work together in order to reflect racial justice where we live.

Larry Diggs, a resident at 1127 Biltmore Avenue, addressed Council regarding a troubling situation that recently occurred to him and some friends while riding in a van that involved someone on a dirt bike traumatizing them and caused damage to the vehicle traveling with them. He explained the incident was reported to the High Point Police Department, they came out and investigated, but the officer told them that the current policies in place do not allow them to give chase in situations such as this, unless it involves a felony. He questioned the policing policies in place and questioned why they could not make an arrest or detain the individual.

Theresa Peele, a resident at 700 E. Fairfield Road, addressed Council regarding the same incident. She reported that she was actually a passenger in the vehicle that Mr. Diggs spoke about earlier; that the individual on the dirt bike was close enough for her to touch; that he did cause damage to her mirror; that they were followed all the way to where one of the riders were dropped off; that she is a volunteer for the visually impaired with the High Point Lion's Club; that this was a traumatic incident and it scared her; how she has called the city on numerous occasions when similar incidents have happened in the past. She stated this is a real problem and asked the City Council to help.

Mayor Wagner spoke to being aware of these situations and spoke to how it is a very difficult situation to fix but offered assurances that the Police Department is working on a plan. Council Member Jones suggested the policing policies could be discussed at the next Public Safety Committee Meeting. City Manager Tasha Logan Ford agreed that the policy could certainly be reviewed at the next Public Safety Committee meeting. She explained that one of the reasons the policy is in place is to ensure that no further danger to the public is caused by engaging in a high-speed chase.

Mayor Wagner encouraged residents that encounter situations such as this to get pictures or videos on their phones which might be helpful for the police to identify these individuals.

Maranatha Quick-Hope, 209 Randall Street, addressed Council regarding an incident that occurred involving her daughter and Council Member Peters. She reported the incident took place at Pro Nails in High Point on Fairfield Road; noted the police were called, but no criminal act was done. She accused Council Member Peters of harassing her daughter during a phone call that took place on October 26th (13 days after the incident). She noted that Ms. Peters interrogated her daughter and asked several personal questions regarding the incident/services provided, and although her daughter did try to offer an explanation, she claimed that Ms. Peters kept interrupting her. She shared that Ms. Peters indicated that she had talked to the business owner at Pro Nails that is in Ward 3 and was advised that her daughter did not pay for services that were performed. She accused Ms. Peters of making threats to her daughter because she was told that they were going to press charges against her and take out a restraining order, and that Ms. Peters suggested her daughter go back to Pro Nails to pay, but since they trespassed her from the premises, she would be violating the law by doing that.

Mayor Wagner asked if there was anyone else in the audience who would like to speak during the Public Comment Period. Seeing none, he declared the Public Comment Period closed.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair
Committee Members: Moore, Holmes, Jones, and Peters

CONSENT AGENDA ITEMS

Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, October 28, 2021 at 4:00 p.m. and are being forwarded to City Council with a favorable recommendation.

Motion by Council Member Moore, seconded by Council Member Holmes to approve all matters on the Finance Committee Consent Agenda. The motion carried by the following unanimous 9-0 vote.

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.

2021-449 Contract - Breece Enterprises Inc. - Storm Water Maintenance

City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$422,675.00 for personnel, equipment and materials to supplement the Storm Water Services Division in maintenance of existing storm water utilities and completing storm water improvement projects and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to award a contract to Breece Enterprises Inc. in the amount of \$422,675.00 for personnel, equipment and materials to supplement the Storm Water Services Division in maintenance of existing storm water utilities and completing storm water improvement projects, and that

the appropriate City official and/or employee be authorized to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-450 Contract - JSmith Civil, LLC - Montlieu Avenue Roadway & Utility Improvements - High Point University (HPU) MOU

City Council is requested to award a contract to JSmith Civil, LLC in the amount of \$7,416,040.00 for streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. including installation of an underground electric ductbank, and replacement of water and sewer utilities and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to approve the award of a contract to JSmith Civil LLC in the amount of \$7,416,040.00 for streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Avenue from N. Main Street to N. Centennial Street including installation of an underground electric ductbank, and replacement of water and sewer utilities, and that the appropriate City official and/or employee be authorized to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-451 Capital Project Ordinance-Montlieu Avenue Roadway and Utility Improvements Project

City Council is requested to adopt an ordinance to appropriate \$3,708,020 for the Montlieu Avenue Roadway and Utility Improvements project.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to adopt a Capital Project Ordinance appropriating \$3,708,020.00 for the Montlieu Avenue Roadway and Utility Improvements project. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7756/21-73

Ordinance Book, Volume XXII, Page 73

2021-452 Contract - Piedmont Truck Center - Altec Bucket Truck - NC State Contract 070A

City Council is requested to award a contract to Piedmont Truck Center in the amount of \$129,115.80 using NC State Contract 070A, for the purchase of one (1) 2022 Ford F550 truck with an Altec AT40G 40' bucket for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to award a NC State Contract to Piedmont Truck Center in the amount of \$129,115.80, using NC State Contract 070A, for the purchase of one (1) 2022 Ford F550 truck with an Altec AT40G 40' bucket for the Electric Department, and to declare the old truck as surplus to be disposed of through the online auction process. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-453 Contract - Terex Utilities Inc. - Freightliner Terex Commander 5048 Digger Truck - Sourcewell Contract# 12418TER

City Council is requested to award a contract to Terex Utilities Inc. in the amount of \$349,563.00 using Sourcewell Contract# 12418TER for the purchase of one (1) Freightliner truck with Terex Commander 5048 Digger Derrick for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to award a contract to Terex Utilities Inc. in the amount of \$349,563.00 using Sourcewell Contract # 12418TER for the purchase of one (1) Freightliner truck with Terex Commander 5048 Digger Derrick for the Electric Department, and to declare the old truck as surplus to be disposed of through the online auction process. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-454 Resolution - Contract - Everbridge Emergency Notification System - City of High Point-City of Greensboro-Guilford County - Interlocal Agreement

City Council is requested to adopt a resolution approving a Memorandum of Agreement with City of Greensboro and Guilford County to renew the three-year agreement in the amount of \$40,834 for the Emergency Notification System and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to adopt a resolution approving a Memorandum of Agreement with the City of Greensboro and Guilford County to renew the three-year agreement in the amount of \$40,834.00 for the Emergency Notification System, and that the appropriate City official and/or employee be authorized to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Resolution No. 2014/15-29

Resolution Book No. XXI, Page 59

2021-455 Contract Renewal - Microsoft Enterprise Agreement

City Council is requested to approve the renewal of a three-year contract in the amount of \$577,331.23 annually for the three year Microsoft Enterprise Agreement which includes the Office 365 component to efficiently provide email archival storage and take advantage of cloud based services and that the appropriate City official be authorized to execute all necessary documents.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to approve the renewal of a three-year contract in the amount of \$577,331.23 annually for the three-year Microsoft Enterprise Agreement which includes the Office 365 component, and that the appropriate City official be authorized to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-456 Sole Source Contract - Penn Valley Pump, Co. Inc. - Eastside Wastewater Treatment Plant (WWTP) Primary Sludge Double Disc Pump

City Council is requested to award a Sole Source contract to Penn Valley Pump Co. Inc. in the amount of \$33,840.00 for the purchase of an additional 6-inch Penn Valley Double Disc Pump for the Eastside Wastewater Treatment Plant (WWTP).

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to award a Sole Source contract to Penn Valley Pump Co., Inc. in the amount of \$33,840.00 for the purchase of an additional 6-inch Penn Valley Double Disc Pump for the Eastside Wastewater Treatment Plant (WWTP). The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-457 Contract - Oltrin Solutions-Trinity Mfg - Sodium Hypochlorite - Wastewater Treatment

City Council is requested to award a contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$218,080.00 for the purchase of Sodium Hypochlorite supply for Ward Water Treatment Plant (WTP), Eastside Wastewater Treatment Plant (WWTP) and Westside Wastewater Treatment Plant (WWTP).

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to award a contract to Oltrin Solutions/Trinity Manufacturing Inc. in the amount of \$218,080.00 for the purchase of Sodium Hypochlorite supply for the Ward Water

Treatment Plant, Eastside Wastewater Treatment Plant, and Westside Wastewater Treatment Plant. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-458 Contract - Stantec Consulting Services Inc. - Westside Wastewater Treatment Plant Centrifuge Design

City Council is requested to award a contract to Stantec Consulting Services Inc. in the amount of \$286,200.00 for professional engineering services for the final design of the Westside WWTP Sludge Dewatering System Improvements.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to award a contract to Stantec Consulting Services, Inc. in the amount of \$286,200.00 for professional engineering services for the final design of the Westside WWTP Sludge Dewatering System Improvements. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-459 Resolution - Triangle Lake Road - Street Abandonments - NCDOT

City Council is requested to adopt a resolution acknowledging the City's acceptance of maintenance responsibilities for the listed road segments to be abandoned by the North Carolina Department of Transportation (NCDOT), effective July 1, 2023.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to adopt a resolution acknowledging the city's acceptance of maintenance responsibilities for the listed road segments to be abandoned by the North Carolina Department of Transportation (NCDOT), effective July 1, 2023. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2015/21-60
Resolution Book, Volume XXI, Page 60**

2021-460 Contract - Kimley-Horn & Associates, Inc. (KHA) - Triangle Lake Road Improvements Phase 2

City Council is requested to award a contract in the amount of \$1,498,298.77 for professional engineering and design services related to proposed roadway and utility improvements on Triangle Lake Road, from True Lane to M.L. King, Jr. Drive.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to award a contract in the amount of \$1,498,298.77 for professional engineering and design services related to proposed roadway and utility improvements on Triangle Lake Road

from True Lane to M. L. King, Jr. Drive. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-461 Capital Project Ordinance - Triangle Lake Road Improvements Phase 2

City Council is requested to approve a capital project ordinance to appropriate \$12,000,000 in 2019 voter approved general obligation bond funds for the Triangle Lake Road Improvements project.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to approve a Capital Project Ordinance appropriating \$12,000,000.00 in 2019 voter-approved General Obligation Bonds for the Triangle Lake Road Improvements project. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7757/21-74

Ordinance Book, Volume XXII, Page 74

2021-462 Budget Ordinance - High Point Public Library - State Library of NC Adapts Grant

City Council is requested to approve a budget ordinance to appropriate \$99,996.00 for the State Library of North Carolina Adapts grant for the High Point Public Library.

Mayor Pro Tem Moore made a motion to adopt a Budget Ordinance Amendment to appropriate funding in the amount of \$99,996.00 for the State Library of North Carolina adapts grant for the High Point Public Library. Council Member Holmes made a second to the motion. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7758//21-75

Ordinance Book, Volume XXII, Page 75

2021-463 Resolution - Condemnation - 1928 Greenstone Place - Foxwoode Meadows Stormwater Alternate Access Project

City Council is requested to adopt a resolution authorizing the City Attorney to give a 30 day Notice of Condemnation to the property owner of 1928 Greenstone Place property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$190,000 to the Clerk of Superior Court as just compensation to the property owner.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes, to adopt a resolution authorizing the City Attorney to give a 30-day Notice of Condemnation to the property owner of 1928 Greenstone Place property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$190,000.00 to the Clerk of Superior Court as just compensation to the property owner. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2016/21-61
Resolution Book, Volume XXI, Page 61**

2021-479 Resolution - Housing Authority of High Point Multifamily Housing Revenue Bonds for Daniel Brooks Phase I

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Holmes to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000.00 of Multifamily Housing Revenue Bonds for Daniel Brooks, Phase I. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2012/21-57
Resolution Book, Volume XXI, Page 57**

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair
Committee Members: Williams, Hudson, Jefferson, and Johnson

2021-464 Ordinance - Demolition of Dwelling - 2206 Gable Way

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2206 Gable Way belonging to First Chandler Group, LLC.

Lori Loosemore, Code Enforcement Manager, advised that the property was originally inspected on October 1, 2019; a hearing was held on February 20, 21; no one appeared at the meeting; an order to repair or demolish was issued on January 21, 2021 with a compliance date of February 22, 2021; staff has only had contact through the property owner via an attorney in February 2021 inquiring about liens on the property due to a

closing; the inspector requested that the new property owner make contact with the city; as of today, the same property owner is still on record as owning the property; no delinquent taxes are owed on the property.

A motion was made by Council Member Williams, seconded by Council Member Johnson, to adopt the Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2206 Gable Way. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7754/21-71

Ordinance Book, Volume XXII, Page 71

2021-465

Ordinance - Demolition of Dwelling - 1206 Ragan Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1206 Ragan Avenue belonging to Heirs of Barry Glen Sturgues.

Lori Loosemore, Code Enforcement Manager, advised that staff was made aware of the condition of this property through the High Point Police Department; an inspection was conducted on January 2, 2021; a hearing was held on January 4, 2021; no one appeared for the hearing; an order to repair or demolish was issued on January 5, 2021 with a compliance date of February 15, 2021; the inspector did speak with both sons of the property owner but neither expressed an interest in repairing the property due to delinquent taxes and their father not having a will; both were advised about the Minimum Housing process and told that if the repairs were not made, the city would move forward with a request for an order to demolish the structure on the property; delinquent taxes in the amount of \$5,669.00 are owed for years 2011-2021.

A motion was made by Council Member Williams, seconded by Council Member Johnson, that this matter be adopted. The motion carried by the following vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7755/21-72

Ordinance Book, Volume XXII, Page 72

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair

Committee Members: Hudson, Holmes, Jefferson, and Peters

There were no items for consideration by the Prosperity & Livability Committee on the agenda.

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

PUBLIC HEARINGS**2021-466 Ordinance - City of High Point - Text Amendment 21-05**

A request by the Engineering Services Department to amend Section 6.3.2. (*Soil Erosion and Sedimentation - Exemptions*) of the Development Ordinance, to add an exemption to the requirements of a Land Disturbance Permit.

The public hearing for this matter was held on Monday, November 1, 2021 at 5:30 p.m. as duly advertised.

Chris Andrews, Interim Planning and Development Director, provided an overview of the staff report which is hereby attached in Legistar and incorporated as a permanent part of these proceedings.

Mr. Andrews advised this is a text amendment requested by the City of High Point, specifically by the Engineering Services Department, to amend Section 6.3.2 of the Development Ordinance to allow exemptions or add an exemption for the requirements of land disturbance permits. He recognized Travis Spencer, Director of Engineering Service, who was present to answer any questions. Mr. Andrews explained there are some activities that the city has exempted from requiring a land disturbing permit, which is a permit that is reviewed by Engineering Services. Those exemptions are listed with the Development Ordinance and this request basically adds an exemption for land disturbing activities related to an addition, an accessory building, an accessory dwelling unit, or accessory structure that does not exceed 1,000 sq. ft. of disturbed area.

Staff recommends approval of this request and notes that the request is neither consistent nor inconsistent with adopted policy guidance and the proposed amendment is reasonable and in the public interest in that it provides relief only to specific development activities which are minor in scope. Furthermore, the amendment allows the city to continue to monitor land disturbance activities at the level required by the State, but also reduce the erosion control permitting and plan reviews required for residential construction permits throughout the city. These amendments are intended to improve customer service related to residential construction permits.

The Planning & Zoning Commission held a public hearing on this matter on September 28, 2021 and also recommended approval by a vote of 6-0.

Mayor Wagner asked if there were any questions of staff regarding this proposed amendment. Hearing none, he opened the public hearing and asked if there was anyone present who would like to speak regarding this item.

Hearing none, a motion was made by Mayor Wagner, seconded by Council Member Williams, to adopt an Ordinance approving Text Amendment 21-05 to amend Section 6.3.2 (*Soil Erosion and Sedimentation - Exemptions*) of the Development Ordinance adding an exemption to the requirements of a Land Disturbance Permit, and to adopt the following Consistency and Reasonableness Statement:

"That Text Amendment 21-05 is neither consistent nor inconsistent with adopted policy guidance."

"Furthermore, the request is reasonable and in the public interest because the proposed amendment provides relief only to specific development activities, which are minor in scope. Furthermore, this amendment allows the city to continue to monitor land disturbance activities at the level required by the State but reduce the erosion control permitting and plan reviews required for all residential construction permit applications throughout the city. The amendments are intended to improve customer service related to residential construction permits."

The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7749/21-66

Ordinance Book, Volume XXII, Page 66

2021-467

Ordinance - City of High Point - Text Amendment 21-04

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance to correct errors, provide consistency, and make revisions related to specific development standards.

The public hearing for this matter was held on Monday, November 1, 2021 at 5:30 p.m.

Chris Andrews, Interim Planning & Development Director, provided an overview of the staff report which is hereby attached in Legistar and incorporated as a permanent part of these proceedings.

Mr. Andrews explained this is a text amendment that is part of staff's general amendments that are done twice a year to bring suggestions to the Planning & Zoning Commission and to City Council that are intended to fix inconsistencies or errors which propose new standards, all of which come to staff's attention through the normal administration of the Development Ordinance.

***Text Amendment 21-04** includes 18 different sections, grouped by topic, with a summary of each section included within the staff report. Many of these amendments provide clarity or attempt to provide a better description of specific topics within the Ordinance.*

Mr. Andrews highlighted the following sections proposed to be amended:

***Section 4:** This is a proposed amendment to allow a commissary kitchen use type (a use type where food truck operators would turn or prepare meals or clean vehicles). This is a specific use type that was added through the City's Small Scale Manufacturing Task Force after hearing from constituents.*

Mr. Andrews stressed that this does not propose any amendments to the regulations involving the operation of food trucks.

Section 5: Establishes a recreational vehicle park use type (spurred from a request from the Prosperity & Livability Committee). As a result, staff researched similar standards for the Top 20 most populous cities around North Carolina. A draft ordinance was presented to the Prosperity & Livability Committee at their June 23rd meeting.

Mr. Andrews pointed out this is a use that is only proposed within one zoning district and also has a number of use standards that go along with it.

Section 7: Amends the maximum length of multifamily dwellings within the city (spurred by a request by developer, Barry Segal, several months ago with the approval of a Planned Unit Development resulting in adjustments to building length). Staff took a graduated approach to say that the less intense districts have shorter building lengths and the more intense districts could have a longer building length.

Staff recommends approval. Mr. Andrews pointed out these proposed amendments continue to staff's efforts to make the Development Ordinance more user-friendly; consistent in its formatting, language and terminology; and more error free and responsive to issues of circumstances observed through the zoning or land development process. Furthermore, these general amendments make the Development Ordinance more user-friendly, flexible, and supportive of the city's adopted policy guidance.

The Planning & Zoning Commission held a public hearing on the proposed Text Amendment 21-04 on September 28, 2021 and also recommended approval by a vote of 6-0.

At the conclusion of the staff presentation, Mr. Andrews entertained questions.

Mayor Wagner asked staff to provide additional background in Section 3 regarding removal of the CZ MS Districts. Mr. Andrews explained those districts were established through specific plans of the city, so they contain a greater number of specific or special standards much like in a mixed-use area where there are no parking requirements. He noted that staff has not had any conditional zoning requests for those areas, and to his knowledge, it was never intended that those districts have conditional zoning ordinances with them.

Mayor Wagner asked if there were any additional questions for staff. Hearing none, he opened the public hearing and asked if there was anyone present who would like to speak on the matter.

There being no one present to speak, Mayor Wagner moved adoption of the Ordinance approving Text Amendment 21-04, seconded by Council Member Williams, based on the adoption of the following Consistency and Reasonableness Statements:

"That Text Amendment 21-04 is consistent with the city's adopted policy guidance because these general amendments make the Ordinance more user-friendly and flexible, and supportive of the city's adopted policy guidance."

Furthermore, the request is reasonable and in the public interest because the proposed amendments to the Development Ordinance address necessary changes required to better clarify existing standards, expand allowable uses within the city and continue to provide consistent language and formatting."

The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7750/21-67

Ordinance Book, Volume XXII, Page 67

2021-468 Ordinance - COHAB - Zoning Map Amendment 21-17

A request by COHAB to rezone approximately 3 acres from the Planned Development - Core City (PD-CC) District and a Heavy Industrial (HI) District to an amended Planned Development - Core City (PD-CC) District. The site is lying along the east side of W. English Drive, between S. West Point Avenue and Phillips Avenue.

The public hearing for this matter was held as duly advertised on Monday, November 1, 2021 at 5:30 p.m.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report which is hereby incorporated and attached in Legistar as a permanent part of these proceedings.

This is a request by COHAB to amend a previously approved Planned Development District expanding the land area. The site is lying along the eastside of W. English Drive between S. West Point Avenue and Phillips Avenue. The site abuts the railroad tracks; surrounding uses consist of a mixture of industrial/commercial uses; the site is within the Core City area and the core City Plan specifically designates this area as a Mixed-Use area.

Mr. Shannon reported when initially approved in 2018, the site was approved as a "one-stop shop" for artisans and design professionals with the goal of providing amenities for a year-round facility and a hub of activity in the Core City area. Since that time, the project has taken off and the applicant is requesting rezoning to expand the land area to include the northern portion of this block. Staff is recommending approval of this request. The Planning & Zoning Commission held a public hearing on this matter on September 28, 2021 and also recommended approval by a 6-0 vote based on the Consistency and Reasonableness Statements included in the staff report.

Mr. Shannon shared that a key point of consideration is that all previous conditions of 2018 are being carried forward, so the goals of having this as a year-round facility, limited market showroom will continue.

At the conclusion of the staff report, Mr. Shannon asked if there were any questions of staff.

Hearing none, Mayor Wagner opened the public hearing and asked if there was anyone who would like to speak for or against this matter. There being no one present to speak, he proceeded with the following motion.

A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt an Ordinance approving Zoning Map Amendment 21-17 to rezone approximately three acres from the Planned Development - Core City (PD-CC) District and a Heavy Industrial (HI) District to an amended Planned Development - Core City (PD-CC) District, and to adopt the following Consistency and Reasonableness Statements associated with the request:

"That Zoning Map Amendment 21-17 is consistent with the city's adopted policy guidance because the expansion of this PD-CC District will continue the reuse of the historic structures in this area and is supported by the goals and objectives of the Community Growth Vision Statement and the Land Use Plan.

"Furthermore, the request is reasonable and in the public interest because the proposed expansion of this PD-CC District meets the ordinance standards and continues advancing city policy for redevelopment in this area as a mixed use center as envisioned by the Core City Plan."

The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Ordinance No. 7751/21-68
Ordinance Book, Volume XXII, Page 68**

2021-469 Resolution - Leoterra Development, Inc. - Plan Amendment 21-05

A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 70 acres from the Restricted Industrial and Low-Density Residential classifications to the Moderate-Density Residential classification. The site is located south of Cox Avenue and west of Jackson Lake Road.

*The joint public hearing for this matter and related matters **2021-471 Annexation 21-05**, and **2021-472 Zoning Map Amendment 21-19** was on Monday, November 1, 2021 at 5:30 p.m. as duly advertised.*

Heidi Galanti, Planning Services Administrator, advised that she would provide an overview of the Land Use Plan Amendment and Herb Shannon would follow with presentations on Annexation 21-05 and Zoning Map Amendment 21-19.

The staff presentations for these matters are hereby attached in Legistar and will be incorporated as a permanent part of these proceedings.

Regarding Plan Amendment 21-05, the applicant is proposing a single family detached dwelling unit development, limited to 7 dwelling units per acre; the proposed Moderate Density Residential classification supports this type of use. The request to amend the Land Use Plan is for approximately 70 acres located on the south side of Cox Avenue and west of Jackson Lake Road from Low Density Residential and Restricted Industrial to Moderate Density Residential, which allows between 5 and 8 dwelling units per acre.

Ms. Galanti then shared a Land Use Map identifying the subject property. Land uses in this area are as follows:

- *To the north are single family detached dwellings, a religious institution, and undeveloped parcels.*
- *To the east and west are single family detached dwellings.*
- *To the east is Jackson Lake Road.*
- *to the south is Interstate 74 (I-74).*

Ms. Galanti advised that the existing Low Density Residential classification supports single family detached dwellings up to 5 dwelling units per acre, and the Restricted Industrial classification supports office, warehouse, and light manufacturing uses. Cox Avenue is bordered primarily by residential single family detached dwellings and it serves as a collector street for other residential single-family subdivisions between Baker Road and Jackson Lake Road. The proposal would add both single family and detached dwellings at a slightly higher density than what is currently allowed in the R-5 Zoning District. Staff pointed out there is a need for a variety of housing types such as townhomes and single-family homes in this area and that the area has been designated as a combination of Low Density Residential and Restricted Industrial since the mid-1980s. The Employment Center District has been there since 1989, was put there prior to the construction of I-74 and has never developed.

Staff feels this would be an orderly growth of the city with the extension of water and sewer along with the development of Urban Density Residential and noted a change to Moderate Density Residential supports different housing styles at a slightly higher density which meets a growing need in the area.

Staff recommends approval of the request to change the future land use designation for approximately 70 acres to Moderate Density Residential as the request does meet the goals and objectives of the Land Use Plan, and it will be in harmony with the land use pattern of the surrounding area. The Planning & Zoning Commission met on September 28, 2021 and also recommended approval of the request by a vote of 6-0.

Following the staff presentation on Plan Amendment 21-05, Ms. Galanti asked if there were any questions before Mr. Shannon comes forward to provide the presentation on Annexation 21-05 and Zoning Map Amendment 21-19.

Annexation 21-05:

Herb Shannon, Senior Planner, advised that this site is located within the City of High Point Extraterritorial (ETJ) area. This is a designation for lands adjacent to the city limits where Guilford County has granted the City of High Point zoning and building permit authority. The ETJ for this portion of the city was established in 1966.

Mr. Shannon shared a map of the proposed Annexation area and noted that only the site highlighted in the Teal color is proposed to be annexed and that none of the surrounding areas would be annexed. The applicant is requesting annexation to have access to city utilities for development of a proposed residential subdivision. Staff feels this request for annexation is a logical progression of the city's Annexation Policy as the site is within the city's ETJ area, and based upon the size of the site and its proximity to the current city limits

at about 1/4 mile, this is an appropriate expansion of the city limits. City services (water/sewer are available); a sewer line runs along the southern boundary of the site; a waterline within Baker Road; and there are city service vehicles already in the area. Staff recommends approval.

Mayor Wagner asked if there were any questions of staff before moving on to the zoning amendment portion of the request.

Mayor Pro Tem Moore asked if anything would need to be done to accommodate the property owners for access as the site is totally surrounded by Guilford County. Mr. Shannon replied in the affirmative and explained as part of any development approval, utility approval would be needed. He pointed out that sewer service is already on the site along the southern boundary and they would be looking at extending water lines along the Cox Avenue right-of-way. At this time, there was an outburst by an unidentified gentleman in the audience stating that the water lines were too small. Mayor Wagner announced that it was not yet time to talk and make comments.

There being no further questions regarding the annexation portion of the request, Mr. Shannon proceeded with an overview of the staff report for Zoning Map Amendment 21-19.

Zoning Map Amendment 21-19:

Regarding the rezoning portion of this request, Mr. Shannon reported that the site currently has a zoning designation of Conditional Use Employment Center, which is an Industrial Zoning District, and a Residential Single Family 5 District. About 70 acres are proposed for rezoning to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District.

At this time, there was another outburst from a gentleman in the audience. The Mayor asked that staff not be interrupted during the presentation and reiterated there would be an opportunity to speak once the public hearing is opened.

Mr. Shannon advised that rezoning is proposed for a Mixed Residential development of approximately 420 units consisting of single-family homes and townhomes. He noted in conjunction with this application, there is also a Conditional Zoning Ordinance where the applicant has offered conditions pertaining to allowable uses, restricted uses, development density, landscaping, and access. He pointed out that since the September Planning & Zoning Commission meeting, the applicant has amended their request with the changes noted within the Conditional Zoning Ordinance that can be found in the agenda packet. The applicant has agreed or offered to:

- *Reduce the density from 6.5 units per acres to 6 units per acre (a reduction from 455 units to 420 units).*
- *Clarification that any townhome dwellings are not to abut any of the single-family homes along Cox Avenue.*
- *Condition that any type of townhome use has to be a at least 400 feet south of Cox Avenue.*
- *Condition added for the installation of an opaque fence along the northwestern boundary of the site.*

Mr. Shannon noted that anytime there is a request for residential development that staff, as a courtesy, does contact Guilford County Schools. The information from the school district as to the impact of the development on area schools has been included in the staff report, as well as the required Traffic Impact Analysis that was reviewed by the High Point Transportation Department.

Mr. Shannon shared one of the key points regarding this request is that it lies adjacent to the I-74 corridor. He noted when the corridor was being designed in the late 1980s, there was some speculation that an interchange would be placed at the intersection of the I-74 corridor and Jackson Lake Road and a request was approved to rezone the property to allow industrial use; however, when the I-74 corridor was completed in 2011, there was no interchange installed at this location and the site remains undeveloped. The applicant has requested to rezone this property to a Conditional Use Residential Multifamily-16 District as no industrial proposals have come forward.

As far as compatibility with the surrounding area, the applicant has offered a condition to prohibit multifamily uses and to restrict the overall density. They have also offered conditions to limit residential development to single family adjacent to Jackson Lake Road. The existing single-family homes along Cox Avenue would not abut any of the proposed townhomes, they will only abut single family homes.

Another finding that staff reviewed was mitigating any adverse impacts. To mitigate the traffic impact, the applicant has offered conditions to limit the number of access points to Cox Avenue and to install improvements (turn lanes) at those access points.

The site is within the Randleman Lake Watershed area, and they would have to meet the Watershed Ordinance requirements. Mr. Shannon noted there is a perennial stream running through the middle of the site and stressed that any development would have to meet the City of High Point environmental standards and stream buffers (a minimum 100-foot wide buffer would be required atop the banks on both sides of the stream).

Regarding supporting the change in the area, staff notes that the site could be developed as an industrial use; however, due to the lack of direct access to I-74, industrial trucks would have to travel through Cox Avenue coming to and from the site. Mr. Shannon pointed out the steep topography that exists along the Jackson Lake Road frontage of the site, so there would be limited access in that area and staff considered that as it is currently zoned, the site could be developed with large box, industrial uses while most of Cox Avenue is developed with residential uses. Staff is supporting the rezoning of this property, as conditioned, to residential as it will be more in line with other development in the area; the residential use is more in line with the character of the development along Cox Avenue.

The Planning & Zoning Commission reviewed this request at their September 28, 2021 meeting and also recommended approval by a vote of 6-0 based on adoption of the Consistency and Reasonableness Statements included in the staff report.

At the conclusion of the staff reports for these related matters, Mr. Shannon asked if there were any questions for staff before turning the floor over to the applicant's representative.

Hearing no questions, Mayor Wagner invited the applicant or applicant's representative forward to speak.

Tom Terrell, 529 W. Parkway Avenue, attorney with Fox Rothschild LLC, representing the applicant, Leoterra Development, spoke in favor of the request. He introduced Kye Bunker with Leoterra Development and Eddie MacEldowney, Civil Engineer, Davis Martin Powell, and noted they were in the audience to assist with any questions.

Mr. Terrell stressed that it is a key point that this property is situated against an interstate; that the property has been slated for industrial growth; that the property would not be industrially developed; the property is surrounded by the city on many sides; the property is an ideal location for people who need a place to live and have access to jobs outside of the immediate community; the actual density is about 5.5 units per acre (so, from a standpoint of gross density, it is not that dense); that the price point for the homes was included in the presentation in response to many questions being asked by the neighbors.

Mr. Terrell noted that staff is recommending approval; the Planning & Zoning Commission also recommended approval by a vote of 6-0; and the applicant has added a few new conditions after continued discussions with the neighbors.

Mr. Terrell shared a map of the property showing its proximity to the city's municipal boundaries (logical growth expansion); noted that many of the people living in High Point don't work in High Point with an in-migration of employees in High Point from people living in Davidson, Forsyth, Alamance Counties; stated that interstate connections are vital to the economy of the region; noted the area is conducive to having homes to reach those different parts of employment; they agreed to offer a condition that only single family can be adjacent to single family and that it was more appropriate that the townhomes be placed back against the interstate; they offered a condition to the neighbor immediately to the west for a six-foot opaque fence at least 200 feet from Cox Avenue.

Regarding the transportation concerns, Mr. Terrell advised that it was a topic of enough conversation at the first neighborhood meeting that they held a second neighborhood meeting on traffic concerns to provide more information and details. He spoke to the neighbors being surprised when learning that, according to NCDOT, Cox Avenue only operates at about 7-8% of its maximum capacity; and the conditions that prohibit access to Jackson Lake Road; that there would be three points of dispersed access to Cox Avenue with several dedicated turn lanes to assist with traffic; shared several level of service charts that indicate minimal delays and impact to traffic once the development is built out; that most approaches indicate a Level of Service A upon build out of the development and Level of Service A as it stands right now, which is outstanding.

Following the conclusion of his presentation, Mr. Terrell requested City Council's positive vote on all three matters (Plan Amendment 21-05, Annexation 21-05, and Zoning Map Amendment 21-19).

Mayor Wagner asked if Council had any questions for staff.

Committee Member Holmes inquired about the price point for the homes the developer is proposing and consistency with the residential home values in the area. Mr. Terrell replied it is substantially above.

Mayor Wagner asked if there were any additional questions. Hearing none, he thanked Mr. Terrell for his presentation and opened the public hearings for the Plan Amendment 21-05, Annexation 21-05, and Zoning Map Amendment 21-19. He invited anyone present who would like to speak to come to the lectern.

***Katie Caudle**, a resident at 1308 and 1310 Cox Avenue, spokesperson representing the Cox Avenue neighbors, addressed Council in opposition to the requests. She acknowledged several of the neighbors that were also present to show their opposition to the requests. She referenced a petition of opposition containing 104 signatures of community members that was presented at the Planning & Zoning Commission meeting. She spoke to the Cox Avenue community being far from ignorant country folks that are resistant to progress; they are a neighborhood of many professions; they have had community members who have served on the High Point City Planning & Zoning Commission, Board of Adjustment, and campaign manager for former 14-year City Councilman Pete Rowe; how they are a very diverse community; that most of them live on one acre of land or more; how they have generational and first-hand knowledge of the lay of the land in question, etc....*

Ms. Caudle shared that the neighbors are gravely concerned about the irrevocable, negative impact that this development and annexation would have on their community and surrounding area and they wanted to share those concerns with the City Council at the suggestion of their attorney. The concerns cited were as follows:

- *The intense density of the proposed development and its incongruence with the surrounding community;*
- *Increase from low to moderate density and up zoning to CZ RM-16- a stark contrast to the current residential per acre presentation;*
- *Questioned how this is an appropriate location for such density, given it is a vast jump in zoning designation and is incongruent with surrounding properties;*
- *Lack of topography issues and geo technical data at these present locations;*
- *These factors make Baker Road a more appropriate area for such rezoning;*
- *Questioned how this proposed development enhances or serves their established neighborhood;*
- *Questioned if the development is appropriate to the location within the Cox Avenue community;*
- *questioned the marketing price of these new proposed homes at \$300,000.00-\$350,000.00, which they feel is not a socio-economic level supported by current retail, schools, entertainment amenities, or residential patterns in their community as prices of their homes currently range from \$45,000.00 to about \$200,000.00.;*
- *Conflicting and lack of data used for Traffic Impact Analysis, algorithm calculations, and relating traffic impacts;*
- *Questioned the data used from the Jackson Lake Road from NCDOT and felt it is not an accurate presentation of traffic for Cox Avenue (this data is almost three years old);*

- *the TIA is lacking data regarding the property across Cox Avenue from the rezoning application properties;*
- *the TIA is not an accurate representation of how the development would impact future traffic for Cox Avenue;*
- *Increase in traffic will create a more difficult and safe entry onto Cox Avenue close to the proposed turn lanes into the development locations and current blind curves;*
- *Increase in traffic will seriously limit neighbors at both ends of Cox Avenue from exiting their driveways during peak hours since there drives are so close to the intersections of either Baker Road or Jackson Lake Road;*
- *Inadequate infrastructure of surrounding retail, business, school, and entertainment dynamics to support such socio-economic up leveling with \$300,000 - \$350,000 homes and the already negative impacts on already burdened area schools that the proposed development density would present;*
- *The impact the proposed development will have on the already low performing and low graded schools in the area, and school crowding;*
- *The proposed development may negatively impact the area school capacity levels;*
- *the proximity of the development to environmentally sensitive locations such as the city land fill, Eastside WWTP, and the Martin Marietta Quarry;*
- *Lack of infrastructure desired by consumers in the socio-economic standings relative to homes in the \$300,000 - \$350,000 range;*
- *Inadequate infrastructure of the land to support intense development density;*
- *The negative impact of such things as heavy blasting and the effects it would have on delicate infrastructure, the aquafor system which current supports the community water supply, impacts to adjacent homes, foundations, footings, and septic systems;*
- *Impact of increased noise and air pollution;*
- *Runoff from the Randleman Lake Watershed;*
- *Increased flooding issues at the end of Moats Court;*
- *The property has a moderate to severe slope and is blanketed by a variety of wetland delineations (more than indicated on the maps presented);*
- *The wet saturated soil sits on shallow, dense bedrock;*
- *Discrepancies in the findings regarding the soil testing that was conducted by geo hydro engineers regarding seismic findings;*
- *Geo Technical engineers indicated that they hit bedrock only 15 feet down which typically means more rock lies beneath;*
- *Concerns about the impact that any blasting would have on property foundations, septic systems, and wells;*
- *Questioned who would be liable for such damages;*
- *Asked if the City of High Point would assume liability for the irrevocable conditions Leoterra will leave in the surrounding community once the development is complete and properties are sold;*
- *Asked if they could get assurances that they will be compensated for any damages to properties, wells or septic due to conditions created should this development proceed;*
- *Burden to the sewer system from the proposed development at a critical juncture in High Point city's sewer system and the close proximity to the treatment plant;*
- *Leak that was discovered by Davis Martin Powell in the newer line running in the property near I-74. City employees had a difficult time locating the leak despite GPS coordinates and specific location details;*

- *The leaked wastewater that was running out from underneath an aerial pipe coming out of the ground; Although the city did respond, the city took water samples, it was determined that the water was a new spring and they disagreed with this analysis;*
- *Questioned if the City Council wants to gamble with whether the addition of this densely proposed development would jeopardize the integrity and function of the city's sewer system;*
- *The development as proposed brings too many incongruent situations with the city's Land Use Plan, needing adjustment to align more closely with its goals and objectives;*
- *Need for a Traffic Impact Analysis with complete and accurate data and a more realistic analysis of applicable traffic impact for residents exiting near key intersections and blind curves with hazard identification, and a safety risk assessment of Cox Avenue;*
- *Any development of the properties proposed for rezoning lacks the appropriate land infrastructure to support such dense development, so the amendments are not warranted;*
- *The Cox Avenue community does not want to be left with incongruent zoning, once Leoterra discovers the severity of the land prep necessary for development;*
- *The community does not want to be left with empty homes because the retail market, socio-economic, and school infrastructure cannot support a \$300,000-\$350,000 housing market;*
- *Neither do they want to be left with empty houses that would decrease their property values;*
- *Questioned who would be responsible when intense blasting impacts their community's water supply, septic tanks, housing, footing, foundations, etc....;*
- *They do not want the development to be "rubber stamped" and stressed the importance of considering all evidence, data, and concerns before making a decision so that litigation does not become necessary.*

At the conclusion of Ms. Caudle's presentation, she distributed/shared some pictures with City Council of the stream and bedrock.

Mayor Wagner recognized the next speaker.

Debora Saunt, property owner at 1436, 1433, and 1435 Moats Court, addressed Council in opposition to the request. She expressed concerns regarding the following:

- *Immense flooding on their property that has been ongoing for years;*
- *How her sight-impaired, totally blind daughter will be able to utilize Cox Avenue with the improvements/growth, basically how her daughter is going to navigate four lanes of traffic.*

Ms. Saunt mentioned an incident that occurred on their property three years ago that involved them calling 911 due to a person trespassing and hunting on their property. She noted 911 was unsure of who to page to respond the call at that time and believes this will be even more of an issue with the development, the homes, and all the additional people. She questioned what this development will do to their community; noted this development does not replicate any part of their community or the size; questioned the density of the

development and putting 6 homes on a lot; and felt Cox Road would not be able to handle all the additional traffic that will increase over time.

Mayor Wagner asked if there was anyone else present who would like to speak.

Coleen Archer, property owner at 1327 and 1317 Cox Avenue, also addressed Council in opposition to the request. She stated she has heard Leoterra say several times that this new development would be comparable to what the community already has and felt that is absolutely not true. She noted that she has one house on three acres and the proposed development, if approved, would be equivalent to putting 18 houses on her property. She shared that she has owned this property four years, bought it to get out of the city, to get out of the hustle and bustle, to get more privacy and more space, and felt this development would basically turn it back into the city.

Mayor Wagner recognized anyone else wanting to speak.

Mike Ritch, property owner at 1509 Cox Court, inquired about the number of people this development would have once developed at maximum capacity. Mayor Wagner noted the developer could possibly answer the question.

Mayor Wagner asked if there was anyone else who would like to speak. Seeing no one, he provided Tom Terrell, the applicant's representative, an opportunity to respond to the concerns.

Mr. Terrell replied that many of the concerns raised are engineering issues, not land issues, and these are all addressed by the city's very competent staff. He stated to his knowledge, having been involved in all the conversations, they have never said "comparable," but have used the term "compatible." He pointed out that the City of High Point has determined that residential density in this range is compatible with other residential densities of similar ranges.

Mayor Wagner thanked Mr. Terrell and posed a question for the transportation staff. He asked staff if they were satisfied with the Traffic Impact Analysis received and if they had any questions as to the accuracy or any issues with the report.

Matt Carpenter, Traffic Operation Engineer with the High Point Transportation Department, replied that Engineering staff adequately responded to their questions; they have no issues with the data provided in the report; and they agree with the findings in the study.

Mayor Wagner asked if there were any additional questions.

Council Member Peters noted someone mentioned six houses per acre and asked how many houses they are planning with the development. Mr. Terrell replied that 420 is the maximum that can be done, but six units per acre is actually what they offered as a cap. He noted that at 5.5 units per acre, it is only one-half unit above what the current zoning is in the broader residential area. Mayor Wagner pointed out they could do five units per acre on the large portion of this property without a rezoning.

Council Member Peters felt the proposed price range per home of \$300,000-\$350,000 would be good socio-economically and asked staff if this could possibly help in getting a Harris Teeter or some of the better amenities to come to the S. Main Street area. Mr. Shannon responded and explained that rezoning requests are reviewed by staff based upon the policies that City Council asks them to evaluate a request in order to determine consistency with Land Use policies. He pointed out this would be getting into market studies that do take into account the number of roof tops, etc.... in making their evaluations.

Council Member Holmes asked Mr. Terrell if he or the applicant has thought about doing any of these types of studies to show the viability of future development around this type of housing. Mr. Terrell referred to Kye Bunker to address the viability issue.

Kye Bunker with Leoterra Development advised that Leoterra has built a few storage units; but they strictly do residential development; and noted they have not looked into any feasibility studies for Harris Teeters, etc.....

Mayor Wagner asked if there were any additional questions or anyone else who would like to comment. Hearing none, he declared the public hearing closed.

Mayor Wagner then moved to adopt a resolution approving Plan Amendment 21-05 to change the Land Use Plan classification for approximately 70 acres from the Restricted Industrial and Low-Density Residential classifications to the Moderate-Density Residential classification on the site located south of Cox Avenue and west of Jackson Lake Road. Council Member Jones made a second to the motion.

For further discussion, Council Member Jones stated that with or without a feasibility study, it is known that retail follows rooftops and he felt this is an area that would be improved by more amenities. For clarification, he advised that Council can only deny an application if it is going to be a detriment to the city or an area, based on certain factors with traffic being one of them; however, he did not see where traffic was established as a negative thing. He also noted that Council would not support a rezoning that would be detrimental to property values and added that from his real estate experience, homes in the price range of \$300,000-\$350,000 would actually increase property values. He advised that the city has to look at the highest and best use of the 55 square miles that Council governs and that is why he seconded the motion. He felt this would be a good development, and as far as the watershed issues are concerned, it would be up to the engineers to mitigate those.

Council Member Jefferson asked about the level of impact during construction and if there are any plans or considerations as to the time of day, location, or method, etc.... to try to alleviate some of the potential negative impact from the construction side of things. Mr. Terrell advised those considerations are always made and noted that Leoterra does have a very good track record and they do reach out, maintain contact with neighbors and listen to their concerns.

Council Member Holmes mentioned the infrastructure/sewage issues that were raised and asked if there is a report from staff on what the schedule for replacement of the sewer pipes would be. Derrick Boone, Assistant Director of Public Services, believed Ms. Caudle was referring to the Richland Creek Outfall and noted there are currently 16 aerial crossing under contract; however, the delay on the project has been due to not being able to procure

the materials, so the plan is to issue the Notice to Proceed to get all the materials in and begin construction of the project after the new year.

Council Member Holmes asked staff if there is a possibility that these issues can probably be solved. Mr. Boone advised the area that Ms. Caudle mentioned is different from the Richland Creek Outfall line. Regarding the area where the leak was discovered, the City was notified by the State about it; staff did check it out; it appeared to be clear; after running multiple analyses on it, staff felt it was groundwater; and noted if any additional areas are discovered, staff would like to be notified so it could be checked immediately.

Council Member Holmes asked if the leak has been taken care of. Mr. Boone replied in the affirmative and noted the leak was groundwater, and not sewage.

*Mayor Wagner asked if there were any additional questions/comments. Hearing none, he then called for a vote on the motion to approve **Plan Amendment 21-05**. The motion carried by the following 9-0 unanimous vote:*

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Resolution No. 2011/21-56
Resolution Book, Volume XXI, Page 56

*Following the vote on Plan Amendment 21-05, **Mayor Wagner then moved approval of Annexation 21-05. Council Member Jefferson made a second to the motion. The motion carried by the following 9-0 unanimous vote:***

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7752/21-69
Ordinance Book, Volume XXII, Page 69

*Following the vote on Plan Amendment 21-05 and Annexation 21-05, **Mayor Wagner then moved to adopt an ordinance approving Zoning Map Amendment 21-19 to rezone approximately 70 acres from the Conditional Use Employment Center (CU-EC) and Residential Single Family-5 (R-5) Districts within the City of High Point's Extraterritorial Jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District for the site located south of Cox Avenue and west of Triangle Lake Road, and adopted the following Consistency and Reasonable Statements associated with this action:***

"That Zoning Map Amendment 21-19 is consistent with the City's adopted policy guidance because, subject to approval of a Plan Amendment to establish a Moderate-Density Residential land use classification for this area, and based upon conditions offered by the applicant, the proposed CZ RM-16 District is supported by the goals and policies of the Community Growth Vision Statement and the Land Use Plan. Furthermore, the requested CU RM-16 District will support development similar to the surrounding area."

The motion carried by a 9-0 unanimous vote as follows:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7753/21-70**Ordinance Book, Volume XXII, Page 70**

Following the votes on these matters, Mayor Wagner thanked everyone for attending the meeting and expressing their opinions. He noted that many of the concerns mentioned tonight would be handled during the permitting process; that the city does have strong water/sewer, surface water run-off regulations; that typically when developments occur, runoff issues tend to get better as a result of the development; that the school system is the entity that generally makes decisions about placing children in schools where there is capacity; that the developer will have to go through a very extensive technical review with staff to make sure that transportation, water/sewer, public services, etc... all gets handled correctly according to the City's ordinances and State and Local regulations that are in place.

2021-471 Ordinance - Jay Patrick Short and Dawn M. Short - Annexation 21-05

A request by Jay Patrick Short and Dawn M. Short for a voluntary noncontiguous annexation of approximately 73.8 acres located along the north and south sides of Cox Avenue and west of Jackson Lake Road. The property is known as Guilford County Tax Parcels 161559 and 157930.

The joint public hearing for this matter and related matters 2021-469 Plan Amendment 21-05 and 2021-472 Zoning Map Amendment 21-19 was held on Monday, November 1, 2021 at 5:30 p.m. as duly advertised.

Note: For discussion and specific comments made at the public hearings for these related matters, please refer to 2021-469 Plan Amendment.

Following the vote on Plan Amendment 21-05, Mayor Wagner then moved approval of Annexation 21-05. Council Member Jefferson made a second to the motion. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7752/21-69**Ordinance Book, Volume XXII, Page 69**

2021-472 Ordinance - Leoterra Development, Inc. - Zoning Map Amendment 21-19

A request by Leoterra Development, Inc. to rezone approximately 70 acres from the Conditional Use Employment Center (CU-EC) and Residential Single Family - 5 (R-5) Districts, within the City of High Point's Extraterritorial Jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located south of Cox Avenue and west of Jackson Lake Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

The joint public hearing for this matter and related matters 2021-469 Plan Amendment 21-05 and 2021-471 Annexation 21-05 was held on Monday, November 1, 2021 at 5:30 p.m. as duly advertised.

Note: For discussion and specific comments made at the public hearings for these related matters, please refer to 2021-469 Plan Amendment.

Following the vote on Plan Amendment 21-05 and Annexation 21-05, Mayor Wagner then moved to adopt an ordinance approving Zoning Map Amendment 21-19 to rezone approximately 70 acres from the Conditional Use Employment Center (CU-EC) and Residential Single Family-5 (R-5) Districts within the City of High Point's Extraterritorial Jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District for the site located south of Cox Avenue and west of Triangle lake Road, and adopted the following Consistence and Reasonable Statements associated with this action:

"That Zoning Map Amendment 21-19 is consistent with the City's adopted policy guidance because, subject to approval of a Plan Amendment to establish a Moderate-Density Residential land use classification for this area, and based upon conditions offered by the applicant, the proposed CZ RM-16 District is supported by the goals and policies of the Community Growth Vision Statement and the Land Use Plan. Furthermore, the requested CU RM-16 District will support development similar to the surrounding area."

The motion carried by a 9-0 unanimous vote as follows:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7753/21-70

Ordinance Book, Volume XXII, Page 70

Note:

The representative for Shamrock Petey, LLC has requested postponement of his applications for this matter, 2021-473 Plan Amendment 21-06, and related matters 2021-474 Annexation 21-06, and 2021-475 Zoning Map Amendment 21-20 scheduled for the 11-1-2021 City Council meeting to the 11-15-2021 City Council meeting at 5:30 pm.

2021-473 Resolution - Shamrock Petey, LLC and City of High Point - Plan Amendment 21-06

A request by Shamrock Petey, LLC and the City of High Point to change the Land Use Plan classification for approximately 41 acres from the Office and Medium Density Residential classifications to the Community/Regional Commercial classification. The site is located at the southeast corner of W. Wendover Avenue and Penny Road.

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to continue the public hearing on this matter and related matters 2021-474 Annexation 21-06 and 2021-475 Zoning Map Amendment 21-20 to the November 15, 2021 City Council Meeting at 5:30 p.m. The motion to continue the public hearing carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-474 Ordinance - Maria T. Montoya-Couch et al. - Annexation 21-06

A request by Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK for a voluntary contiguous annexation of approximately 27.2 acres, located at the southeast corner of W. Wendover Avenue and Penny Road. The property is known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to continue the public hearing on this matter and related matters 2021-473 Plan Amendment 21-06 and 2021-75 Zoning Map Amendment 21-20 to the November 15, 2021 City Council Meeting at 5:30 p.m. The motion to continue the public hearing carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-475 Ordinance - Shamrock Petey, LLC - Zoning Map Amendment 21-20

A request by Shamrock Petey, LLC to rezone approximately 25.5 acres from the Agricultural (AG) District, Residential Single Family - 40 (RS-40) District and General Office-Moderate Intensity (GO-M) District all within Guilford County's zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to continue the public hearing on this matter and related matters 2021-474 Annexation 21-06 and 2021-474 Annexation 21-06 to the November 15, 2021 City Council Meeting at 5:30 p.m. The motion to continue the public hearing carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

GENERAL BUSINESS AGENDA**2021-480 Appointment of Trustee - Environmental Remedial Trust - Seaboard Chemical Corporation/Riverdale Drive Landfill**

City Council is requested to accept the resignation of Terry Houk as City Trustee and appoint Robby Stone, Deputy Director of Public Services as City Trustee of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remedial Action Trust Fund Agreement.

JoAnne Carlyle advised that previously the City appointed Terry Houk, Director of Public Services as City Trustee of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remediation Trust Fund Agreement ("Seaboard Trust") and due to Mr. Houk's upcoming retirement from the City, Council is requested to accept the resignation of Mr. Houk as City Trustee and appoint Robby Stone, Deputy Director of Public Services as the City Trustee of the Seaboard Trust.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, to accept the resignation of Terry Houk as the City Trustee and appoint Robby Stone, Deputy Director of Public Services as City Trustee of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remedial Action Trust Fund Agreement. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-476 Revisions to the Ordinance Establishing Dates & Times for Official Sessions of the High Point City Council

City Council is requested to revise the 2022 Meeting Schedule and adopt a Revised Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council reflecting:

- Cancellation of the Monday, January 3, 2022 Council Meeting and rescheduling to Tuesday, January 4th, Cancellation of the Monday, January 17th Council Meeting due to the MLK holiday, and rescheduling to Tuesday, January 18th
- Cancellation of the Monday, April 4th Council Meeting due to the High Point Furniture Market
- Cancellation of the Monday, July 4th City Council Meeting due to the July 4th holiday
- Cancellation of the Monday, September 5th Council Meeting due to the Labor Day holiday

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to adopt the revisions to the Ordinance Establishing Dates & Times for Official Sessions of the High Point City Council.

For further discussion, Council Member Jefferson mentioned some past discussions regarding declaring Juneteenth as a City holiday. He stressed the importance of the observance of Juneteenth as a holiday; mentioned that it is already a Federal holiday; and asked how it could be declared a holiday in the City of High Point. He noted that although Juneteenth is generally observed on June 19th, because it falls on a Sunday in 2022, it will be observed on Monday, June 20th. He brought the potential conflict with the June 20, 2022 City Council Meeting to Council's attention.

Mayor Wagner agreed it is something that could be looked at and further discussed but reminded Council that it is budget season and he felt a second meeting in June would be needed because of the urgency of possibly needing to have the meeting to pass the budget.

City Manager Tasha Logan Ford agreed that staff could certainly go back and look at the schedule with the recognized observance of Juneteenth being June 20th; how it might affect the Meeting Schedule; benchmark to see what surrounding cities are doing regarding the holiday; and bring it back to Council for discussion at the first Council Meeting in December.

There being no further discussion, the motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7759/21-76

Ordinance Book, Volume XXII, Page 76

2021-477 Reappointment - Willie Davis - Human Relations Commission

Council is requested to confirm the appointment of Willie Davis to the Human Relations Commission as Mayor Wagner's At Large appointee. Appointment to be effective immediately and will expire on 11/1/2023.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to approve the reappointment of Willie Davis to the Human Relations Commission; appointment to be effective immediately and will expire November 1, 2023. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-484 Reappointments - High Point Housing Authority Board - (Boger and Bunting)

Council is requested to confirm the reappointments of Meredith Boger and Charity Bunting to the High Point Housing Authority Board. Reappointments to be effective December 22, 2021 and will expire December 22, 2026.

Mayor Wagner moved to suspend the rules to add these reappointments to the agenda for consideration. Council Member Jefferson made a second to the motion to suspend the rules which carried by the following 9-0 unanimous vote:

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to approve the reappointments of Meredith Boger and Charity Bunting to the High Point Housing Authority Board; reappointments will be effective December 22, 2021 and will expire December 22, 2026. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-491 Amended Resolution- Reimbursement Agreement with Shamrock Petey, LLC

Consideration of an Amendment to the Resolution to Authorize a Reimbursement Agreement with Shamrock Petey, LLC in an amount not to exceed \$2,500,000.00 that was adopted by the City Council on August 2, 2021. The amended Resolution reflects a not to exceed amount of \$4,500,000.00. Shamrock Petey, LLC will design and construct municipal infrastructure that is included in the City's Capital Improvement Plan on a multi-parcel near the intersection of Penny Road and West Wendover Avenue Corridor.

Mayor Wagner moved to suspend the rules to add this matter to the agenda for consideration. Council Member Jefferson made a second to the motion to suspend the rules which carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

A motion was then made by Mayor Wagner, seconded by Council Member Holmes, to adopt an amended resolution to Authorize a Reimbursement Agreement with Shamrock

Petey, LLC in an amount not to exceed \$4,500,000.00; Shamrock Petey LLC will design and construct municipal infrastructure that is included in the City's Capital Improvement Plan on a multi-parcel near the intersection of Penny Road and West Wendover Avenue Corridor. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2013/21-58
Resolution Book, Volume XXI, Page 58**

2021-478 Minutes To Be Approved

September 30, 2021 Finance Committee @ 4:00 p.m.

October 4, 2021 Manager's Briefing @ 3:30 .m.

October 4, 2021 Regular Meeting of City Council @ 5:30 p.m.

A motion was made by Council Member Jones, seconded by Council Member Williams, that the preceding minutes be approved as submitted. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Veteran's Day

Council Member Jefferson reminded everyone that Veteran's Day would be observed soon and thanked all veterans for their service to our country.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:44 p.m. upon motion duly made by Council Member Jones and second by Council Member Peters.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

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 21-24 (ZA-21-24)** 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 Light Industrial (CZ-LI) District**. The property is approximately 12 acres and located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcels 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

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 Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.** Development shall be subject to the District Standards of the Employment Center (EC) District (Section 3.4.10.G) of the Development Ordinance.

- B. Avigation Easement: Prior to June 1, 2022, the property owner shall grant an Avigation Easement to the Piedmont Triad International Airport (PTIA) that covers the entire property.
- C. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to additional subdivision or any new development.
- D. Transportation Conditions.
 - 1. Right-of-way Dedication (shall apply to Guilford County Tax Parcels 169805 and 169806): As a part of development permit approval for any new land development the property owner shall dedicate (42) feet of right-of-way, as measured from the existing centerline of National Service Road, along the entire National Service Road frontage of these tax parcels.
 - 2. Access: The zoning site shall be restricted to two point of vehicular access.
 - a) Access Point #1 (existing access drive): This access point consists of the existing access drive serving the current developed western half of the site.
 - b) Access Point #2 (potential future access drive): This access point shall align with the existing access drive lying along the opposite side of National Service Road serving property at 7929 National Service Road. (western most access point service 7929 National Service Road).
 - 3. 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

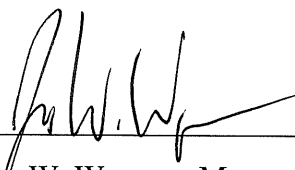
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

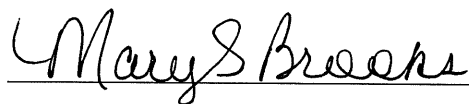
Adopted by the City Council
City of High Point, North Carolina
The 15th day of November, 2021

By: _____


Jay W. Wagner, Mayor

ATTEST:





Mary S. Brooks, Deputy City Clerk



FINANCE COMMITTEE
Chaired by Mayor Pro Tem Britt Moore
Members: Moore, Holmes, Jones, and Peters
October 28, 2021 – 4:00 p.m.

CALL TO ORDER

Chairman Moore called the meeting to order at 4:00 p.m.; and extended Committee Holmes, who was absent, a Happy Wedding Anniversary.

Following roll call by Chairman Moore, the following Committee Members were **Present (3):**

Chairman Britt W. Moore
Committee Member Monica Peters
Committee Member Victor Jones
Committee Member Michael Holmes

Absent (1) Committee Member Victor Jones

Staff Members Present:

Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Assistant City Manager; Stephen Hawryluk, Budget & Performance Manager; Bobby Fitzjohn, Financial Services Director; Derrick Boone, Public Services Assistant Director; Kim Thore, Right-of-Way Coordinator; Mark McDonald, Director of Transportation; Bobby Fitzjohn, Director of Financial Services; Steve Lingerfelt, IT Services Director; Kevin Rogers, Fleet Services Director; Mary S. Brooks, Deputy City Clerk; and Lisa B. Vierling, City Clerk

PRESENTATION OF ITEMS

2021-449 Contract - Breece Enterprises Inc. - Storm Water Maintenance

City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$422,675.00 for personnel, equipment and materials to supplement the Storm Water Services Division in maintenance of existing storm water utilities and completing storm water

improvement projects and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Trevor Spencer, Director of Engineering Services, advised that Engineering Services recommends approval of this contract. He spoke to staffing shortages coupled with increasing maintenance workload having resulted in the need for this contract. The contract will focus mainly on assessing or addressing ongoing Stormwater Services Division maintenance items and completing ongoing projects. Only one bid was received at the bid opening and that was from Breece Enterprises in the amount of \$422,675.00. Mr. Spencer noted the contractor does have availability upon notice to proceed with an anticipate project completion date of June 30, 2022.

Chairman Moore asked if there were any questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-450 Contract - JSmith Civil, LLC - Montlieu Avenue Roadway & Utility Improvements - High Point University (HPU) MOU

City Council is requested to award a contract to JSmith Civil, LLC in the amount of \$7,416,040.00 for streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. including installation of an underground electric ductbank, and replacement of water and sewer utilities and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Trevor Spencer, Director of Engineering Services, advised that Engineering Services is seeking approval of a contract for the Montlieu Avenue roadway utility improvements to JSmith Civil, LLC in the amount of \$7,416,040.00. The project will focus on streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Avenue from N. Main Street to N. Centennial Street, including installation of an underground electric ductbank, and replacement of water and sewer utilities.

Bids for the project were solicited and opened on April 14, 2021 with two qualified bids received. Of the two bids, JSmith Civil LLC was determined to be the low bidder at \$7.4 million. It is anticipated that the project will be completed in 210 calendar days and the contractor is available upon notice to proceed. Mr. Spencer explained that pending Council approval, the City of High Point and High Point University will enter into a Memorandum of Understanding which will outline funding responsibility of the construction contract to be shared by both parties at 50% each; an additional \$1.5 million is estimated for electric utility materials and installation which will be installed by the city's electric department after

project is complete. He pointed out that the work to be performed by the department is not included in the contract cost or the original contract.

The Capital Project Ordinance Amendment for this project appropriates High Point University's contribution and provides funding information and details. Funding for the water/sewer/electric items for this project will be covered by existing capital appropriations in the FY 2023 Capital Improvement Program, if necessary.

Committee Member Holmes asked if the city has any history with JSmith on projects. Mr. Spencer replied that we do not but noted they seem to have a pretty impressive resume throughout the south and southeast and they did a sewer project Winston Salem. He advised that the contractor is confident that they can deliver the contract within the 7-month timeframe and staff is looking at an early February construction start time.

Committee Member Holmes inquired as to if the \$1.5 million that is not included in the \$7.4 million total amount for the project and if it would also be split between High Point University and the city. Mr. Spencer believed the \$1.5 million is currently appropriated for the city to cover that cost and that High Point University's contribution would only cover the original contract cost.

Chairman Moore mentioned the discussion/comments/editorials that have been printed in the newspaper regarding this project and expressed appreciation for staff and High Point University working together to get through the issues in working it into an arrangement to fit into the city's finances and continue with the improvements in the downtown area.

Chairman Moore asked if there were any additional questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-451 Capital Project Ordinance - Montlieu Avenue Roadway and Utility Improvements Project

City Council is requested to adopt an ordinance to appropriate \$3,708,020 for the Montlieu Avenue Roadway and Utility Improvements project.

Stephen Hawryluk, Budget & Performance Manager, advised this is a Capital Project Ordinance appropriating \$3,708,020.00 for the Montlieu Avenue roadway and utility improvements project and noted this reflects High Point University's contribution to the project. He explained that the total budget for the project is approximately \$9,777,644.00 and the construction contract for the project is slightly over \$7.4 million. He reiterated that additional budgeted funds would be needed for electric materials and installation of an underground electric duct bank, replacement of water and sewer utilities, fiber connections

in the area, and contingency. The project will be funded through water/sewer capital funds, electric capital funds, as well as the contribution from High Point University. The proposed amendment appropriates just the High Point University contribution. Funds for the water/sewer/electric will be covered through existing capital appropriations or handled in next year's Capital Improvement Program. Staff recommends approval.

Chairman Moore asked if there were any questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-452 Contract - Piedmont Truck Center - Altec Bucket Truck - NC State Contract 070A

City Council is requested to award a contract to Piedmont Truck Center in the amount of \$129,115.80 using NC State Contract 070A, for the purchase of one (1) 2022 Ford F550 truck with an Altec AT40G 40' bucket for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Kevin Rogers, Director of Fleet Services, advised that the Electric Department is currently using a 2012 Ford F550 with a Terex body that has over 102,000 miles and very high usage of the bucket assembly usage. The new truck being proposed is a 2022 Ford F550 with Altec AT40G 40' bucket has been demonstrated and will meet their needs. The price for the new truck is \$129,115.80 and includes the truck, training, and delivery. Mr. Rogers noted that the previous unit sold for \$31,263.00 at the online auction sale. The estimated delivery for the new vehicle is 360+ days; budgeted funds are available in the FY 2021-2022 budget; and Fleet Services recommends approval of the purchase of this vehicle from the Piedmont Truck Center under NC State Contract 070A. Staff's recommendation also includes declaring the old truck as surplus equipment to be disposed of through the online auction process.

Chairman Moore inquired about the delivery time for previous trucks that have been purchased and Mr. Rogers indicated that it was about 10 months.

Committee Member Holmes asked if the general life expectancy for a vehicle of this type is about 102,000 or if this is the life expectancy plus the bucket assembly; Mr. Rogers replied it is due to the bucket assembly.

Committee Member Holmes asked if staff anticipates getting close to the same return on the sale of this vehicle/equipment as with the previous sale of the prior vehicle. Mr. Rogers felt it would probably be more with the current market.

Chairman Moore asked if there were any additional questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-453 Contract - Terex Utilities Inc. - Freightliner Terex Commander 5048 Digger Truck - Sourcewell Contract# 12418TER

City Council is requested to award a contract to Terex Utilities Inc. in the amount of \$349,563.00 using Sourcewell Contract# 12418TER for the purchase of one (1) Freightliner truck with Terex Commander 5048 Digger Derrick for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Kevin Rogers, Director of Fleet Services, advised that the Electric Department is currently using a 2010 Ford F750 with an Adkins truck body and noted the new Freightliner truck with a Terex Commander 5048 Digger Derrick is similar to the ones currently used and will meet their needs. The price of \$349,563.00 is for the truck, training, and delivery; the previous truck sold on GovDeals for \$25,016.00; estimated delivery of the new vehicle is 360+ days; funds are available in the FY 2021-2022 budget. Staff recommends approval of the purchase of this vehicle from Terex Utilities Inc. and recommends declaring the old truck as surplus to be disposed of through the online auction process.

Chairman Moore asked Mr. Rogers to explain how the \$349,563.00 will be paid. Mr. Rogers replied that it is paid upon delivery and noted that the money received from the sale of the surplus truck on GovDeals would go back into the General Fund.

Committee Member Holmes inquired about the warranty. Mr. Rogers advised the warranty includes two years unlimited mileage on the engine/transmission with a one-year warranty on the truck body.

Chairman Moore asked if there were any additional questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-454 Resolution - Contract - Everbridge Emergency Notification System - City of High Point-City of Greensboro-Guilford County - Interlocal Agreement

City Council is requested to adopt a resolution approving a Memorandum of Agreement with City of Greensboro and Guilford County to renew the three-year agreement in the amount of \$40,834 for the Emergency Notification System and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Steve Lingerfelt, IT Services Director, advised that staff is requesting the adoption of a resolution approving a Memorandum of Agreement with the City of Greensboro and Guilford County to pay one-third of the cost. This is a 3-year contract with the city's cost being \$40,834.00 a year.

Chairman Moore asked if there were any comments/questions.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-455 Contract Renewal - Microsoft Enterprise Agreement

City Council is requested to approve the renewal of a three-year contract in the amount of \$577,331.23 annually for the three year Microsoft Enterprise Agreement which includes the Office 365 component to efficiently provide email archival storage and take advantage of cloud based services and that the appropriate City official be authorized to execute all necessary documents.

Steve Lingerfelt, IT Services Director, advised staff is recommending approval of the renewal of the city's Microsoft Enterprise agreement. This will be a 3-year contract and includes the Office 365 component to efficiently provide email archival storage and cloud-based services. He noted the cost per year would be \$577,331.23 for three years and felt it was astounding that the cost had not increased by \$7,000 over the last three years.

Chairman Moore inquired about competition from other companies. Mr. Lingerfelt advised that some companies such as Google compete with Microsoft but pointed out they do not have all the same products that the city uses with Microsoft such as Excel, Word, Office, Outlook email, etc.....

Chairman Moore entertained any questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-456 Sole Source Contract - Penn Valley Pump, Co. Inc. - Eastside Wastewater Treatment Plant (WWTP) Primary Sludge Double Disc Pump

City Council is requested to award a Sole Source contract to Penn Valley Pump Co. Inc. in the amount of \$33,840.00 for the purchase of an additional 6-inch Penn Valley Double Disc Pump for the Eastside Wastewater Treatment Plant (WWTP).

Derrick Boone, Assistant Director of Public Services, advised there were originally five Peristaltic primary sludge pumps at the Eastside Wastewater Treatment Plant; the pumps have been costly to maintain; staff has had difficulty handling the solids load coming into the plant. After researching the various types of pumps, staff determined that the Double Disc pump would be the type of pump for the primaries and noted these pumps require minimal maintenance and can pump greater than 5% solids. Mr. Boone reported that staff budgets replacement of one of the five Peristaltic pumps each year with Penn Valley for the Double Disc pump and since 2019, three pumps have been replaced. Staff is now requesting approval for the replacement of the fourth pump through a sole source contract with Penn Valley.

Chairman Moore inquired about the life expectancy for the pumps. Mr. Boone replied the goal is to get at least 20 years out of the pumps.

Committee Member Holmes asked if this would improve the capacity and Mr. Boone explained that it would not increase capacity but would keep up with what's coming into the plant.

Chairman Moore entertained any additional questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-457 Contract - Oltrin Solutions-Trinity Mfg - Sodium Hypochlorite - Wastewater Treatment

City Council is requested to award a contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$218,080.00 for the purchase of Sodium Hypochlorite supply for Ward Water Treatment Plant (WTP), Eastside Wastewater Treatment Plant (WWTP) and Westside Wastewater Treatment Plant (WWTP).

Derrick Boone, Assistant Public Services Director, explained that Hypochlorite is used for disinfection of the city's drinking water at the Water Plant and also used for odor control at the Wastewater Treatment Plant. He reported that bids were received on October 12, 2021

and Oltrin Solutions Trinity Manufacturing was the low bidder at .94 per gallon. Mr. Boone further explained that due to the volatility of current chemical prices, staff decided to terminate the existing contract with the previous vendor due to ongoing price increases. He explained the contract was originally awarded in 2019 at .73 per gallon; staff received a Force Majeure letter from the vendor on May 4, 2021 increasing the price to .82 per gallon, another price increased in August to \$1.01 a gallon. He pointed out that terminating the contract and going out for additional bids has proved to be beneficial to the city as it dropped the price by 7.5 cents per gallon.

Committee Member Holmes asked if this would be an annual contract. Mr. Boone replied that previously it had been three-year contract; however, staff decided to go with a one-year contract because of the current volatility of the market/pricing.

Committee Member Holmes then asked if the main driver has been supply chain issues. Mr. Boone replied in the affirmative and increased pricing on raw materials as well.

Chairman Moore entertained any questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-458 Contract - Stantec Consulting Services Inc. - Westside Wastewater Treatment Plant Centrifuge Design

City Council is requested to award a contract to Stantec Consulting Services Inc. in the amount of \$286,200.00 for professional engineering services for the final design of the Westside WWTP Sludge Dewatering System Improvements.

Derrick Boone, Assistant Public Services Director, advised that staff is recommending approval of the contract in the amount of \$286,200.00 for professional engineering services for the final design of the Westside Wastewater Treatment Plant Sludge Dewatering System Improvements. He spoke to the current sludge dewatering equipment dating back to the 1990s; ongoing maintenance problems with the equipment; and the fact that the equipment is nearing the end of its useful life. He noted the equipment includes a centrifuge, polymer feed system, sludge conveyor, truck loading system and an undersized odor control system. Mr. Boone pointed out that Stantec has been involved with the preliminary engineering report for upgrades and they have also assisted in the procurement process.

He noted the equipment put out to bid included the centrifuge, the polymer feed system, and an incline screw conveyor. Four bids were received that will, hopefully, come to the Finance Committee at its next meeting. the next step will be for Stantec to design the improvements around the footprint of the centrifuge that is currently being bid and for Stantec to do the

final design, bidding, and construction administration/observation for the sludge dewatering and improvements. The estimated price for these upgrades is about \$2.8 million.

Chairman Moore inquired about the timetable for the project. Mr. Boone explained that a lot of the time is going to be for the building of the equipment which will be a 300-day contract. Staff anticipates construction to begin possibly in late summer of 2022.

Chairman Moore entertained any questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-459 Resolution - Triangle Lake Road - Street Abandonments - NCDOT

City Council is requested to adopt a resolution acknowledging the City's acceptance of maintenance responsibilities for the listed road segments to be abandoned by the North Carolina Department of Transportation (NCDOT), effective July 1, 2023.

Mark McDonald, Director of Transportation, advised this is the first of three agenda items associated with the Triangle Lake Road project. The first item, a resolution supporting NCDOT's abandonment of the Triangle Lake Road corridor, a short portion of Baker Road that intersections with Triangle Lake Road, and two other short street segments in the area that are currently on the State Highway System. Mr. McDonald reminded the Committee that Triangle Lake Road has been in need of improvements for quite some time and the city has been unsuccessful in obtaining State funding for the project; City of High Point bond funding was approved by the voters in 2019 for the project, and earlier this year updates to the conceptual plan and environmental screening documents were completed.

Mr. McDonald advised that staff is now ready to move forward with the preparation of construction plant, and staff believes that removing Triangle Lake Road and a short piece of Baker Road out to US 29 from the State Highway System will eliminate plan review time by NCDOT and further reduce project expenses associated with meeting NCDOT's construction standards. He reported that NCDOT, Division 7, has been agreeable to this and has committed to work with the city to assume maintenance responsibility for two other short State-maintained streets in the immediate area of the Triangle Lake corridor. He noted that all of these lie entirely within the city limits and upon the proposed assumption in July 2023, the city will be eligible for an additional \$16,000.00 annually in Powell Bill funds for maintenance. Mr. McDonald noted that upon approval of this resolution by City Council, it will then be forwarded to the NCDOT Board of Transportation for their consideration.

Committee Member Holmes asked staff to explain the concept of "street abandonment." Mr. McDonald explained that basically it means that these streets and/or portions are now on the State's System and the State owns and maintains it; however, when these are abandoned, they become part of the city street network and the city will maintain them.

Committee Member Holmes questioned how this decision is made. Mr. McDonald explained that it does not happen often, and noted it is almost always a cooperative decision between the two parties, NCDOT and the city. He noted it has been quite some time since the city has assumed responsibility of a State maintained street.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-460 Contract - Kimley-Horn & Associates, Inc. (KHA) - Triangle Lake Road Improvements Phase 2

City Council is requested to award a contract in the amount of \$1,498,298.77 for professional engineering and design services related to proposed roadway and utility improvements on Triangle Lake Road, from True Lane to M.L. King, Jr. Drive.

Mark McDonald, Director of Transportation, reiterated that Phase I of the Triangle Lake Road improvements project is in the process of being completed. The consultant for the project, Kimley-Horn & Associates presented their concept findings to the City Council in May and staff is now ready to proceed with Phase II. Staff recommends awarding a professional services contract to Kimley-Horn for surveying, geo technical testing, roadway, traffic, hydraulics, structural and wet utility elements, permitting for environmental protection and mitigation, additional public involvement as may be needed, right-of-way plans and preparation of bid docs associated with the project.

The total lump sum for these services is \$1,498,298.77. Mr. McDonald reported that it will take about 24-30 months to complete these efforts with construction anticipated in FY 2025. He also pointed out that Kimley-Horn is one of the city's approved on-call transportation engineering consultants and they have been involved in the planning efforts for the Triangle Lake Road improvement project since 2009.

Chairman Moore entertained any questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-461 Capital Project Ordinance - Triangle Lake Road Improvements Phase 2

City Council is requested to approve a capital project ordinance to appropriate \$12,000,000 in 2019 voter approved general obligation bond funds for the Triangle Lake Road Improvements project.

Stephen Hawryluk, Budget & Performance Manager, advised this is a Capital Project Ordinance appropriating \$12,000,000.00 in 2019 voter approved General Obligation Bond funds for the Triangle Lake Road Improvements project. The total estimated project cost is \$15,848,000.00; this will be a split between \$12,000,000.00 in voter approved General Obligation Bonds and also contributions from water/sewer/electric capital funds; the proposed amendment appropriates only the General Obligation funds portion; Debt Service payments will be paid out of the city's General Debt Service Fund; the funds for the water/sewer/electric capital will be covered through existing appropriations or covered in future capital improvement allocations. Staff recommends approval.

Chairman Moore asked if there were any questions/comments for staff regarding this matter.

Committee Member Peters inquired about the number of projects that were on the ballot for the General Obligation Bonds and the timeliness for the projects. Mr. McDonald replied there are three projects included in these General Obligation Bonds: Triangle Lake Road, Burton Road, and Washington Street. He then shared the following timelines for these projects:

Washington Street: *Design services are nearing completion and staff estimates advertisement for bids for this project to go out in February with construction in the late spring, early summer timeframe.*

Burton Road: *Fall of 2022.*

Triangle Lake Road: *Currently in Design Phase, staff estimates some time in FY 2025.*

Chairman Moore entertained any additional questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-462 Budget Ordinance - High Point Public Library - State Library of NC Adapts Grant

City Council is requested to approve a budget ordinance to appropriate \$99,996.00 for the State Library of North Carolina Adapts grant for the High Point Public Library.

Stephen Hawryluk, Budget & Performance Manager, advised this budget ordinance appropriates \$99,996.00 for the State Library of North Carolina Adapts Grant awarded to the High Point Public Library. He spoke to this grant providing libraries with resources to help their communities address the digital divide that has exponentially affected high-need communities; the grant funds will be used to purchase a van and equip it with a router that can broadcast WiFi to almost 200 users simultaneously; it will also assist Library staff going out in the community to help create email accounts, fill out job applications, create resumes/cover letters, assist in applying for government and other types of assistance. Mr. Hawryluk noted this grant is 100% covered by Federal funds, that no local match is required, and staff recommends approval.

Chairman Moore pointed out that the City of High Point is one of the few cities that owns and operates their own Library in the State and spoke to how nice the High Point Library is.

As a side note, Committee Member Peters reminded everyone that this Saturday would be the last Farmer's Market at the Library for the season, that a book sale would be taking place as well and encouraged everyone to go.

Chairman Moore asked if there were any additional comments/questions.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-463 Resolution - Condemnation - 1928 Greenstone Place - Foxwoode Meadows Stormwater Alternate Access Project

City Council is requested to adopt a resolution authorizing the City Attorney to give a 30-day Notice of Condemnation to the property owner of 1928 Greenstone Place property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$190,000 to the Clerk of Superior Court as just compensation to the property owner.

Kim Thore, Right-of-Way Coordinator, advised that this is consideration for the adoption of a resolution authorizing the condemnation to acquire the property at 1928 Greenstone Place in connection with the Foxwoode Meadows stormwater alternate access project. She explained that once Council adopts the resolution, it would trigger the required 30-day notice to the affected property owner and any other persons or entities that have an interest,

and at the end of the 30-day notice period, the city will file the condemnation and deposit just compensation in the amount of \$190,000.00 for the property.

Chairman Moore entertained any comments/questions.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

2021-479 Resolution - Housing Authority of High Point Multifamily Housing Revenue Bonds for Daniel Brooks Phase I

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

Randy McCaslin, Deputy City Manager, advised that the city has received a request from the High Point Housing Authority for consideration of adoption of the Resolution for the Multifamily Housing Revenue Bonds for Daniel Brooks Phase I. He noted the same resolution was previously adopted by the City Council on November 2, 2020; however, per IRS regulations, the resolutions expire after one year. He explained that the Housing authority anticipates closing on these bonds in the next week or two, so they are requesting that the resolution be re-adopted for the \$11,000,000.00 Multifamily Housing Revenue Bonds for Daniel Brooks, Phase I. As with the previously adopted resolution, Mr. McCaslin emphasized that this, in no way, obligates the City of High Point or the taxpayers.

Chairman Moore asked if there were any questions/comments.

Hearing none, Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 1, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Holmes, and Committee Member Peters

Absent (1): Committee Member Jones

ADJOURNMENT

There being no further business to come before the Finance Committee, Chairman Moore asked if there were any objections to adjourning the meeting. Hearing none, he declared the meeting adjourned at 4:36 p.m.

Respectfully Submitted,

Britt W. Moore, Chairman

Attest:

Lisa B. Vierling, MMC
City Clerk

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 2018 / 21-63

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 15th DAY OF NOVEMBER, 2021, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 21-02

To abandon the eastern 365 feet of the Barbee Avenue right-of-way, between 908 to 920 Barbee Avenue. A 50-foot wide improved right-of-way lying between Guilford County Tax Parcels 190710, 190711, 190712, 190713, and 1900041.

Abutting Property Owners

High Point University:—Guilford County Tax Parcels 190710, 190711, 190712, and 1900041 (908, 914, 916 & 920 Barbee Avenue; and 612 N. Centennial Street).

Lily Pad Investors, LLC:—Guilford County Tax Parcel 190713 (912 Barbee Avenue)

WHEREAS, High Point University and Lily Pad Investors, LLC has petitioned the City Council of the City of High Point to permanently abandon (close) the eastern 365 feet of the Barbee Avenue right-of-way, between 908 to 920 Barbee Avenue. This is an improved right-of way that runs in a general east-west direction between Guilford County Tax Parcels 190710, 190711, 190712, 190713, and 1900041, and more specifically described as follows:

Beginning at a point in the southern right-of-way of Barbee Avenue, the northwest corner of Lot No. 2 of a plat entitled "Map of Section Two of the M. J. Wrenn Property" as recorded in Plat Book 13 Page 76 of the Guilford

County Register of Deeds, said point being in the western terminus of the Barbee Avenue right-of-way as described in Street Abandonment Case 18-01, Resolution 1808/18-70, approved by the City of High Point Council and as recorded in Deed Book 8112 Page 234 of the Guilford County Register of Deeds; thence in an westerly direction along the northern property lines of Lot Nos. 3, 4, 5 and 6 of the aforementioned plat, the same being the southern limits of the 50 foot public right-of-way of Barbee Avenue; thence continuing in a westerly direction along the southern right-of-way of Barbee Avenue, with the northern lines of properties described in Deed Book 8164 Page 2525 and Deed Book 8184 Page 3047 of the Guilford County Register of deeds to a point, the northeast corner of property described in Deed Book 3564 Page 713 of the Guilford County Register of Deeds, said point also being in the southern limits of the public right-of-way of Barbee Avenue as indicated on a Plat entitled "Map of Geo F. Wilson Property" as recorded in Plat Book 7 Page 108 of the Guilford County Register of Deeds; thence in a northerly direction crossing the Barbee Avenue right-of-way approximately 50 feet to a point in the northern limits of the public right-of-way of Barbee Avenue; Thence in an easterly direction along the northern right-of-way of Barbee Avenue as indicated in a Recombination Plat entitled "Exclusion Map for High Point University – Health Science Area" and as recorded in Plat Book 192 Pages 94 and 95 of the Guilford County Register of Deeds to a point in the northern right-of-way of Barbee Avenue, said point being in the western terminus of the Barbee Avenue right-of-way; thence crossing Barbee Avenue in a southern direction along its western terminus approximately 50 feet to the place and point of beginning.

- WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 20th day of September, 2021, at 5:30 p.m. setting the 15th day of November, 2021 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and
- WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning October 21 & 28, 2021 and November 4 & 11, 2021; and,
- WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described unimproved right-of-way; and
- WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for

ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That all of the eastern 365 feet of the Barbee Avenue right-of-way (a 50 foot wide right-of-way). This right-of-way is depicted on two recorded maps. First, on a map recorded in June 1926 entitled "Map of Geo. F. Wilson Property – High Point, N.C." in Plat Book 7 Page 108 and secondly on a map recorded in July 1944 entitled "Map of Section Two of the M. J. Wrenn Property - High Point N.C." Plat Book 13 Page 76. The right-of-way to be closed (abandoned) is described above and is to be closed pursuant to North Carolina G.S. 160A-299;
2. A 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing the Barbee Avenue right-of-way;
3. A 20-foot wide sanitary sewer easement centered over all existing sewer lines within and crossing the Barbee Avenue right-of-way;
4. A 20-foot wide water easement centered over all existing water lines within and crossing the Barbee Avenue right-of-way;
5. A 30-foot wide Piedmont Natural Gas easement offset over all existing gas lines within and crossing the Barbee Avenue right-of-way. This easement shall extend 10 feet south of existing gas lines and 20 feet north of existing gas lines.
6. A 30-foot wide electric utility easement, which includes electric lines, City fiber optic lines, cable TV lines and some NorthState Communication lines, centered over all existing electric lines and existing poles within and crossing the Barbee Avenue right-of-way; and
7. A 15-foot wide NorthState Communications easement shall be retained for NorthState Communication utility lines and poles that are separate from City electric lines and poles. This easement shall be centered over these separate NorthState Communication utility lines and poles that are within and crossing the Barbee Avenue right-of-way.
8. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 15th day of November, 2021

Mary S. Brooks, Deputy City Clerk

11/15/21

Opposition to rezoning request ZA-21-18 for Skeet Club Rd & Johnson St Presentation to HP City Council November 15, 2021



Oppose Skeet Club Rezoning in High Point, NC

847 signers. Add your name now! →

Julianne Shamburg 14 Comments



Petition to oppose the commercial development at the intersection of Skeet Club Road and Johnson St. in High Point, NC.

We the undersigned are opposed to the commercial development proposed at the intersection of Skeet Club Road and Johnson Street, Highpoint, NC for the following reasons.

[Sign in](#) or [join](#)

SIGN THIS PETITION

847 signers. Almost there! Add your voice!

85%

Emily Fields signed recently

Nya McGregor signed recently

Name*

Email*

Please enter your zip code*

Please Enter Your Street Address

Please Enter Your Street Address*

973 signatures (847 on-line + 126 paper petition signatures)

Data cleansed to correct zip codes, count households and remove duplicate signatures

Oak Hollow Mall

Unoccupied Since 2017

Various retailers closed
between 2005 - 2015



The Palladium

- Amoroso's (closed 2021)
- Earth Fare (closed 2020)
- Coast seafood restaurant
(closed 2020)
- Others for lease





Oak Hollow Square

5 vacancies dating back to 2014

Kerr Drugs
Stein-mart (closed 2020)
3 smaller vacancies



Big Lot's Retail Center (across from Oak Hollow Square)

- This is a prime example of a retail center in a severe state of neglect
- Rodent concerns
- Watershed concerns
- Safety concerns



Developer's Vision: **Incongruous**
Mendenhall-Blair House, Restaurant drive-up / walk-up window,
High Point Grocery Store



Thank you for caring !

Opposition to rezoning request ZA-21-18 for Skeet Club Rd & Johnson St Presentation to HP City Council November 15, 2021

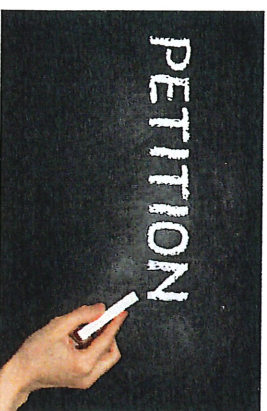


Oppose Skeet Club Rezoning in High Point, NC

847 signatures. Add your name now!

Julianne Shamburg

14 Comments



Petition to oppose the commercial development at the intersection of Skeet Club Road and Johnson St. in High Point, NC.

We the undersigned are opposed to the commercial development proposed at the intersection of Skeet Club Road and Johnson Street, Highpoint, NC for the following reasons.

SIGN THIS PETITION

847 signatures. Almost there! Add your voice!

15%

Emily Fields signed recently

Sign My Petition

Name*

Email*

Please enter your zip code*

Please Enter Your Street Address

Please Enter Your Street Address*

973 signatures (847 on-line + 126 paper petition signatures)

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Oak Hollow Mall



Unoccupied Since 2017

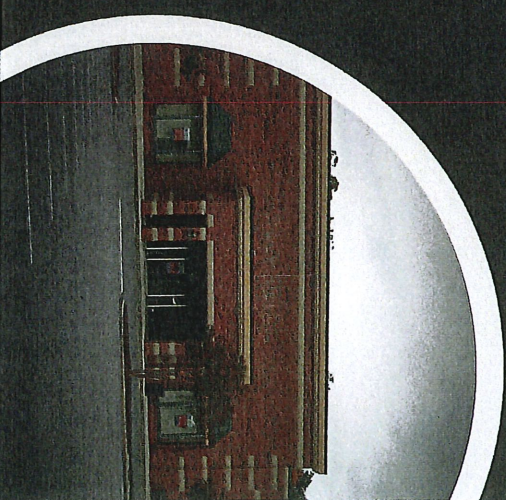
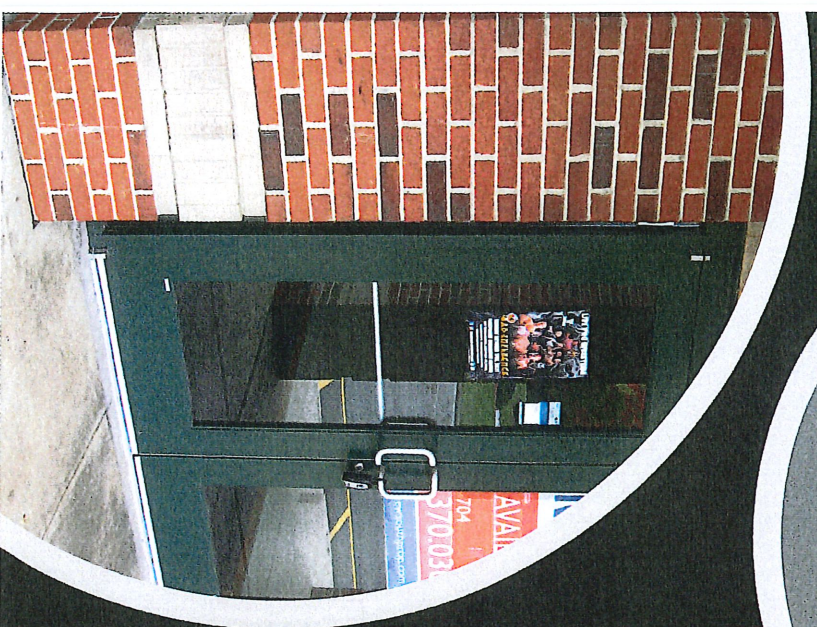
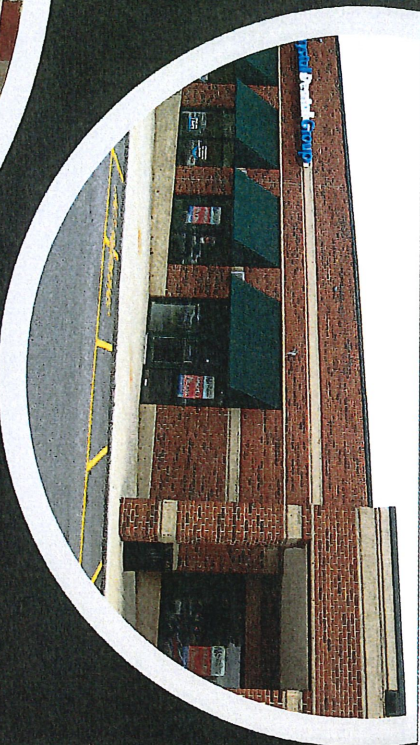
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- Rodent concerns
- Watershed concerns
- Safety concerns



Developer's Vision: **Incongruous**
Mendenhall-Blair House, Restaurant drive-up / walk-up window,
High Point Grocery Store



Thank you for caring !

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
NOVEMBER 1, 2021 – 4:00 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

MINUTES

CALL TO ORDER & ROLL CALL

Mayor Wagner called the meeting to order at 4:00 p.m.

He then called the roll for attendance. The following council members were present:

Mayor Jay W. Wagner; Mayor Pro Tem Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large [Arrived at 4:38 p.m.]; Council Member Cyril Jefferson, Ward 1 [Arrived at 4:07 p.m.]; Council Member Christopher Williams, Ward 2; Council Member Monica L. Peters, Ward 3; Council Member S. Wesley Hudson, Ward 4; and Council Member Victor Jones, Ward 5 [Arrived at 4:05 p.m.]

Absent:

Council Member Michael Holmes

Staff present:

Tasha Long Ford, City Manager; Randy McCaslin, Deputy City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Jeron Hollis, Managing Director; JoAnne Carlyle, City Attorney; Gary Edwards, Electric Utilities Director; Tyler Berrier, Electric Utilities Assistant Director; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

REGULAR AGENDA ITEMS

2021-483 Discussion-American Rescue Plan Act (ARPA) Engagement Process

Staff is requested to discuss the American Rescue Plan Act (ARPA) Engagement Process.

Jeron Hollis, Managing Director extended greetings; spoke to meeting with the firm Public Participation Partners (P3); said that P3 had been involved with outreach efforts with Guilford county regarding the American Rescue Plan Act (ARPA); spoke to P3 assisting the city of High Point with two public engagement events regarding ARPA funding for the community; the events would be held on November 16, 2021 and on November 18, 2021; the locations discussed would be at the library, and museum; said that the events would be an opportunity to receive feedback from the community; the meetings would be in-person and broadcasted live; the meetings would be followed by surveys which would be collected by P3

for staff and council to review; the cost for P3 to coordinate the meetings would be around \$10,100; P3 would provide American Sign Language (ASL), and Spanish interpretation; and entertained any questions.

Mayor Pro Tem Moore inquired on a timeframe for when a decision would be made regarding what the ARPA funding would be used for. Mr. Hollis replied that the firm P3 would be compiling the feedback from citizens to present to council and staff; that this process would only be for the feedback from the public regarding the decision making for the ARPA funding; and that staff would present the results with recommendations for the use of the ARPA funding at a later date to council.

2021-482 Closed Session-Economic Development

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development.

At 4:05 p.m., Mayor Pro Tem Moore moved to go into Closed Session for the purpose of economic development. Council Member Jones made a second to the motion which carried by the following 6-0 unanimous vote.

Aye (6): Mayor Wagner, Mayor Pro Tem Moore, Council Member Jefferson, Council Member Williams, Council Member Peters, and Council Member Hudson

Absent (3): Council Member Johnson, Council Member Jones, and Council Member Holmes

Upon reconvening into Open Session at 5:14 p.m., Mayor Wagner announced that there would be no action taken as a result of the Closed Session.

ADJOURNMENT

The meeting adjourned at 5:15 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
City Clerk



COMMUNITY DEVELOPMENT COMMITTEE
Chaired by Mayor Pro Tem Chris Williams
Members: Williams, Hudson, Jefferson, and Johnson
November 2, 2021 – 4:00 p.m.

CALL TO ORDER

Chairman Chris Williams called the meeting to order at 4:01 p.m. Following roll call, the following attendance by Committee Members was duly noted.

Present (3): Chairman Chris Williams, and Committee Member Cyril Jefferson; and Committee Member Wesley Hudson

Absent (1): Committee Member Tyrone Johnson

Staff Participating Remotely:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Nena Wilson, Interim Director of Community Development & Housing Department; JoAnne, Carlyle, City Attorney; and Mary S. Brooks, Deputy City Clerk

Also Present:

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC); Brian Hahne, Executive Director of Partners Ending Homelessness; Cheri Neal, Continuum of Care Program Manager; Ryan Ross, Executive Director-Open Door Ministries; Brad Bowers, Executive Director-West End Ministries; and Antoine Dalton, Director-Salvation Army

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

1. *PPP-2019 Annual Action Plan Substantial Amendment #3*
2. *PPP-2020-2021 CAPER Schedule*
3. *Handout-Proposal: Open Door Ministries, West End Ministries, Inc., and Salvation Army*

PRESENTATION OF ITEMS**2021-487 Update-Homeless Services-Guilford County Continuum of Care**

Staff and Officers of the Guilford County Continuum of Care will provide an update on Homeless Services.

Cheri Neal, Continuum of Care (COC) Program Manager extended greeting; spoke to having continued work sessions regarding community needs with Guilford County; to collaborating to assure needs are met with partnerships; thanked everyone for their time and efforts; and entertained any questions.

2021-488 Update-Winter Shelter/White Flag

An update will be given regarding winter shelter/white flag.

Brian Hahne, Executive Director of Partners Ending Homelessness extended greetings; spoke to moving over 1,000 individuals safely to shelter; said that there was a 9% positive COVID-19 rate; and recognized the three agencies in attendance: Open Door Ministries, West End Ministries, and The Salvation Army-High Point that will be speaking regarding their specific needs and request to better serve their clients for the upcoming winter months.

Committee Member Hudson inquired on the locations regarding the 9% positive COVID-19 result. Mr. Hahne replied that the 9% rate was specific to his agency's clients that were placed in hotels.

Ryan Ross, Executive Director-Open Door Ministries said that his agency was requesting \$60,398 in funding for this year; spoke to the challenges faced with staffing; said that St. Mary's assisted with sheltering individuals the previous year; explained how the funds would be used to include meals and case management; spoke to alleviating the needs for the community; and entertained questions.

Chairman Williams asked if the funding would be used in conjunction with non-profit applications through the city. Mr. Ross replied yes, the requested funding would be used in conjunction with their non-profit applications; and that the current funding requested would be used for the current winter months for this year.

Committee Member Jefferson inquired if there had been discussion on where the funding for the agencies would come from for this year. Greg Ferguson, Assistant City Manager replied that Nena Wilson, Community Development Interim Director would further discuss opportunities regarding funding for agencies.

Committee Member Hudson asked if local churches could assist the agencies with the needs for the community. Mr. Ross replied that funding for staffing was a concern; and due to COVID-19 concerns assistance was limited.

Brad Bowers, Executive Director-West End Ministries gave a brief overview regarding the ministry's shelter compared to other agencies; said that the shelter was specifically for single women; spoke to the challenges of staffing, funding, and assisting individual due to the impact of COVID-19. Mr. Bowers requested funding in the amount of \$50,472 to assist with staffing and

utilities; the winter shelter would run between December 1st through the end of March; a request was also proposed to have a five-year plan for all three agencies after the first year that would total \$766,409; and entertained questions.

Antoine Dalton, Salvation Army Director-High Point extended greetings; spoke to the specific needs for each agency regarding the population that they served; said that the Salvation Army's shelter assisted families; spoke to the challenges faced due to COVID-19; to the need for staffing and case management; voiced concerns with assuring that the children at the shelter stayed engaged with their education at school; and spoke to concerns with the financial hardship's families faced at the shelter. Mr. Dalton requested funding in the amount of \$51,980 for the upcoming winter months; and entertained questions.

Mr. Hahne spoke to the cooperation and collaboration of the agencies present; to having COVID-19 testing and quarantine locations available in order to stay safe; and thanked everyone for their time and efforts.

2021-489 Presentation-2019 Annual Action Plan Substantial Amendment #3-CDBG-CV3

Staff will be giving a presentation regarding the 2019 Annual Action Plan Substantial Amendment #3-CDBG-CV3.

Nena Wilson, Community Development Interim Director commended the agencies present for their outstanding efforts; made a PowerPoint Presentation regarding the 2019 annual Action Plan substantial Amendment #3; said that the amendment was to reallocate \$162,850 of the CDBG-CV3 for the first year of operations for Winter Shelters/White Flag services; said there was a public review and comment period from October 25-29 to receive feedback from the community; the public hearing would be at the November 15, 2021 meeting of council for approval; mentioned previous amendments as followed: substantial amendment #1-allocated CDBG-CV 1 award-\$522,706 (100% allocated to Public Services activities); and substantial amendment #2-allocated CDBG-CV3 award-\$588,651 (100% allocated to Public Facilities activities). The balance of funds would remain in Public Services activities.

Committee Member Jefferson inquired if there were other opportunities to allocate funding. Greg Ferguson, Assistant City Manager replied that the city had a pending earmarked request to congress; and spoke to additional funding opportunities.

Ms. Wilson said that a direct allocation of \$1.9 million was received; no plans had been developed for that funding at this time; and that today's request for the three said agencies was to allocate funding in the amount of \$162,850 that would fund for the first year; and a request to have a five-year plan as well.

Committee Member Jefferson moved to forward this matter to the City Council with a favorable recommendation to allocate \$162,850 for the following agencies: Open Door Ministries, West End Ministries, and the Salvation Army, and approve a five-year plan. Committee Member Hudson made a second to the motion. Following a roll call vote by Chairman Williams, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Williams, Committee Member Jefferson, and Committee Member Hudson

Absent (1): Committee Member Johnson

Joanne Carlyle, City Attorney requested that all three entities (agencies) provide the city with their registration with the Secretary of State to assure payments if approved by council.

Ms. Wilson stated that there would be three separate contracts with each agency; and that she would assure that information is provided.

Committee Member Jefferson thanked all the agencies for their efforts for the community.

2021-490 Presentation-2020 Consolidated Annual Performance & Evaluation Report (CAPER)

Staff will be giving a presentation regarding the 2020 Consolidated Annual Performance & Evaluation Report (CAPER).

Nena Wilson, Community Development Interim Director made a PPP on the 2020 Consolidated Annual Performance and Evaluation Report (CAPER); the report covered the period of July 1, 2020 through July 2021; the report provided goals that were met, and how funds were used; the total budget for 2021 is \$3,867,350; and highlighted the accomplishments over the past year as followed:

- 1. Emergency and Urgent Repair*
- 2. CHDO (Cedrow and Cable St.)*
- 3. Affordable Rental Housing Development*
- 4. Homeownership Education and Assistance (Direct Financial Assistance)*
- 5. Core City Improvements (property maintenance)*
- 6. Provision of Public Services*
- 7. Volunteer Income Tax Assistance (VITA)*

Committee Member Jefferson inquired if the Homeownership Education and Assistance Program resulted in an increase in home ownership; and asked if the Coltrane House was a part of the Core City Improvements program. Ms. Wilson replied and spoke to challenges faced for homebuyers due to the current market which decreased the number of homebuyers; and replied yes, that the Coltrane House was a part of the Core City Improvements Program.

Committee Member Hudson asked if the city had a down payment assistance program. Ms. Wilson replied yes, Core City Incentive Program, and the Homeownership Education and Assistance Program.

Discussion took place regarding the Core City Improvement Program for vacant lots; the Coltrane House upkeep; and regarding infill developments to make vacant lots more productive to revitalizing neighborhoods.

Ms. Wilson continued discussion and provided a list of partners/agencies that the Community Development Department worked with; spoke to current projects as followed: Avondale Trace; Cable Street Habitat Project, and the Cedrow Affordable Housing Project; explained the funding distribution; gave an overview of the affordable housing programs; shared a repair project that was completed using the Construction Program that was completed by a homeowner; provided an overview of the VITA Program; said that the 2020-2021 CAPER Schedule was available for a 15 day public review and comments from September 3-18, 2021; and was submitted to the United States Department of Housing and Urban Development (HUD) on October 8, 2021.

Committee Member Jefferson voiced concerns and inquired on the impact the current housing market had on the community; and on addressing the challenges for potential homebuyers.

Mr. Hahne spoke to the challenges and voiced the need for safe affordable housing; spoke to the Travel Inn that housed families/individuals; said that the hotel was uninhabitable; and to funding opportunities using ARPA funding to assist the community with long term solutions.

Dr. Pamela Palmer, Board Chair of the Guilford County Continuum of Care (CoC) spoke to collaborating to addressing capacity issues around housing inventory; and voiced the need for more resources regarding housing.

Ms. Neal voiced concerns with health issues due to living situations; to working together; and thanked Ms. Wilson, and staff for all of their hard work and efforts in helping to make the City of High Point a better place.

Committee Member Jefferson voiced appreciation for everyone's efforts in assisting the community; spoke to revitalizing High Point; to increasing the housing supply; and to opportunities to assist with affordable safe housing.

Discussion ensued regarding the need for affordable safe housing; and on having further discussions regarding strategies amongst partners.

Chairman Williams voiced gratitude for the city's partners and their efforts; and spoke to a preliminary agreement with the county on addressing housing issues.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 5:14 p.m.

Respectfully Submitted:

Christopher Williams, Chairman

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

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 21-25 (ZA-21-25)** 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 5, 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 Heavy Industrial (CZ-HI) District**. The property is approximately 29 acres, and located at the northern terminus of Allegany Street and south of Durand Avenue. The property is also known as Guilford County Tax Parcel 180717.

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

1. Except as excluded below in Part I.A.2, permitted uses shall be limited to those principal use of the Heavy Industrial (HI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the Light Industrial (LI) District (use must be permitted in both districts). Development shall be subject to Dimensional Standards and District Standards of the HI District, unless further restricted by this ordinance.
2. The following HI District uses, which are not permitted in the LI District, shall be permitted per standards of Principal Use Table 4.1.9 and other related standards of the Development Ordinance:
 - a) Asphalt plants
 - b) Major Manufacturing

Part II. CONDITIONS:

A. Greenway Easement Dedication:

As part of land development permit approval, the property owner shall dedicate a minimum 50-foot wide greenway easement centered over, or within the vicinity of, the 48-inch sewer line that runs in a general east-west direction across the northern portion of the zoning site.

B. Transportation Conditions.

1. Access: Only one point of vehicular access shall be permitted to Alleghany Street. No access shall be permitted to Lorraine Avenue.
2. Other Transportation Conditions: The City of High Point Transportation Director 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 15th day of November, 2021

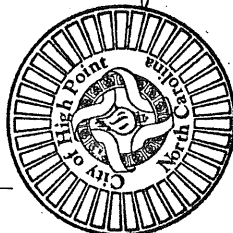
By: _____

Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks

Mary S. Brooks, Deputy City Clerk



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, 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; December 6, 2021 and December 20, 2021 regarding **Zoning Map Amendment Case 21-23 (ZA-21-23)** 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 **December 20, 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**. The property is approximately 37 acres, lying at the at the southeast corner of W. Wendover Avenue and Penny Road. The site is also known as Guilford County Tax Parcels 196671, 196672, 196673, 170002, 170004 (portion), 170005 and 170006 and 170007.

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:**

Any of the land uses allowed in the Retail Center (RC) District shall be permitted subject to the requirements of the Development Ordinance and subject to the specific conditions of this Permit.

B. **Restricted Uses:**

1. Within 250 feet of the W. Wendover Avenue right-of-way and within 250 feet of the Penny Road right-of-way, the following land uses shall be prohibited:
 - a) Wireless telecommunication facility.

2. Within 200 feet of the southeastern property boundary of Guilford County Tax Parcel 17005 and the southern boundary of Tax Parcel 17007 (where this parcel abuts the Nottingham Subdivision) all land uses under the Commercial Use Classification shall be prohibited. Except that the following Use Types under the Commercial Use Classification shall not be part of this use restriction:
 - a) Office Use Types
 - b) Personal Services Use Types

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Multiple Lot Development
As part of land development permit approval, the property owner shall submit and obtain approval for a Multiple Lot Development (Section 5.14.5 of the Development Ordinance) for the entire zoning site.
2. The following standards shall apply to all parcels abutting W. Wendover Avenue and to all parcels abutting Penny Road:
 - a) No outdoor storage, outdoor display or outdoor retail sales activity shall be permitted between the road rights-of-way (W. Wendover Avenue and Penny Road) and the principal building.
 - b) Automobile bays shall not face Penny Road or W. Wendover Avenue.
 - c) Air hoses, vacuum pedestals and other outdoor automobile service equipment shall not be located between the road rights-of-way (W. Wendover Avenue and Penny Road) and the principal building principal.
3. Development at the northwestern corner of the rezoning site (opposite historic Deep River Friends Meeting):
At the northwestern corner of the rezoning site, all principal building(s) located within 250 feet of the Penny Road right-of-way and within 250 feet of the W. Wendover Avenue right-of-way shall be designed to ensure that such building(s) will be architecturally compatible with the historic Deep River Friends Meetinghouse. Building design standards will include compatible building materials, compatible colors, and a roof design (a pitched roof or a parapet wall system that visually conceals the roof and roof-mounted HVAC systems from the road).
4. Eastchester Gateway Corridor Overlay District Standards:
The following standards from the Eastchester Gateway Corridor Overlay District Standards shall apply:
 - a) Site Standards: The rezoning site shall be subject to the Site Standards requirements of the Eastchester Gateway Corridor Overlay District, Section 3.8.7.F.4 (Site Standards) of the Development Ordinance.

- b) Signage: The rezoning site shall be subject to the Signage Standards requirements of the Eastchester Gateway Corridor Overlay District, Section 3.8.7.F.6 and Table 3.8.7.F.6 (Signage) of the Development Ordinance.
- c) Building Standards: The rezoning site shall be subject to the ~~following~~ Building Standards requirements in Section 3.8.7.F.7 (Building Standards) of the Development Ordinance
- c) Landscaping: The rezoning site shall only be subject to Section 3.8.7.F.5(a) and (b) (Landscaping Standards) of the Eastchester Gateway Corridor Overlay District.

B. Landscaping, Buffers and Screening.

- 1. Higher Landscaping at the southeastern boundary of the zoning site
For nonresidential uses, a minimum 25 foot wide perimeter planting yard shall be installed along the southeastern property boundary of Guilford County Tax Parcel 17005 and 17007 (where this parcel abuts the Nottingham Subdivision) . At a minimum, this planting yard shall consist of a double row of evergreen trees. The evergreen trees are to be planted approximately fifteen (15) feet on center with an approximate five (5) foot offset between the rows. The evergreen trees shall be a plant species that will have a minimum height at maturity of 25 feet.
- 2. Required Streetyard (Perimeter Landscape Yards), along the W. Wendover Avenue and Penny Road frontages of the zoning, site shall be planted at a rate of 4 canopy trees per 100 linear feet and 17 shrubs per 100 linear feet.
- 3. Along the southwestern boundary of the rezoning site (northwestern boundary of Samet Drive facing the single-family homes to the south), a minimum 25-foot landscaping street yard (planted to the Type C-Yard Rate) shall be installed along the north side of Samet Drive if the back of any future building(s) face Samet Drive. This higher landscape standard shall not apply where front or sides of any building(s) face Samet Drive.

C. Transportation Conditions.

- 1. Right-of-way Dedication:
 - a) Samet Drive Extension: Provided that City constructs Same Drive Extension, the property owner shall dedicate sufficient right-of-way from land that it owns or controls to achieve 10 feet of right-of-way from the back of curb on each side of the proposed Samet Drive Extension in accordance with a separate Dedication Agreement between the City and the owner. The right-of-way shall be enough to include all necessary lane configurations at intersections and to accommodate sidewalks and planting strips on both sides of Samet Drive Extension.

- b) West Wendover Avenue: Where turn lanes are required, an additional 10 feet of right-of-way shall be dedicated from the new back of curb of all turn lanes.
- c) Penny Road: Where turn lanes are required, an additional 10 feet of right-of-way shall be dedicated from the new back of curb of all turn lanes.

2. Access:

- a. West Wendover Avenue: The project shall have three points of access to West Wendover Avenue (pending NCDOT approval) as described in Tables A & B and Exhibits A & B of the TIA:
 - i. One full movement access (Samet Drive Extension, not constructed by the owner).
 - ii. One right-in/right-out between Penny Road and Samet Drive Extension (Site Access 1, constructed by the owner).
 - iii. One right-in/right-out with a left-over on westbound Wendover Avenue across from Brian Jordan Place (Site Access 2, constructed by the owner).
- b. Penny Road: The project shall have two points of access to Penny Road (pending NCDOT approval) as described in Tables A & B and Exhibits A & B of the TIA:
 - i. One full movement access (existing Samet Drive, not constructed by the owner)
 - ii. One right-in/right-out across from the Walmart Neighborhood Market Driveway (Site Access 3, constructed by the owner).
- c. Samet Drive Extension: The Project shall have five points of full access to Samet Drive Extension, substantially as depicted on Exhibit B of the TIA. The exact location and design of these access points will be determined during the plan submittal process and is not a requirement of the owner.

3. Improvements:

- a) West Wendover Avenue and Site Access 1 – As described in Table B and Exhibit B of the TIA, right-in/right-out.
 - i. The owner shall construct an east bound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper.
- b) West Wendover Avenue and Site Access 2 – As described in Table B and Exhibit B of the TIA, right-in/right-out with a left-over.
 - i. The owner shall construct an eastbound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper.
 - ii. The owner shall construct a westbound left-over on West Wendover Avenue with 200 feet of storage and appropriate taper.
- c) Penny Road and Site Access 3 – As described in Table B and Exhibit B of the TIA, right-in/right-out.
 - i. The owner shall construct a northbound right turn lane on Penny Road with 100 feet of storage and appropriate taper.

- ii. The owner shall construct a minimum four (4) foot wide monolithic median island on Penny Road in front of Access 3. The design and length of this median will be determined by NCDOT during the plan submittal process.
4. Other Transportation Conditions: The City of High Point Transportation Department and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements. However, location and design shall not materially depart from the information within the TIA. The owner's obligations under this ordinance are limited to conveying the land as described above and construction of improvements listed above in section 3.a through c of these conditions, further described as Site Accesses 1, 2, 3 in Table B and depicted on Exhibit B of the TIA. Design and construction of Samet Drive Extension are not obligations of the developer.

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

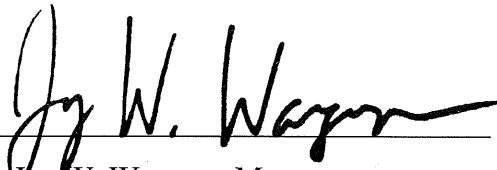
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

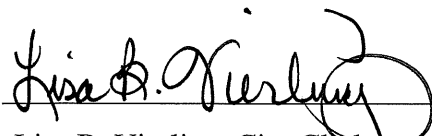
This ordinance shall become effective upon the date of adoption.

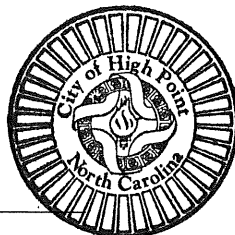
Adopted by the City Council
City of High Point, North Carolina
The 20th day of December, 2021

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-24
(Collier's Properties, Inc.)

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

PURPOSE:

A request by Collier's Properties, Inc. to rezone approximately 12.2 acres from the Residential Single Family - 40 (RS-40) District and a Conditional Use Light Industrial (CU-LI) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

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 on behalf of the applicant was Mr. Clayton Krohn, Shope Krohn Attorneys at Law, 7 Crab Tree Court, Greensboro. Mr. Krohn gave an overview of the applicant's proposal and made himself available for questions.

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 21-24 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-LI zoning is supported by the Restricted Industrial Land Use Plan designation for this area and the policies of the Northwest Area Plan. Furthermore, the request is reasonable and in the public interest because, as conditioned, the proposed CZ-LI District is similar and compatible with previous conditional zoning approvals granted in this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-24
October 26, 2021**

Request		
Applicant: Collier's Properties, Inc.	Owner: Piedmont Triad Airport Authority	
Zoning Proposal: To annex and apply initial City zoning	From:	CU-LI Conditional Use Light Industrial RS-40 Residential Single Family–40 <i>(both within Guilford County)</i>
	To:	CZ-LI Conditional Zoning Light Industrial District

Site Information	
Location:	The site is located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway.
Tax Parcel Number:	Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798
Site Acreage:	Approximately 12.2 acres
Current Land Use:	The western half of the site is developed with a 33,500 square-foot structure and surface parking associate with a major vehicle (truck repair) facility. The western half of the site is undeveloped.
Physical Characteristics:	The site has no noteworthy features.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line both lie adjacent to the site along National Service Road.
General Drainage and Watershed:	The site drains in a southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area Airport Overlay District – Zone 1

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District <i>(City of Greensboro)</i>	Interstate 40
South:	CU-LI	Conditional Use Light Industrial District	Undeveloped
East:	CU-LI	Conditional Use Light Industrial District <i>(Guilford County)</i>	Industrial fabrication and warehousing
West:	CZ-LI	Conditional Use Light Industrial District <i>(Guilford County)</i>	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research & development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan: <i>Northwest Area Plan</i>	The following goal and objective of the Northwest Area Plan are relevant to the request: <u>Goal 2:</u> Achieve high quality development in the built environment. <u>Obj. 2a:</u> Ensure quality development by requiring high aesthetic standards in site and building design, construction materials and intra-development coordination.
Zoning History:	Lands along the south side of National Service Road were annexed and granted CU-LI District zoning in the 1990s (Zoning Map Amendment Case 93-05 and 99-33).

Transportation Information			
Adjacent Streets:	Name		Classification
	National Service Road		Minor Throughfare
			Approx. Frontage
			500 ft.
Vehicular Access:	Via driveway access from National Service Road.		
Traffic Counts: (Average Daily Trips)	National Service Road	1,600 ADT (2019 NCDOT traffic count)	
Estimated Trip Generation:	The current industrial development on the site generates approximately 169 daily trips (during a 24-hour time period) with approximately 31 AM peak-hour trips and approximately 28 PM peak-hour trips.		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for nonresidential developments that generate more than 100 trips within the AM or PM peak hours.
Conditions:	The zoning site shall be restricted to two point of vehicular access. a) <u>Access Point #1 (existing access drive)</u> : This access point consists of the existing access drive serving the western half of the site. b) <u>Access Point #2 (potential future access drive)</u> : This access point shall align with the existing access drive lying along the opposite side of National Service Road serving property at 7929 National Service Road.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

The applicant has requested to establish initial City zoning for this 12.2 acre parcel in conjunction with the annexation of this land into the City's corporate limits. The western half of the site is developed with a major vehicle (truck repair) facility and the eastern half of the site is undeveloped. The applicant has requested establishment of a Conditional Zoning Light Industrial (CZ-LI) District on the site which includes a conditional zoning ordinance with conditions pertaining to uses,

development and dimensional requirements, an avigation easement, lot combination and access standards.

Staff Analysis

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

Consistency with Adopted Policy Guidance

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

As conditioned, the requested CZ-LI zoning is supported by the Restricted Industrial Land Use Plan designation for this area and the policies of the Northwest Area Plan.

Reasonableness/Public Interest:

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

As conditioned, the proposed CZ-LI District is similar and compatible with previous conditional zoning approvals granted in this area.

Compatibility with Surrounding Areas

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

The primary compatibility concern is the visual impact to adjacent lands. By conditioning development to meet the higher building and site standards of the EC zoning district, the applicant is ensuring any future development will be compatibility with adjacent industrial developments in the city.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	With surrounding lands already developed or zoned for industrial uses, the requested CZ-LI District will not adversely impact adjacent lands.

Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.
	The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.
	The site is 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.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	As conditioned, the proposed CZ-LI District will allow for similar development as exists in the surrounding area and will not adversely affect adjacent lands.

Supportive Changes in the Area

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

Prior zoning approvals along the south side of National Service Road have established CU-LI districts, with higher development standards of the EC District (former Corporate Park District). This application is a continuation of that established zoning pattern.

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.

As conditioned, to meet district standards of the EC zoning district, development of the site will continue to promote higher quality industrial uses as established on adjacent CU-LI zoned lands in this area.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 12.2 acre area to the CZ-LI District. As conditioned, the requested CZ-LI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be

accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

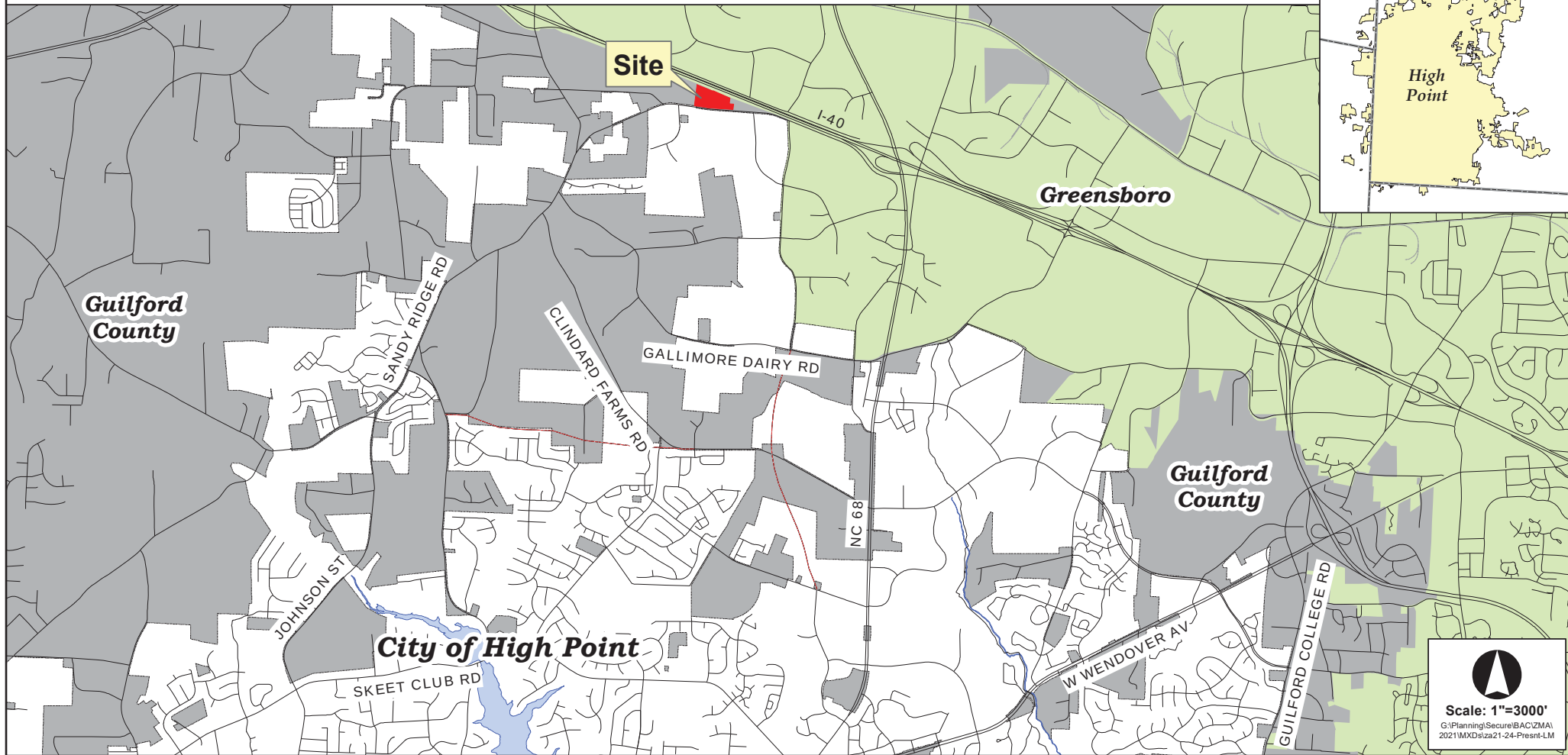
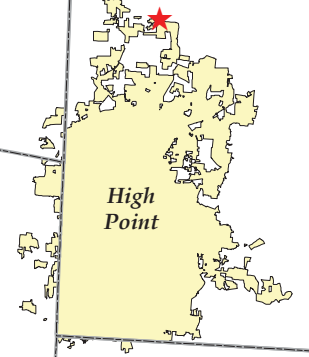
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-24

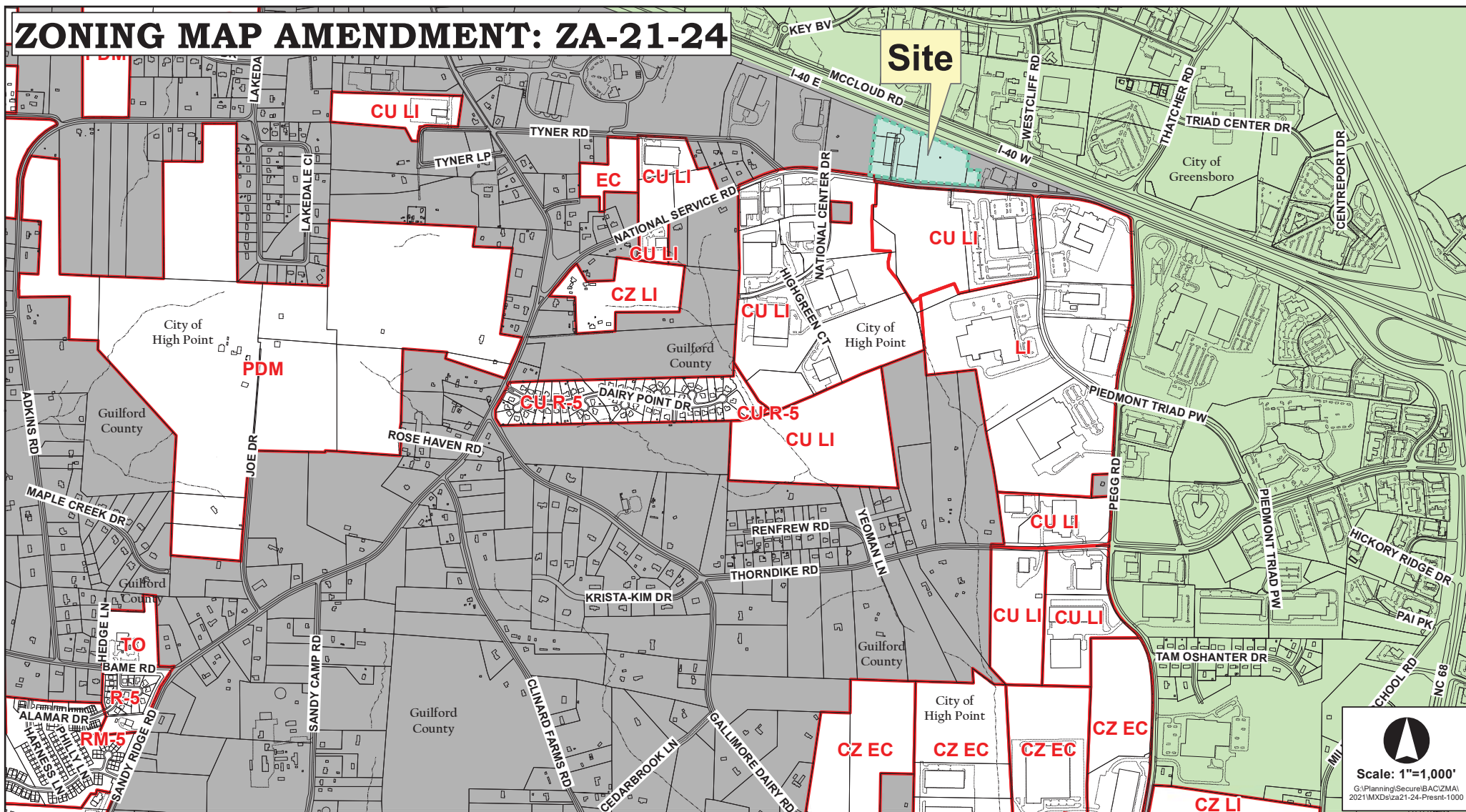
Applicant: Collier's Properties, Inc.

Vicinity Map



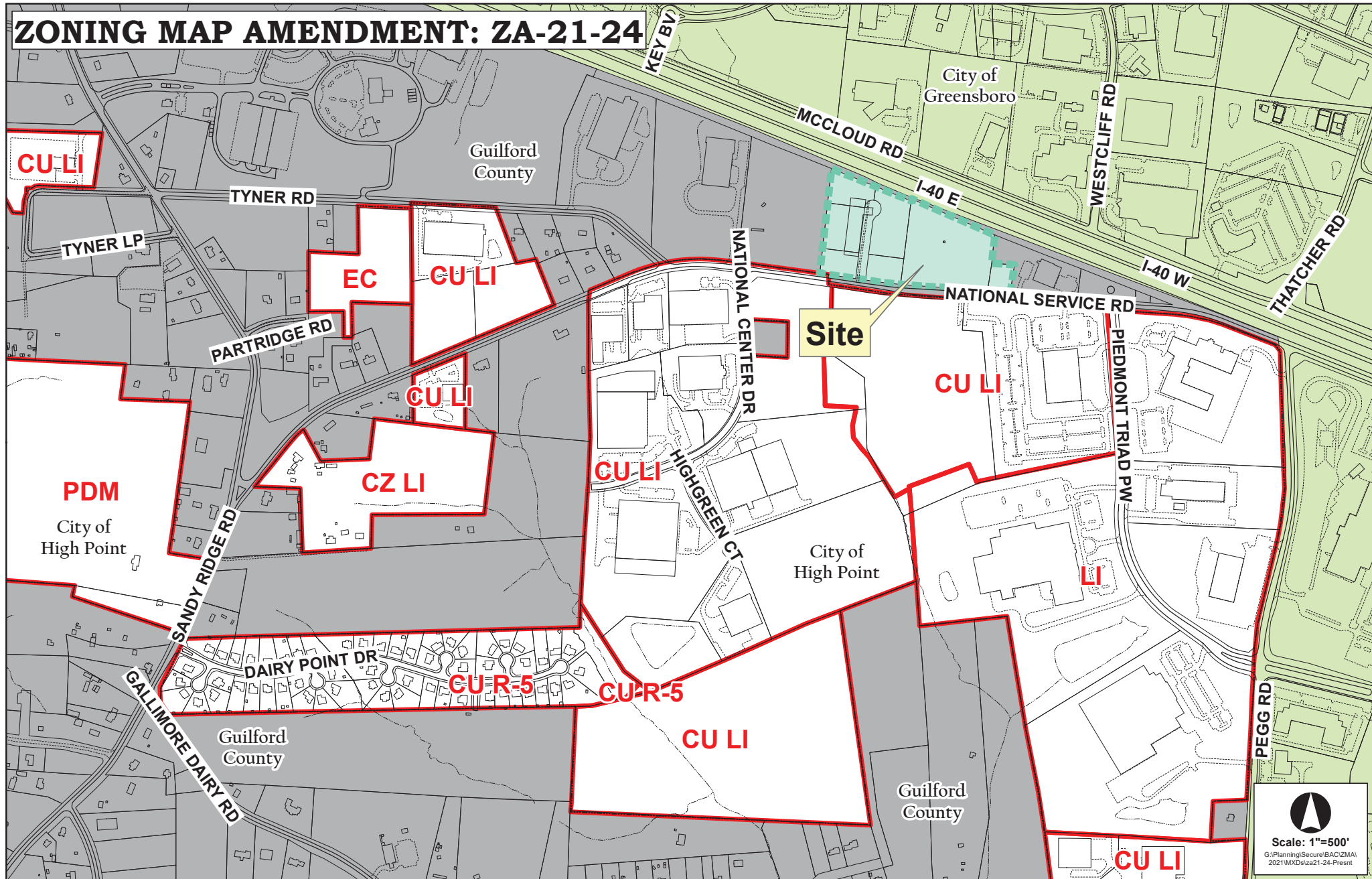
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ZONING MAP AMENDMENT: ZA-21-24




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ZONING MAP AMENDMENT: ZA-21-24



ZONING MAP AMENDMENT: ZA-21-24

Community/Regional Commercial

Site

Institutional

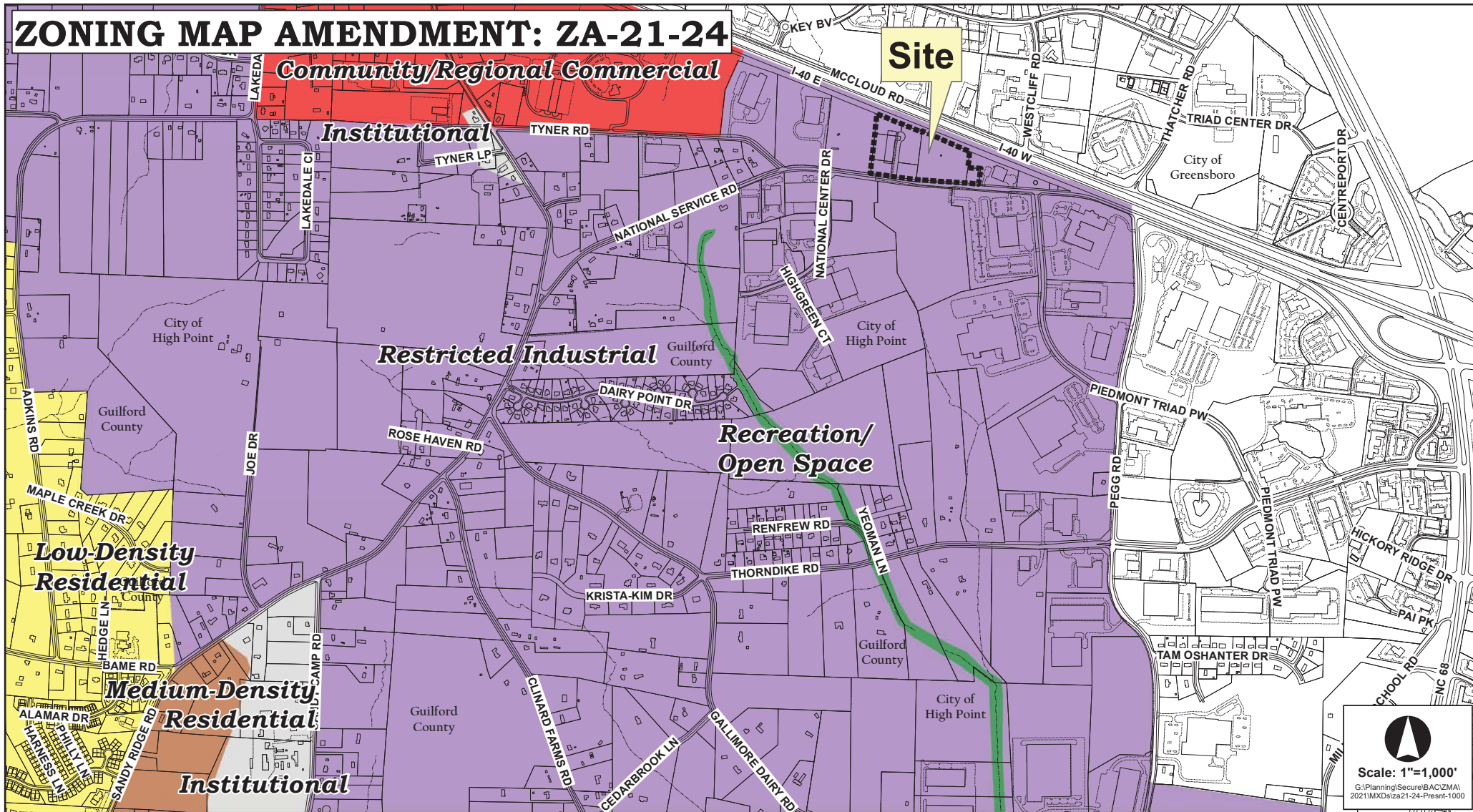
Restricted Industrial

*Recreation/
Open Space*

*Low-Density
Residential*

*Medium-Density
Residential*

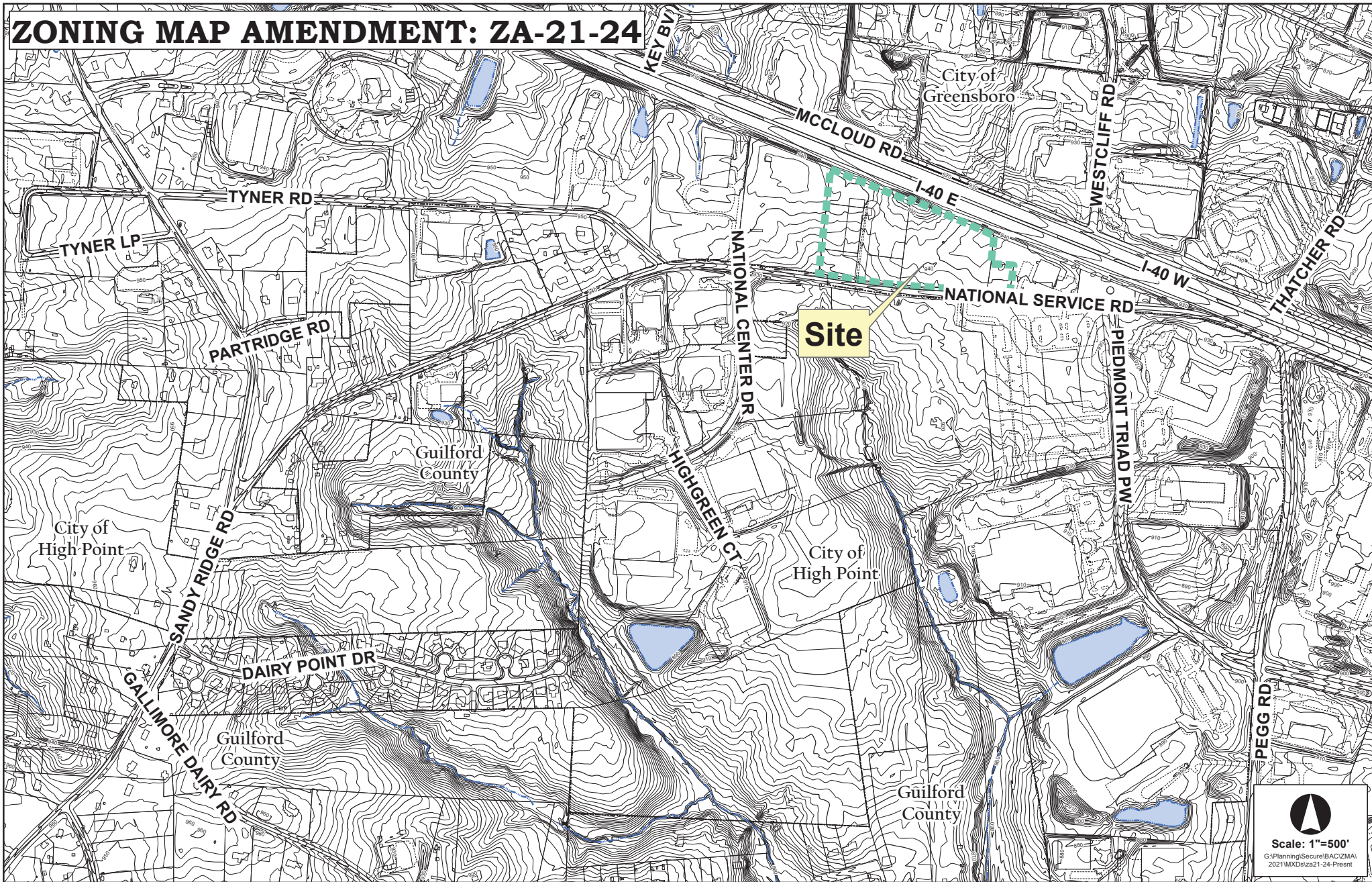
Institutional



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ZONING MAP AMENDMENT: ZA-21-24



ZONING MAP AMENDMENT: ZA-21-24



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 21-24 (ZA-21-24)** 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 Light Industrial (CZ-LI) District**. The property is approximately 12 acres and located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcels 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

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 Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements. Development shall be subject to the District Standards of the Employment Center (EC) District (Section 3.4.10.G) of the Development Ordinance.

- B. Avigation Easement: Prior to June 1, 2022, the property owner shall grant an Avigation Easement to the Piedmont Triad International Airport (PTIA) that covers the entire property.
- C. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to additional subdivision or any new development.
- D. Transportation Conditions.
 - 1. Right-of-way Dedication (shall apply to Guilford County Tax Parcels 169805 and 169806): As a part of development permit approval for any new land development the property owner shall dedicate (42) feet of right-of-way, as measured from the existing centerline of National Service Road, along the entire National Service Road frontage of these tax parcels.
 - 2. Access: The zoning site shall be restricted to two point of vehicular access.
 - a) Access Point #1 (existing access drive): This access point consists of the existing access drive serving the current developed western half of the site.
 - b) Access Point #2 (potential future access drive): This access point shall align with the existing access drive lying along the opposite side of National Service Road serving property at 7929 National Service Road. (western most access point service 7929 National Service Road).
 - 3. 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 15th day of November, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 21-24

Submitted by: Mr. Clayton Krohn on behalf of Collier's
Properties, Inc.



Richard I. Shope*

Clayton B. Krohn

*Former Partner - Retired

clayton@shopelaw.com

October 7, 2021

City of High Point
Planning & Development Department
211 South Hamilton Street
P.O., Box 230
High Point, NC 27261

Via Email and U.S. Mail

RE: Citizens Information Report

Property:

<u>Tract</u>	<u>Address</u>	<u>Parcel #</u>
Tract 1:	7930 National Service Road	0169806
Tract 2:	7940 National Service Road	0169805
Tract 3:	7946 National Service Road	0169812
Tract 4:	7950 National Service Road	0169804
Tract 5:	7954 National Service Road	0169734
Tract 6:	7946 National Service Road	0169798
Tract 7:	7948 National Service Road	0169810
Tract 8:	Campbell Court Road	No Parcel # - closed

Dear Planning and Development Department:

This firm represents Collier's Properties, Inc ("Collier's") with regard to its Zoning Map Amendment Application ("Application"), pertaining to the Property as described above ("Property"), and being considered by the City of High Point. Collier's has completed the Citizens Information Meeting requirement in support of the Application.

As required by the rezoning process, the surrounding property owners within 300 feet of the proposed zoning site are to be notified and a Citizen Information Meeting is to be held. In accordance with guidance from the City of High Point Planning and Development Department and in lieu of a Citizen Information Meeting, a Citizens Information Letter ("CIL") was prepared and sent to the surrounding property owners. *See* the surrounding property owners list included herewith.

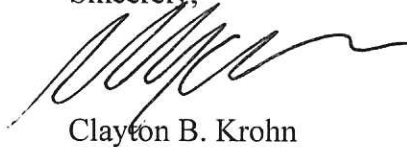
The purpose of the CIL was to provide said property owners with adequate information regarding the Application. The CIL included contact information and instructions to direct comments, questions or concerns to Shope Krohn Attorneys at Law, P.A. A copy of the CIL is included herewith.

To date, Shope Krohn Attorneys at Law, P.A. has received one inquiry. Counsel for Everything Billiards Holdings, LLC contacted the undersigned by telephone to inquire as to whether the Property will continue to be used as a truck dealership. Undersigned responded in the affirmative. There have been no other inquiries.

Please let us know if you have questions or concerns regarding this report.

With kind regards,

Sincerely,

A handwritten signature in black ink, appearing to read 'Clayton B. Krohn', with a stylized, flowing script.

Clayton B. Krohn

SHOPE KROHN
—ATTORNEYS AT LAW, P.A.—

Richard I. Shope*

Clayton B. Krohn

*Former Partner - Retired

clayton@shopelaw.com

September 24, 2021

To: Nearby Property Owners

RE: Zoning Map Amendment Citizens Information Letter

Property:

<u>Tract</u>	<u>Address</u>	<u>Parcel #</u>
Tract 1:	7930 National Service Road	0169806
Tract 2:	7940 National Service Road	0169805
Tract 3:	7946 National Service Road	0169812
Tract 4:	7950 National Service Road	0169804
Tract 5:	7954 National Service Road	0169734
Tract 6:	7946 National Service Road	0169798
Tract 7:	7948 National Service Road	0169810
Tract 8:	Campbell Court Road	No Parcel # - closed

Dear Neighbor:

This firm represents Collier's Properties, Inc with regard to its Zoning Map Amendment Application ("Application") being considered by the City of High Point. You are receiving this correspondence because you are the owner and/or occupant of land located near the above-referenced Property.

The Application seeks a Zoning District designation of *Conditional Zoning Light Industrial*. Presently, the Property is zoned as *Residential Single Family-40* by Guilford County. In addition to the Application, Collier's has submitted a Petition for Voluntary Annexation to the City of High Point. The Property is being sold and, as a result of the sale, the change in Zoning is necessary as is the annexation. The manner in which the Property is used will not change.

The Property includes 8 tracts which together form one large parcel with a total area of 12.918 acres. See the attached Zoning Map Amendment.

The Property includes improvements, a large building and a paved lot, which were constructed several years ago. The building is approximately 43,546 square feet. The parking/show lot occupies approximately 2.5 acres. The remaining portions of the Property, immediately to the East and West of the building and paved lot, are unimproved.

Since 2016, the Property has been utilized as a Truck Dealership. The Property will continue to be utilized as a Truck Dealership.

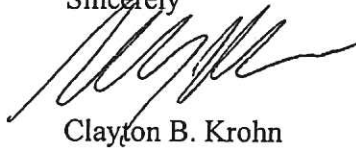
The Property is and will continue to be subject to an airport zoning overlay. The Property is and will continue to be subject to specific restrictions, reservations and covenants as described on the attached Exhibit A. Said restrictions and covenants arise, primarily, out of the airport overlay requirements.

As required by the rezoning process, all surrounding property owners within 300 feet of the proposed zoning site must be notified by the applicant and a Citizen Information Meeting must be held. However, in accordance with guidance from the City of High Point Planning and Development Department, this correspondence shall serve as the means of notification in lieu of a Citizen Information Meeting.

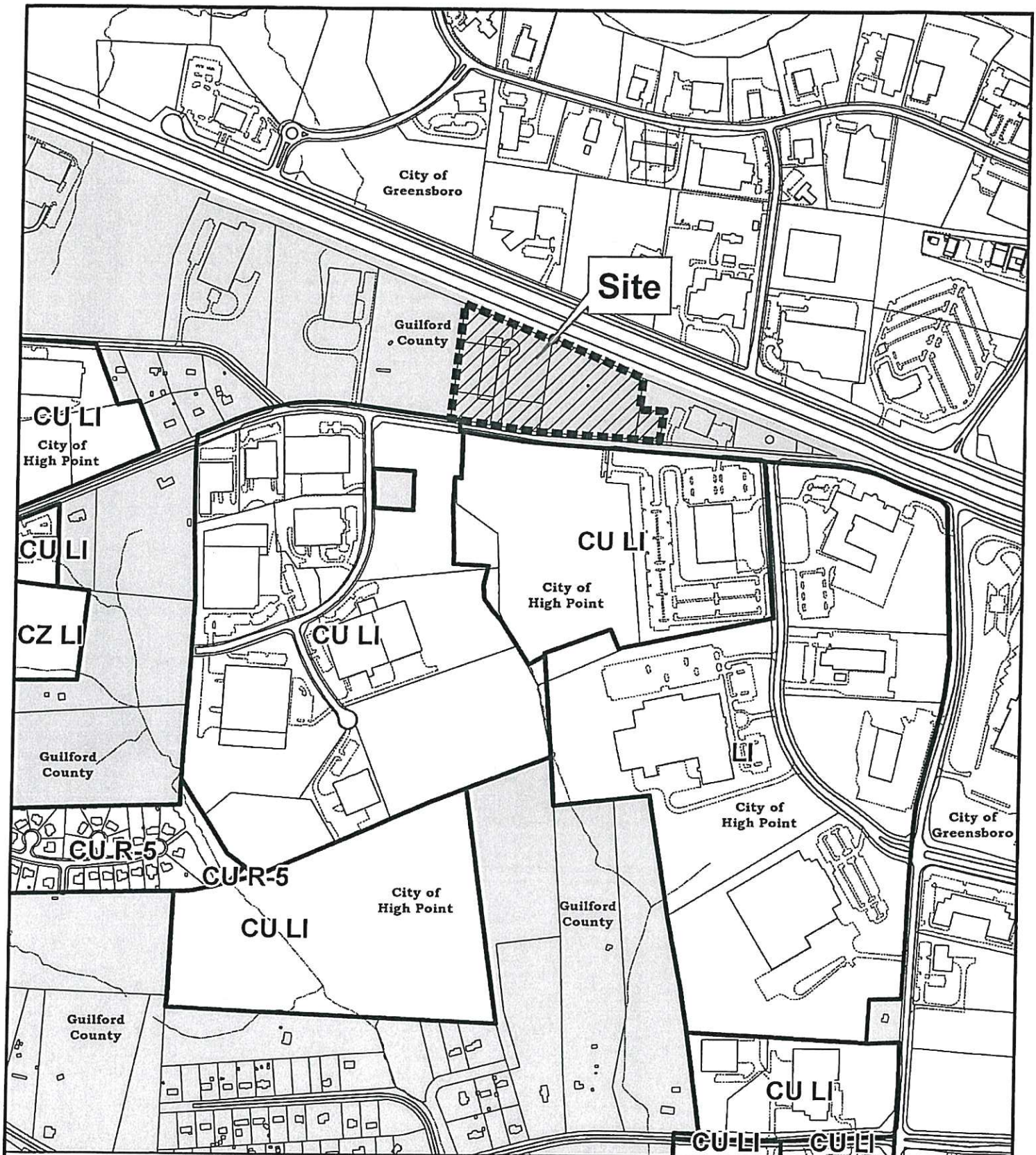
Please write, email or call Shope Krohn Attorneys at Law, P.A. by October 6, 2021 with any comments, questions or concerns regarding the rezoning request.

With kind regards,

Sincerely

A handwritten signature in black ink, appearing to read 'Clayton B. Krohn', with a stylized, flowing script.

Clayton B. Krohn



ZONING MAP AMENDMENT ZA-21-24

From: Residential Single Family-40 (Guilford County)
To: Conditional Zoning Light Industrial

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

Planning & Development
Department

City of High Point



Scale: 1"=700'
G:\Planning\Secure\BAC\ZA\2021\MXD\za21-24-NM

Exhibit A
REQUIRED RESTRICTIONS

Lessee agrees that it will be bound by the following reservations, restrictions, and covenants during the Lease Term, and that, if Lessee exercises its option to purchase the Premises under ARTICLE 16 of this Lease, the same provisions shall be included in the Authority's deed of conveyance, except that, in any deed of conveyance, the Authority shall be referred to therein as the "Grantor," Lessee as the "Grantee," and the "Premises" as the property conveyed thereby.

1. The Authority reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Premises, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in said airspace, and for use of said airspace for landing at, taking off from, or operating from the Piedmont Triad International Airport (the "Airport").
2. The Authority reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of entry onto the Premises to cut, remove, or lower any building, structure, poles, trees, or other object, whether natural or otherwise, of a height in excess of Federal Aviation Regulation (FAR) Part 77 surfaces relating to the Airport. This right includes the right to mark or light as obstructions to air navigation, any and all buildings, structures, poles, trees, or other object that may at any time project or extend above said surfaces.
3. Lessee expressly agrees for itself, its successors and assigns, that the Premises can only be used for purposes that are compatible with noise levels of airport operations. The Premises must not be used for residential purposes, which purposes include single family, multifamily or mobile home development; for educational facilities (as described in state law); or other noise sensitive land use not compatible with airport noise as described in 14 Code of Federal Regulations Part 150, as amended.

4. Lessee expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth, and other obstructions on the Premises conveyed to a height that does not exceed the height requirements set forth in Part 77 of the FAA regulations, as amended, or any similar regulations that may hereinafter be enacted relating to the Airport.
5. Lessee expressly agrees for itself, its successors and assigns, to file a notice consistent with requirements of FAR Part 77 (FAA Form 7460-1) prior to constructing any facility, structure, or other item on the Premises.
6. Lessee expressly agrees for itself, its successors and assigns, to not hereafter use, permit, or suffer use of the real property herein conveyed in such a manner as to create electrical interference with radio communication between the installation upon the Airport and aircraft or as to make it difficult for fliers to distinguish between Airport lights and others, or as to impair visibility in the vicinity of the Airport, or as otherwise to endanger the landing, taking off, or maneuvering of aircraft.
7. Lessee expressly agrees for itself, its successors and assigns, to not hereafter use, permit, or suffer use of the Premises in such a manner as to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft.
8. The Authority reserves unto itself, its successors and assigns, the right to cause in the airspace above the surface of the real property herein conveyed and in the vicinity of such airspace such noises as may arise from the operation of the Airport as it is now, or may hereafter be, constituted, including such noises as may emanate from operations on the Airport itself, as well as such noises as may emanate from the flight of aircraft, now known or hereafter used, through the airspace above or in the vicinity of the Premises or landing at, taking off from or operating on the Airport, and the Lessee, for itself, its successors and assigns, hereby releases and waives any right to claim damages from the Authority by reason of any such noise.

9. Lessee, for itself, its successors and assigns, hereby releases and waives any right to claim damages from the Authority by reason of any air pollution arising from the operation of the Airport or any aircraft landing at, taking off from or operating on the Airport.
10. Lessee, for itself and its successors and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that, in the event facilities are constructed, maintained, or otherwise operated on the Premises for a purpose for which a DOT program or activity is extended or for another purpose involving the provision of similar services or benefits, Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation, and as said Regulations may be amended.
11. Lessee, for itself and its successors and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:
(1) no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishings of services thereon, no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (3) that the Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

The aforesaid covenants and agreements shall run with the Premises for the benefit of the Authority and its successors and assigns, in the ownership and operation of the Piedmont Triad International Airport.

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

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1221 Franklin Ave.

From: Thanena S. Wilson, Interim Director
Community Development & Housing

Meeting Date: 11/15/2021

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1221 Franklin Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/27/2021. No action occurred by the compliance date of 3/4/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1221 Franklin Ave.

OWNER:

Arelis Tejada & Eddys Joel Tejada

**REASON FOR
INSPECTION:**

Inspector observed dwelling unsecured

**FIRST
INSPECTION:
1/7/2019**

Summary of Major Violations

1. Repair or replace roof sheathing
2. Repair or replace damaged ceilings joists & framing
3. Repair or replace ceiling material throughout
4. Repair or replace plumbing fixtures throughout
5. Repair or replace damaged framing throughout

**HEARING
RESULTS:
1/27/2021**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
1/27/2021**

Order to Repair or Demolish
Date of Compliance 3/4/2021

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector did speak with the owner on 1/25/2021 (prior to Hearing) and the owner stated he would be hiring contractors the following week and he hopes to have the house completed in 8 months. The inspector explained that an Order would be issued and that repairs would need to begin.

This property was scheduled to be heard before City Council on 8/2/2021. The owners submitted a plan to Local Codes to begin repairs and have completed in 12 months. They applied for a building permit to make repairs. The permit wasn't issued due to non-payment.

On 10/18/2021 Lori met with a prospective buyer for this property to discuss repairs, as of 11/4/2021 the property has not been sold.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1221 Franklin Ave.

Arelis Tejada & Eddys Joel Tejada
1948 Sinclair Trace
Burlington, NC 27215

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

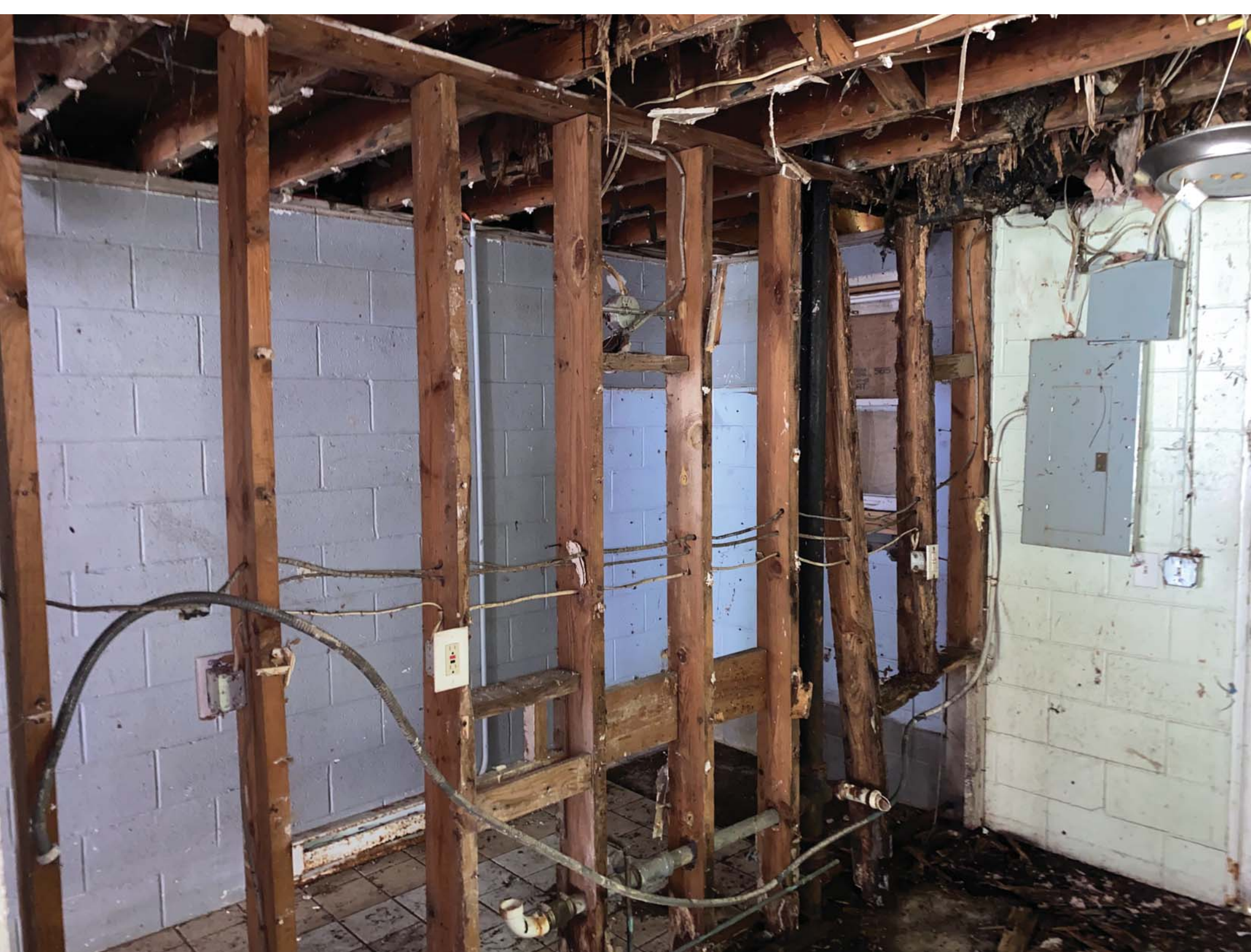
Adopted by City Council,
This the 15th day of November, 2021

Lisa B. Vierling, City Clerk















CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-25
(High Point Land 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

PURPOSE:

A request by High Point Land Investment, LLC to rezone approximately 29 acres from the Light Industrial (LI) District to a Conditional Zoning Heavy Industrial (CZ-HI) District. The site is located at the northern terminus of Alleghany Street and south of Durand Avenue.

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 on behalf of the applicant was Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro. Mr. Terrell gave a brief overview of the proposal and noted that he and Jeremy Roberts, from Eagle Engineering, Inc., were available for any questions.

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 21-25 is consistent with the City's adopted policy guidance because, subject to approval of the Plan Amendment to establish a Heavy Industrial land use classification for this area, the proposed CZ-HI District would be supported by adopted policy guidance documents. Furthermore, the request is reasonable and in the public interest because the site is surrounded by LI zoned lands and isolated by various physical and environmental constraints. As conditioned, it is reasonable to support some limited HI District land uses at this location.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-25
October 26, 2021**

Request	
Applicant: High Point Land Investment, LLC	Owner: Blue Skye Holdings, LLC
Zoning Proposal: To rezone approximately 29 acres	From: LI Light Industrial District
	To: CZ-HI Conditional Zoning Heavy Industrial District

Site Information	
Location:	The site is located at the northern terminus of Allegany Street and south of Durand Avenue.
Tax Parcel Number:	Guilford County Tax Parcel 180717
Site Acreage:	Approximately 29 acres
Current Land Use:	Undeveloped
Physical Characteristics:	A perennial stream, running in a general east-west direction, with a corresponding floodway and 100 & 500 year flood zone runs through the northern and middle of the site. This floodway/flood zone area ranges in width from 500 to 600 feet. A 72-foot wide City of High Point electrical transmission line easement runs in an east-west direction through the middle of the site. There is also an additional 200-foot wide Duke Power transmission line that runs across the southern portion of the site.
Water and Sewer Proximity:	A 48-inch City sewer line runs across the northern portion of the site near Durand Avenue. An 8-inch City water and an 8-inch City sewer line are adjacent to the site along Allegany Street.
General Drainage and Watershed:	The site drains in a general northerly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District	Durand Avenue and US 29 (formerly Business 85) right-of-way
South:	LI	Light Industrial District	Industrial and warehousing use
East:	LI	Light Industrial District	Industrial use, undeveloped parcel and single family dwelling
West:	LI	Light Industrial District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Light Industrial land use classification. The applicant has submitted a Plan Amendment application (PA-21-07) to change the Land Use Plan designation to the Heavy Industrial classification. This classification supports a whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale open land uses like wastewater treatment plants, landfills and quarries.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan:	<u>Business Interstate 85 Corridor Plan</u> This request is neither consistent or inconsistent with the goals and objectives of the Business Interstate 85 Corridor Plan.
Zoning History:	There has been no recent zoning activity in this area since the 1980s. A Special Use Permit was approved in 2008 (SU-08-04) for a parcel in the abutting industrial park for a food manufacturing facility.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Alleghany Street		200 ft
	Durand Avenue		925 ft
	Lorraine Avenue		30 ft
Vehicular Access:	Via driveway aces from Alleghany Street.		
Traffic Counts: (Average Daily Trips)	None, the NCDOT does not typically take traffic count along local streets.		
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	A TIA is not required.
Conditions:	<u>Access:</u> Only one point of vehicular access shall be permitted to Alleghany Street. No access shall be permitted to Lorraine Avenue.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

The applicant is requesting rezoning of this 29 acre parcel from the Light Industrial (LI) District to a Conditional Zoning Heavy Industrial (CZ-HI) District to support development of an asphalt plant and a concrete plant. A corresponding Special Use application to be reviewed by City Council has been submitted to allow the asphalt plant use in the HI District. In conjunction with this request, the applicant has submitted a conditional zoning ordinance with conditions pertaining to permitted uses and vehicular access.

Staff Analysis

The site lies at the northern limits of the Alleghany Industrial Park which was established in the 1990s. This industrial park and all surrounding lands are zoned LI. The applicant desires to develop a combination asphalt plant/concrete plant at the northern edge of this industrial park which requires rezoning to the HI District.

The HI District permits the highest intensity and some of the most noxious land uses permitted in the Development Ordinance. Thus, the establishment of this district in an area not currently zoned HI should be carefully considered. This site is separated from surrounding lands by two highways, several utility easements and various environmental features. These constraints also limit the developable area to approximately 30% of the parcel's land area. The combination of surrounding lands being zoned for LI District uses and the manner in which the parcel is isolated from surrounding lands suggest this area be given serious consideration to support some limited HI District uses.

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.

Subject to approval of the Plan Amendment to establish a Heavy Industrial land use classification for this area, the proposed CZ-HI District would be supported by adopted policy guidance documents.

Reasonableness/Public Interest:

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

The site is surrounded by LI zoned lands and isolated by various physical and environmental constraints. As conditioned, it is reasonable to support some limited HI District land uses at this location.

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 site lies south of the US-29 corridor and east of the I-74 corridor, both of which are existing multilane highways. These highways act as a barrier that separates the zoning site from adjacent land to the north and west.
- ❖ A 200-foot wide Duke Power transmission line easement lies along the southern boundary of the site. Other electrical easements, utility easements and a stream with a 500 to 600 foot wide flood zone area lies along the northern portion of the site. Of the 29 acres associated with this parcel, only 30% (approximately 8 acres in the middle of the parcel) is available for any significant development. Allowable HI District uses, as conditioned by the applicant, will be compatible with adjacent land as these manmade and environmental features isolate the area of development from surrounding lands.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ Along its southern boundary the site has frontage on Alleghany Street and Lorraine Avenue. The applicant has offered a condition to prohibit access from Lorraine Avenue. ❖ The southern 200-foot wide Duke Power transmission easement will separate the area of development from adjacent parcels in the abutting industrial park.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. ❖ The site is within the Randleman Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance. ❖ Stream buffer and environmental standards of the Development Ordinance will limit encroachment into the environmentally sensitive areas of the site.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is 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.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. ❖ Except for the Asphalt Plant and Major Manufacturing (concrete manufacturing) use types, the applicant's conditional zoning ordinance restricts development to LI District uses. ❖ Due to physical and environmental constraints, development is restricted to a 9± acre area in the middle of the site and a narrow 2.5± acre area along the northern Durand Avenue frontage of the site. These constraints will assist to limit the intensity of development and also provide separation from abutting lands. ❖ Lands within the industrial park are situated at a higher elevation

	(approximately 20 feet higher) than the zoning site. This topographical difference will assist to limit impact of development activity to adjacent lands.
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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.

All surrounding lands are either developed with, or zoned to support industrial uses.

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 site is located between two highways, multiple utility easements and wide environmental features, resulting in an isolated, limited area of development. When feasible, it is preferable that higher intensity industrial uses be separated from low intensity land uses.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this approximately 29 acre parcel to the CZ-HI District. As conditioned, and subject to approval of Plan Amendment Case 21-07, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

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

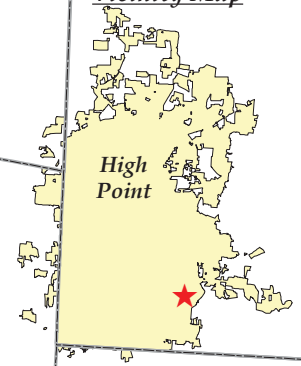
LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-25

Applicant: High Point Land Investment, LLC

Vicinity Map

High Point



Davidson
County

City of High Point

Jamestown

Site

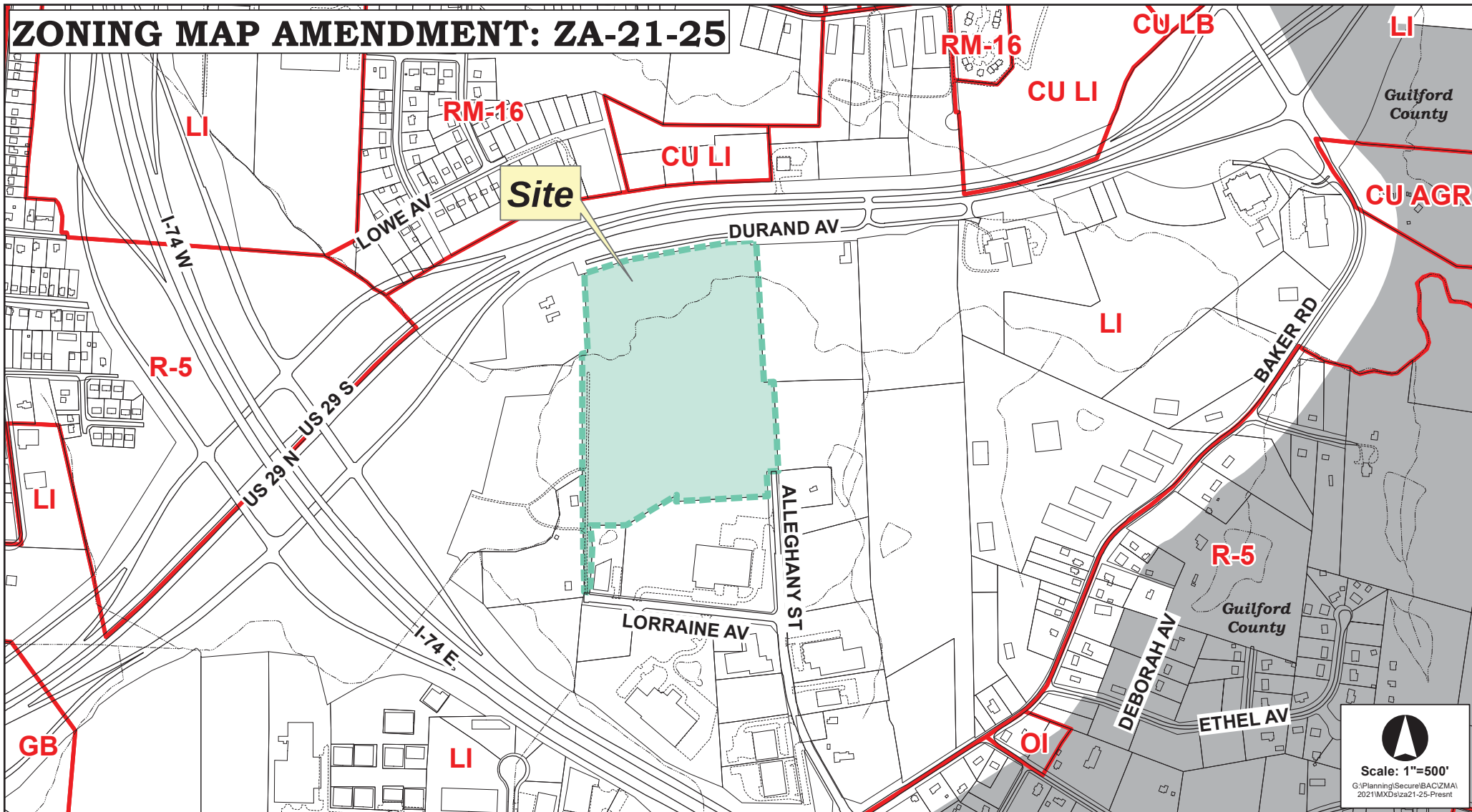
Guilford
County



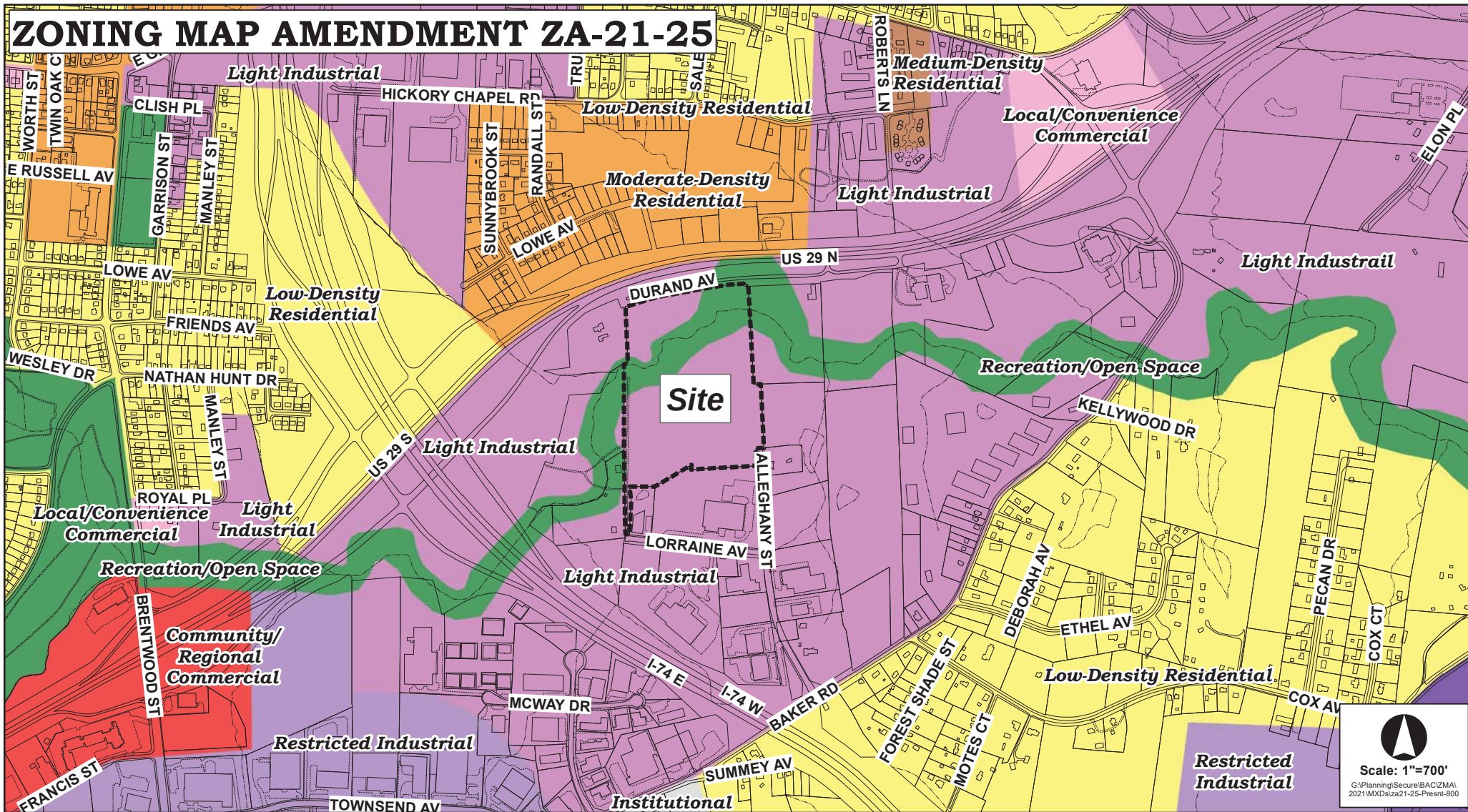
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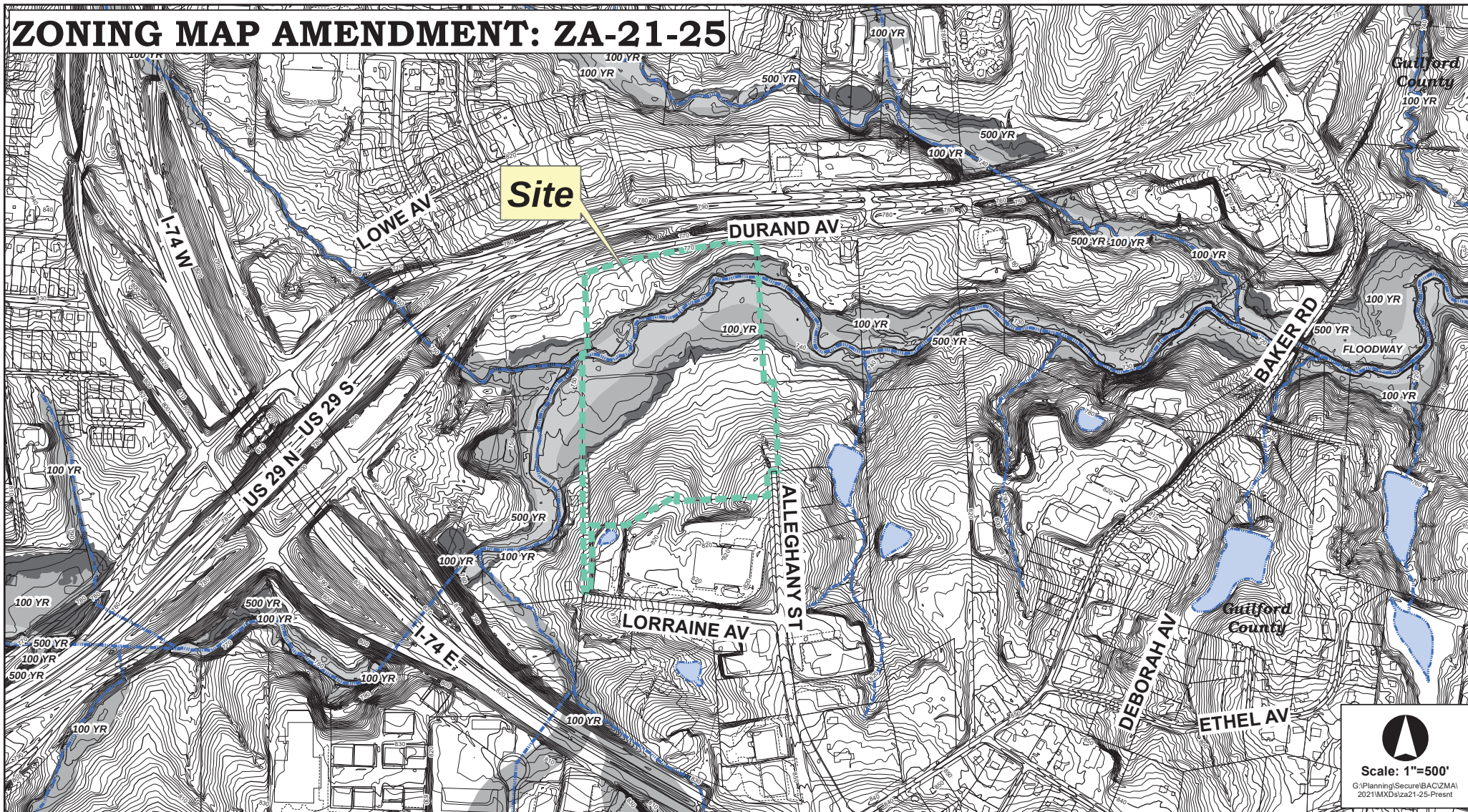
ZONING MAP AMENDMENT: ZA-21-25



ZONING MAP AMENDMENT ZA-21-25



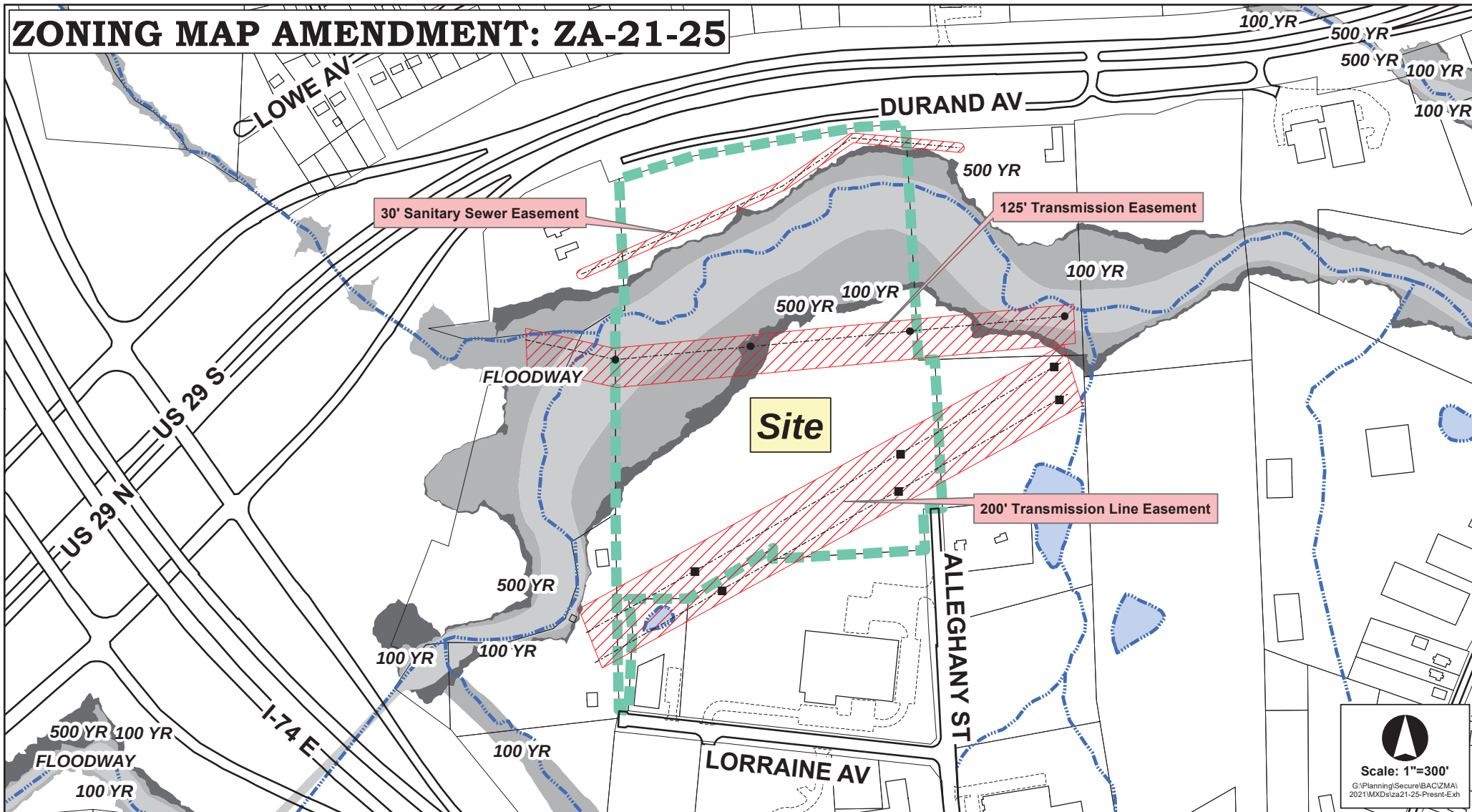
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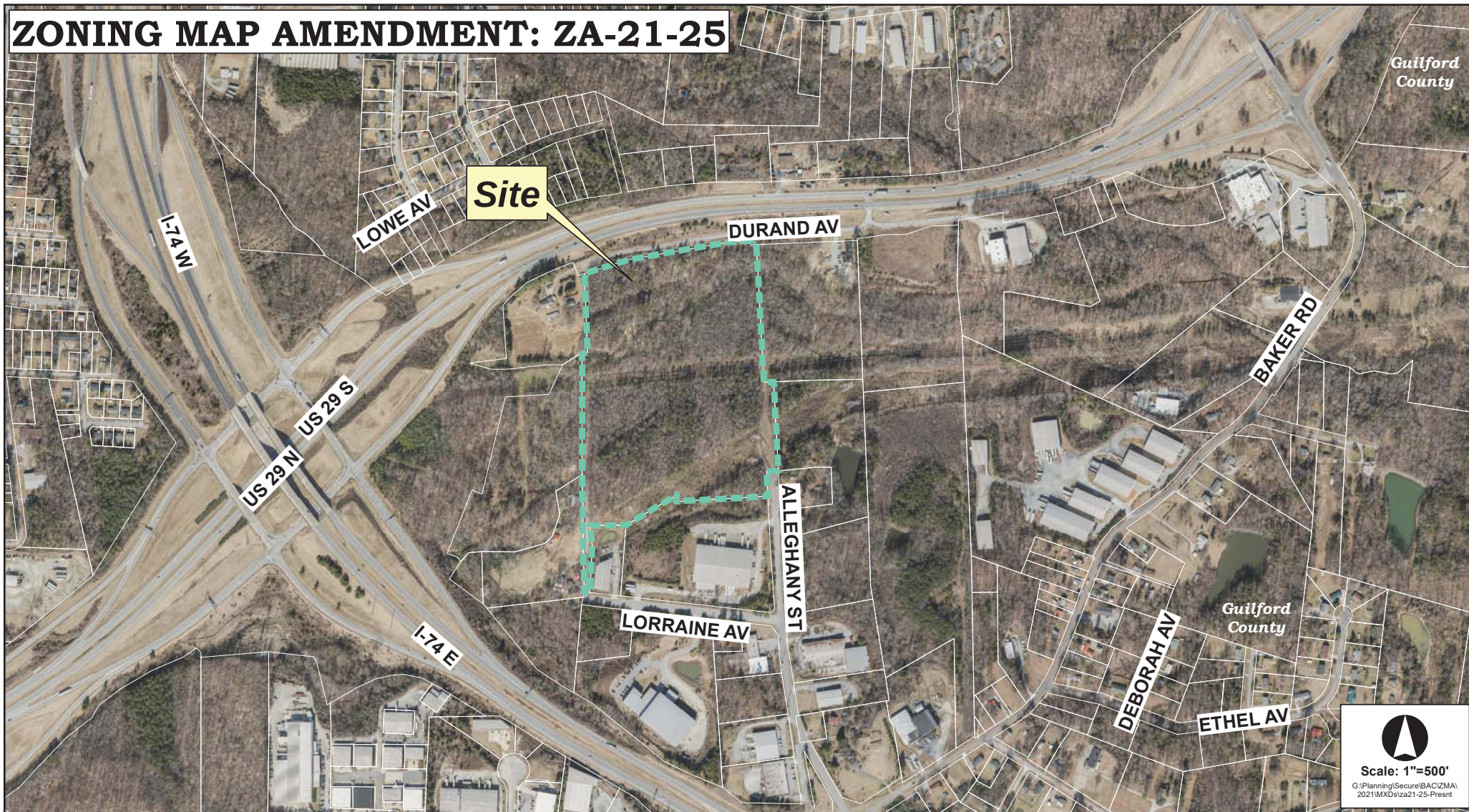
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ZONING MAP AMENDMENT: ZA-21-25



ZONING MAP AMENDMENT: ZA-21-25




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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 21-25 (ZA-21-25)** 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 Heavy Industrial (CZ-HI) District**. The property is approximately 29 acres, and located at the northern terminus of Allegany Street and south of Durand Avenue. The property is also known as Guilford County Tax Parcel 180717.

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

1. Except as excluded below in Part I.A.2, permitted uses shall be limited to those principal use of the Heavy Industrial (HI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the Light Industrial (LI) District (use must be permitted in both districts). Development shall be subject to Dimensional Standards and District Standards of the HI District, unless further restricted by this ordinance.
2. The following HI District uses, which are not permitted in the LI District, shall be permitted per standards of Principal Use Table 4.1.9 and other related standards of the Development Ordinance:
 - a) Asphalt plants
 - b) Major Manufacturing

Part II. CONDITIONS:

A. Greenway Easement Dedication:

As part of land development permit approval, the property owner shall dedicate a minimum 50-foot wide greenway easement centered over, or within the vicinity of, the 48-inch sewer line that runs in a general east-west direction across the northern portion of the zoning site.

B. Transportation Conditions.

1. Access: Only one point of vehicular access shall be permitted to Alleghany Street. No access shall be permitted to Lorraine Avenue.
2. Other Transportation Conditions: The City of High Point Transportation Director 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 15th day of November, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1221 Franklin Ave.

Arelis Tejada & Eddys Joel Tejada
1948 Sinclair Trace
Burlington, NC 27215

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 20th day of December, 2021

Mary S. Brooks, Deputy City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

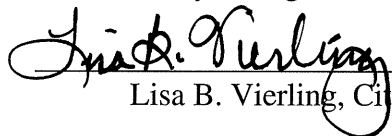


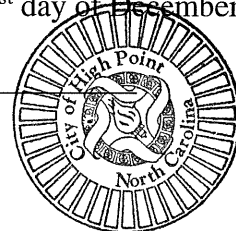
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on December 20, 2021, and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7775/21-92, page 92, Legislative File No. 2021-499 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 21st day of December 2021.

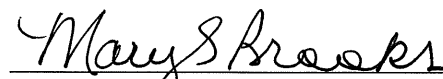

Lisa B. Vierling, City Clerk



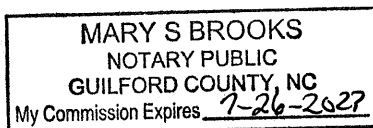
ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 21st day of December 2021.


Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



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

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**

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

Site Information	
Location:	The site is located along the south side of Skeet Club Road, approximately 2,100 feet west of Johnson Street.
Tax Parcel Number:	Guilford County Tax Parcel 203473
Site Acreage:	Approximately 6.5 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a moderately sloping terrain. An intermittent stream runs in a west to east direction through the middle of the site.
Water and Sewer Proximity:	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.
General Drainage and Watershed:	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.
Overlay Districts:	Oak Hollow Lake Watershed Critical Area – Tier 4

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

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

Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation, which primarily supports single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. 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. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. 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.
Relevant Area Plan:	There are no area plans that are applicable to this site.
Zoning History:	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. - Orchard Knob townhome subdivision (ZA 99-21 and ZA 20-14) - St. Andrews townhome subdivision (ZA 00-37 and ZA 20-14) - Meadow Creek subdivision/cluster development (ZA 99-27 and ZA 01-01 and SU 99-04 and SU 01-01) - Skeet Club Garden subdivision/cluster development (ZA 92-20 and SU 92-12) - 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.

Transportation Information			
Adjacent Streets:	Name		Classification
	Skeet Club Road		Major Thoroughfare
			Approx. Frontage
			227 ft.
Vehicular Access:	Via public street access from Skeet Club Road.		
Traffic Counts: (Average Daily Trips)	Skeet Club Road		8,900 ADT (NCDOT 2019 traffic count)
	Johnson Street		12,000 ADT (NCDOT 2019 traffic count)
Estimated Trip Generation:	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> X	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.

Conditions:	<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. <u>Access</u> 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. <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.
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School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2021 – 2022 (20 th 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
<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.				

Details of Proposal

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.

Staff Analysis

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.

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:

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ The applicant has offered a condition for right-of-way dedication to facilitate future road improvements. ❖ The applicant has offered a condition to limit vehicle access to Skeet Club Road. ❖ 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.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within 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.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is 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.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. Staff has found no evidence that the requested CZ R-5 District, as conditioned by the applicant, would adversely affect adjacent properties.

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

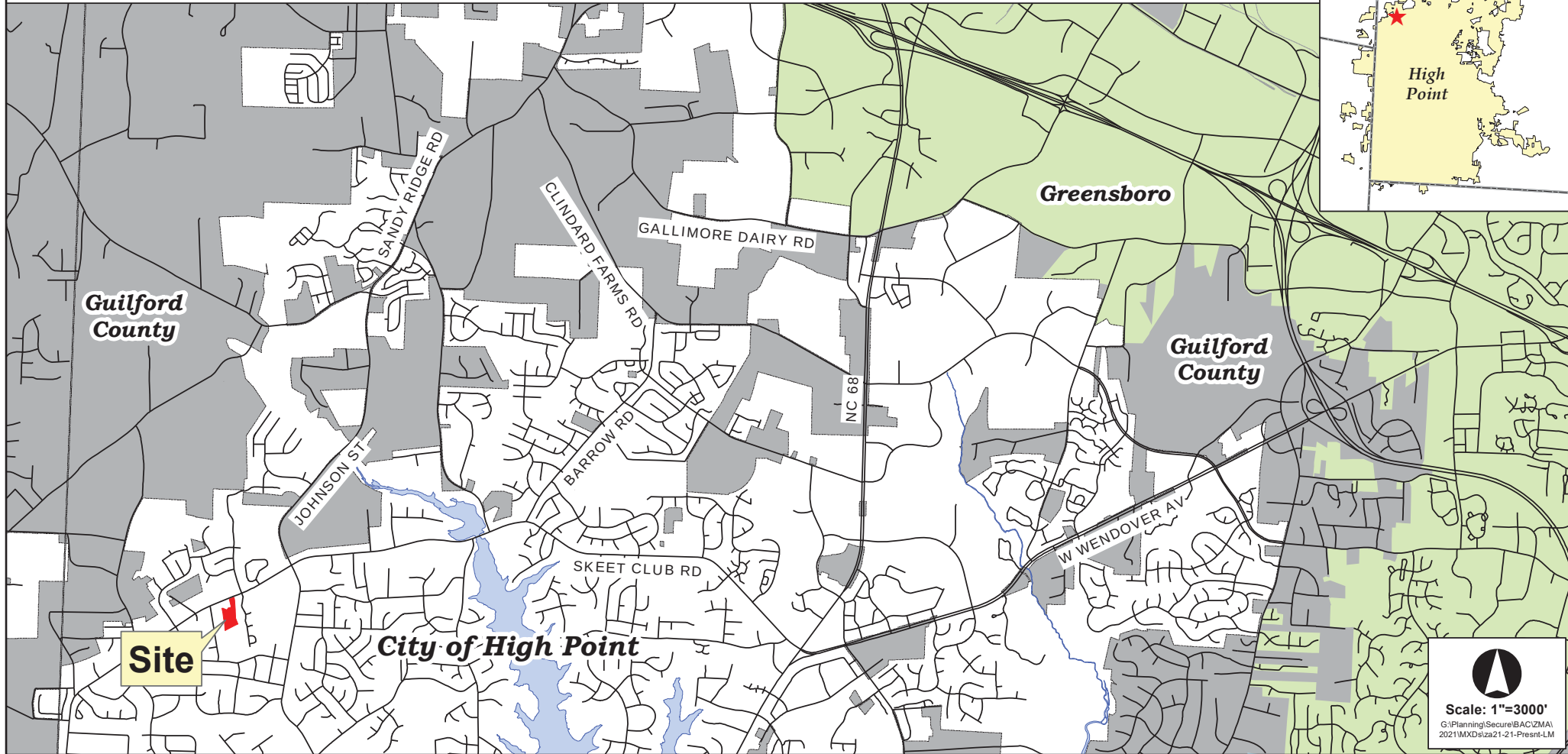
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

LOCATION MAP

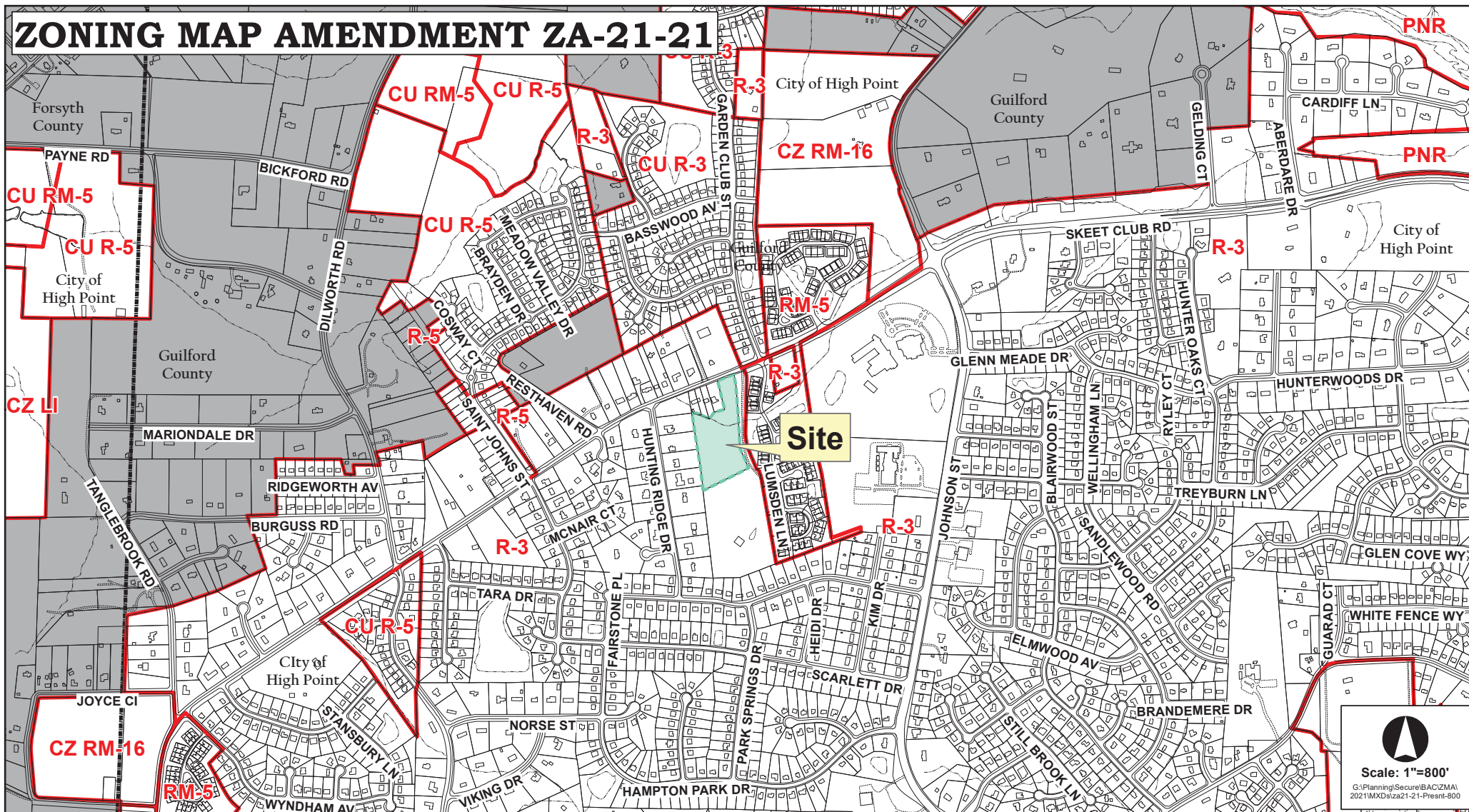
ZONING MAP AMENDMENT: ZA-21-21

Applicant: Pankaj Jinwala

Vicinity Map



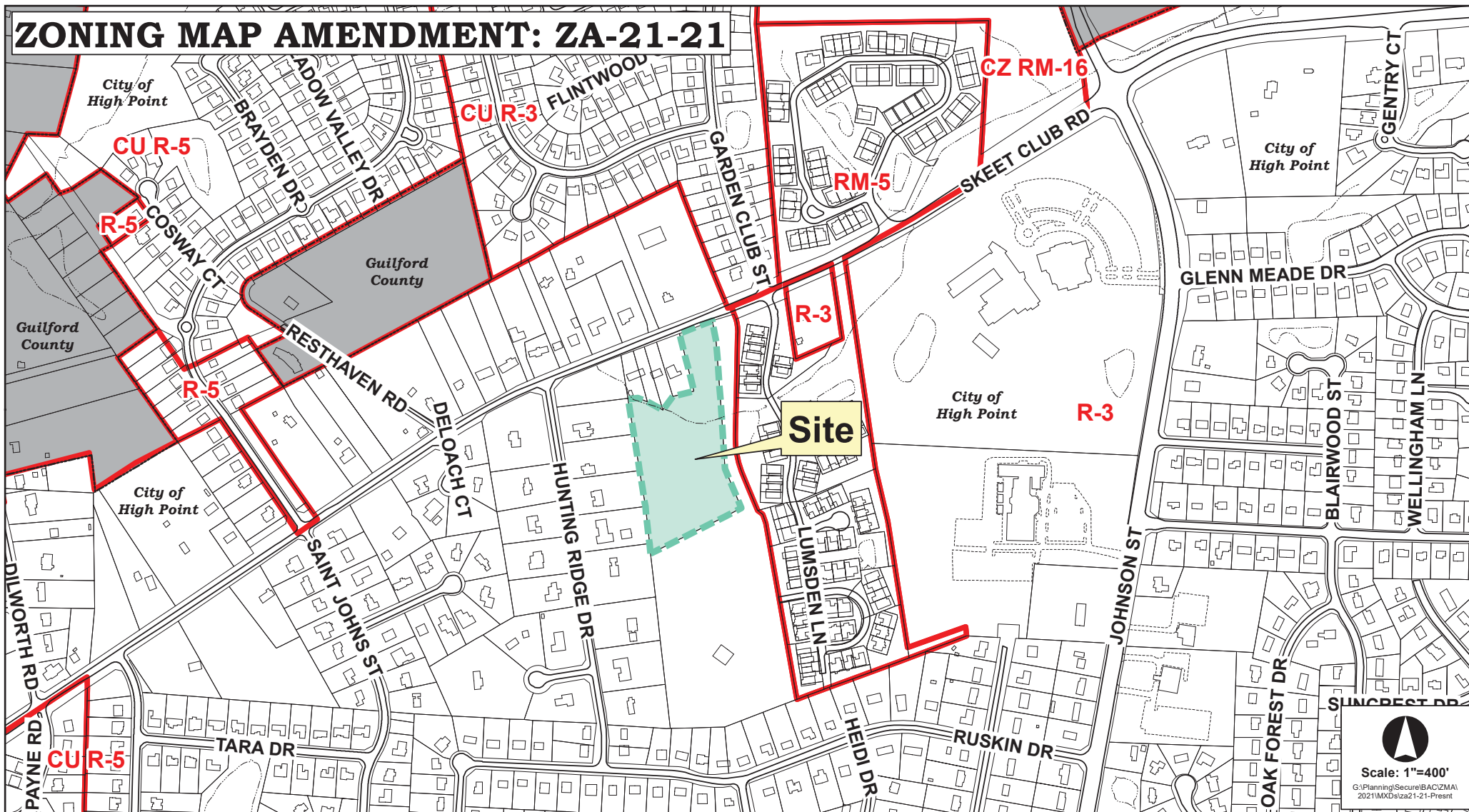
ZONING MAP AMENDMENT ZA-21-21



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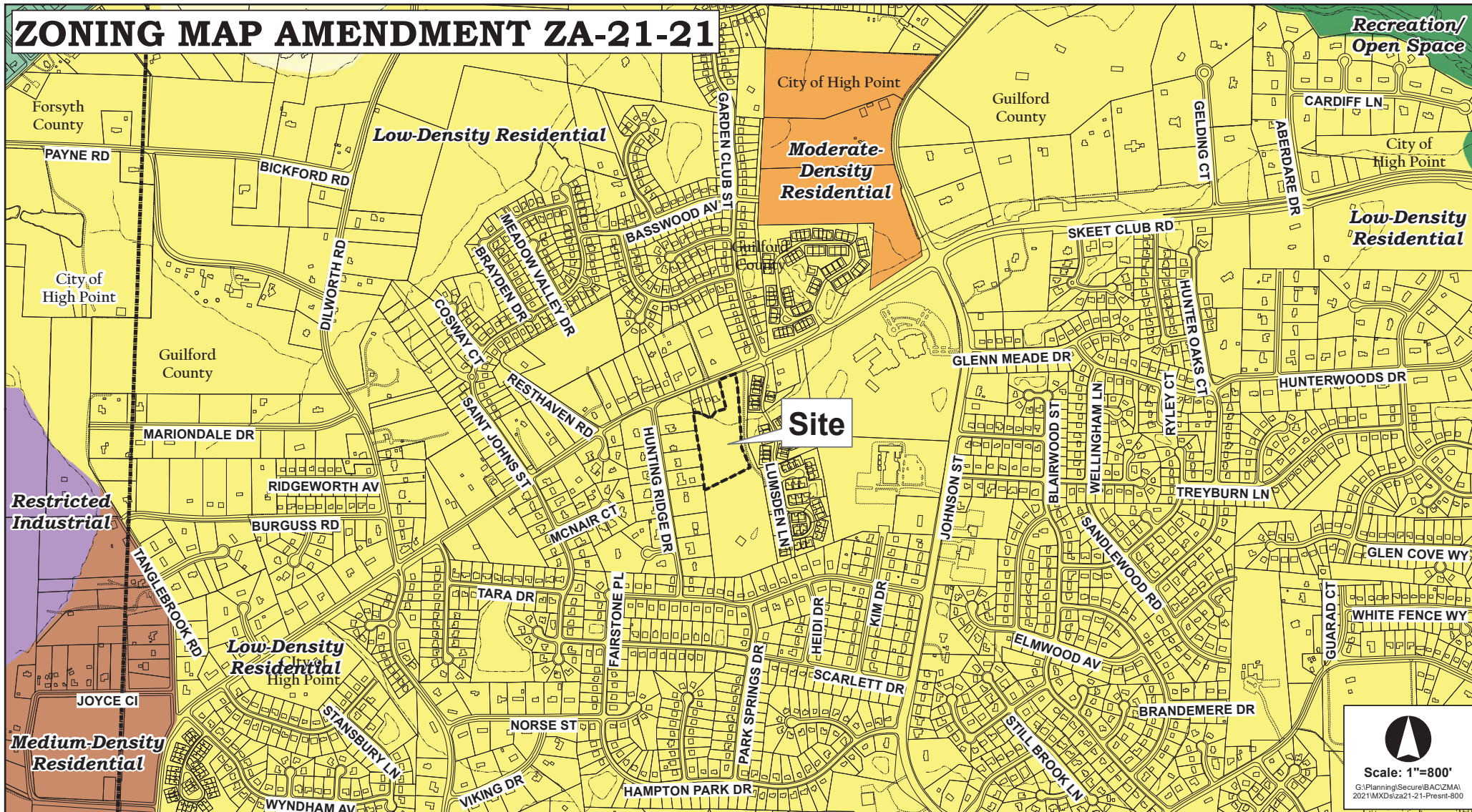
ZONING MAP AMENDMENT: ZA-21-21



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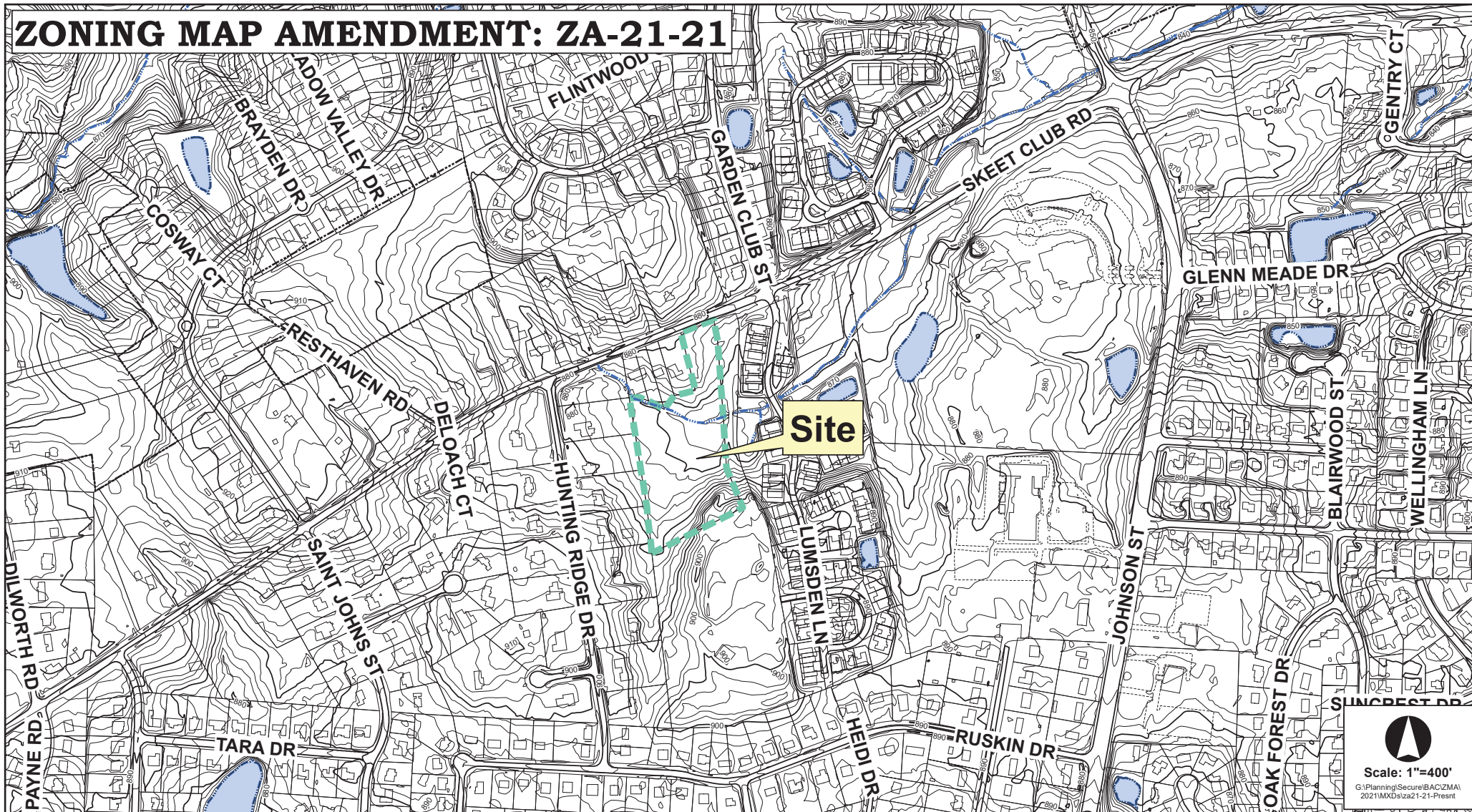
ZONING MAP AMENDMENT ZA-21-21



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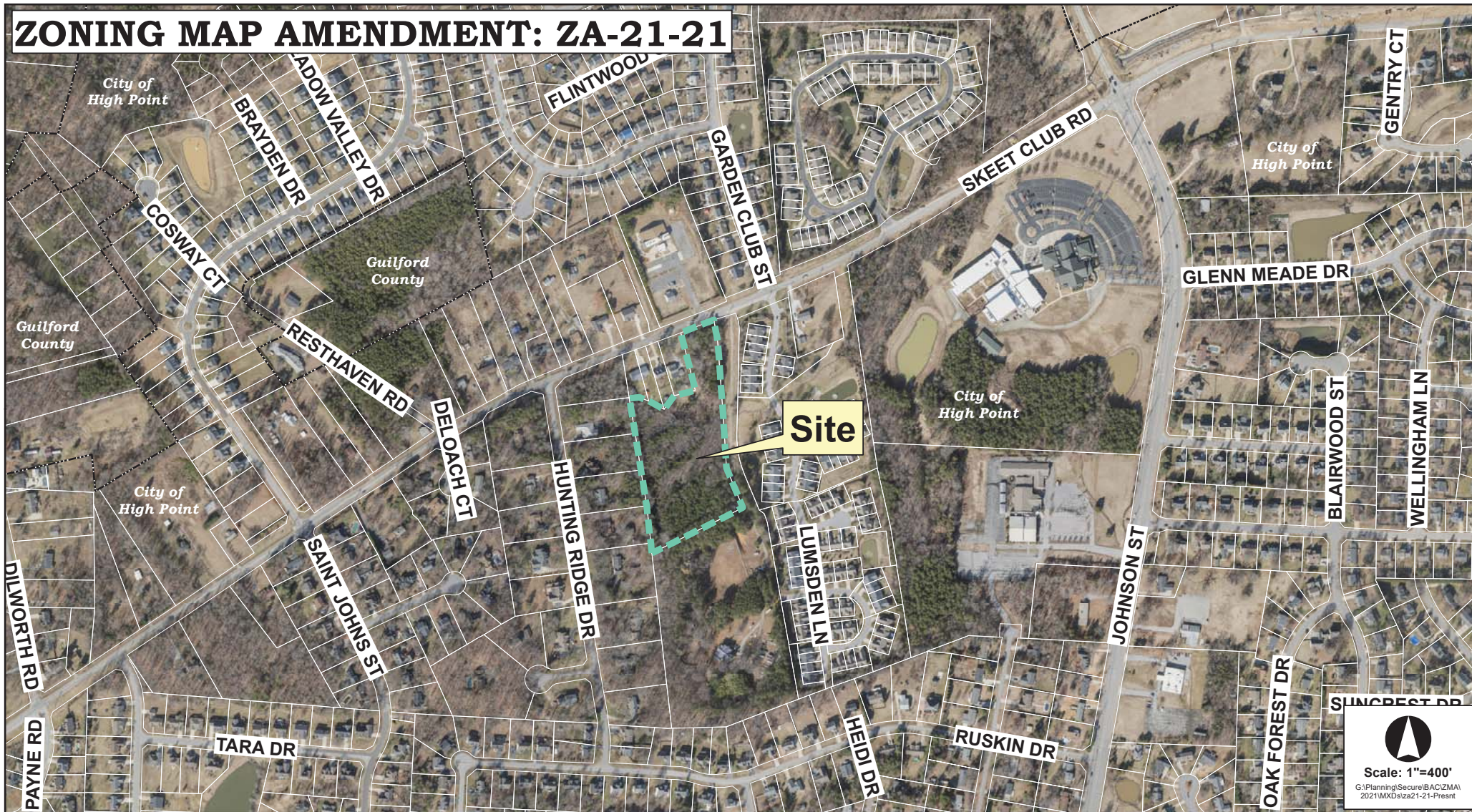
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ZONING MAP AMENDMENT: ZA-21-21



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ZONING MAP AMENDMENT: ZA-21-21



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 15th 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 Nixson ,

Donna 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).

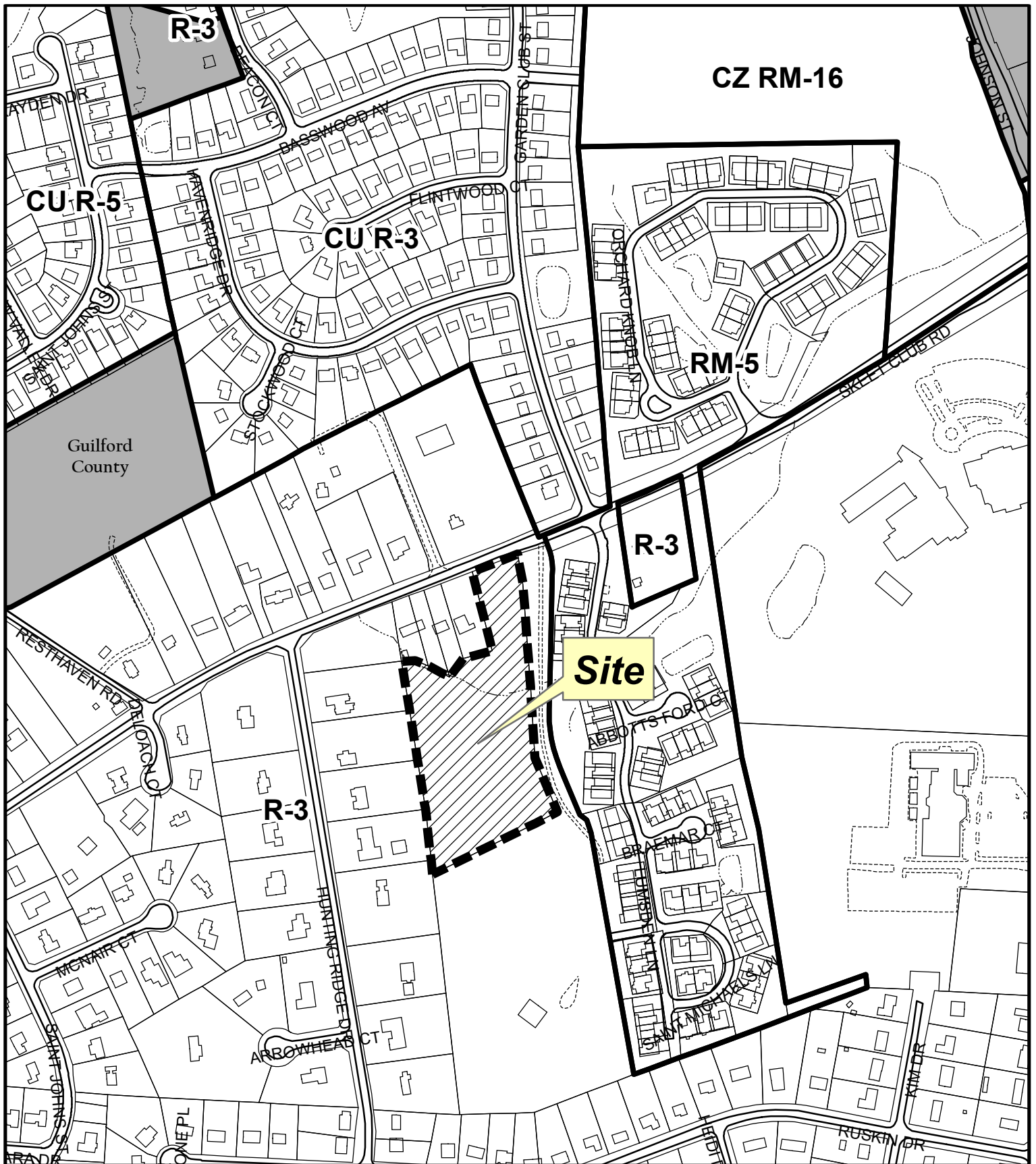
The Rezoning Application was submitted on September 13, 2021 with a scheduled regular meeting of the City of High Point Planning & Zoning Commission scheduled for October 26, 2021 at 6:00 pm. This meeting will be held in the City Council Chambers. A Citizen Information Meeting Statement prepared by the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

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

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 21-08**
 (Mark & Carolyn Austin and Steven Lim)

From: Chris Andrews,
 Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: October 21, 2021 and
 November 5, 2021

Attachments: A. Staff Report
 B. Map
 C. Annexation Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Mark & Carolyn Austin and Steven Lim for a voluntary contiguous annexation of approximately 7.94 acres, located along the south side of W. Wendover Avenue approximately 300 feet west of Gisbourne Drive (5223 W. Wendover Avenue - Guilford County Tax Parcel 170007) and along the north side of Samet Drive approximately 400 feet east of Penny Road (7706 Samet Drive - Guilford County Tax Parcel 196673).

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends ***approval*** of Annexation 21-08.

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

**STAFF REPORT
ANNEXATION 21-08
November 15, 2021**

Request	
Applicant: Mark & Carolyn Austin and Steven Lim	Owners: Mark & Carolyn Austin and Steven Lim
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 21-23

Site Information	
Location:	The site is located along the south side of W. Wendover Avenue approximately 300 feet west of Gisbourne Drive (5223 W. Wendover Avenue), and along the north side of Samet Drive approximately 400 feet east of Penny Road (7706 Samet Drive).
Tax Parcel Number:	Guilford County Tax Parcels 196673 and 170007
Site Acreage:	Approximately 7.9 acres
Current Land Use:	Single family dwellings, rural residential dwelling, utility building and undeveloped parcel.
Current Fire District:	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
Proposed Development:	The property owners have a buyer that is proposing to develop an approximately 160,000 square feet of commercial/retail uses and approximately 180 multifamily residential units on the site and additional abutting lands at this intersection.
Proposed Unit Type, Number and Average Value:	As of the date of this report, and with project layout still fluctuating, it is anticipated the project could have a 75,000,000 market value at build out.
Proposed Build-out Schedule:	Unknown at this time. Infrastructure can be installed with 1 – 2 years; however, it may be several years before complete built-out.
Proposed City of High Point Council Ward:	The proposed annexation site is surrounded Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The topography of the site ranges from relative level adjacent to the abutting roads and to steep towards the interior of the site. The eastern portion of the site is encumbered by a pond. Also, a 50 foot wide Piedmont Natural Gas easement runs through the middle of the site, from north to south.
Water and Sewer Proximity:	A 12-inch and 16-inch City water line lie adjacent to the site along Penny Road and W. Wendover Avenue. An 8-inch City sewer line lies adjacent

	to the site along W. Wendover Avenue and along the southern boundary of the site.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	PDM	Planned Development – Mixed District	Commercial development (<i>Palladium Shopping Centers</i>)
South:	R-5	Residential Single Family – 5 District	Single-family dwellings
East:	R-5	Residential Single Family – 5 District	Single-family dwellings
West:	AG	Conditional Zoning Retail Center District	Rural residential

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Wendover Avenue	Major Thoroughfare	538 ft.
	Samet Drive	Local Street	108 ft.
Vehicular Access:	W. Wendover Avenue, Penny Road, Samet Drive Extension		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is surrounded by the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant is requesting annexation to have access to City utilities to facilitate development of a commercial shopping center. There has been numerous annexation approval in this area since the 1990s, and the site is completely surrounded by the High Point Corporate limits. This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation will not negatively impact the City's ability to provide services in this area.

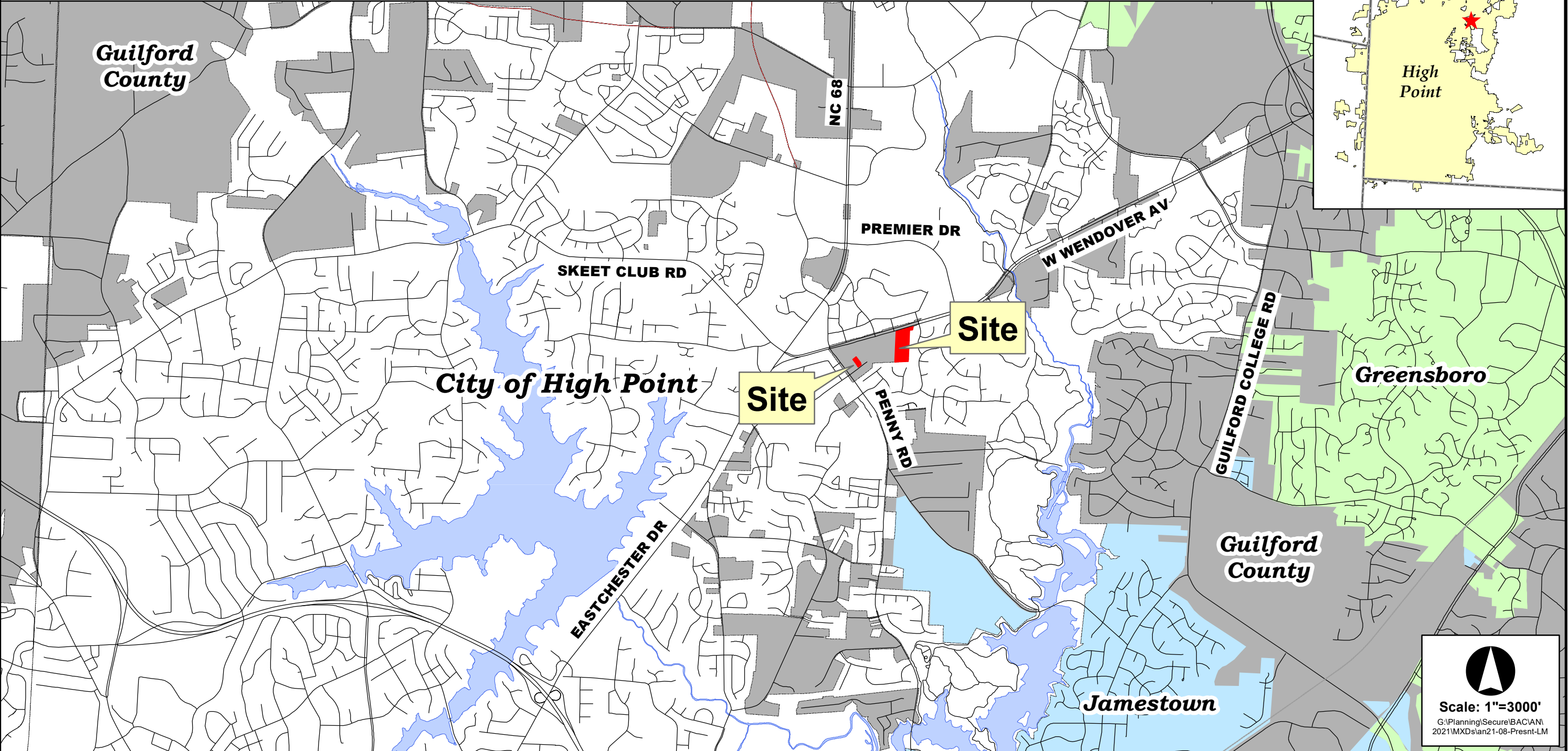
Report Preparation

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

ANNEXATION REQUEST: AN-21-08
Applicant: Mark Austin & Carolyn Austin, Steven Lim

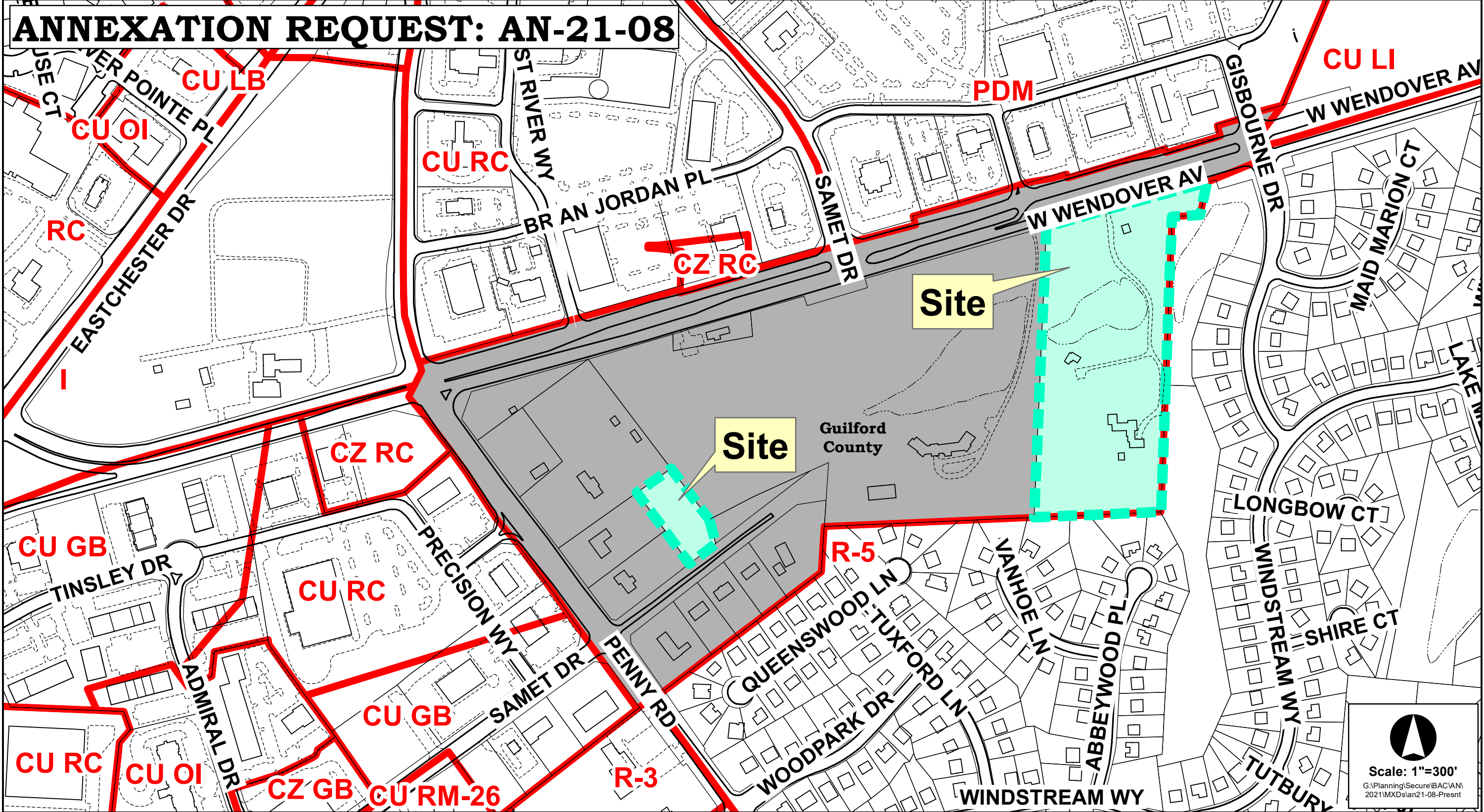
Vicinity Map



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ANNEXATION REQUEST: AN-21-08



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 1st day of November, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **November 15, 2021**.

ANNEXATION DESCRIPTION

Annexation Case 21-08 (AN-21-08)

Applicants:

Mark & Carolyn Austin and Steven Lim

Guilford County Tax Parcels 196673 and 170007 (7.9 acres).

SECTION 2. Upon and after **November 15, 2021** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for **Guilford** County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by the City Council
City of High Point, North Carolina
The **15st** day of **November, 2021**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: **Street Abandonment 21-02**
(High Point University and Lily Pad Investors, LLC.)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: October 21 & 28, 2021 and
November 4 & 11, 2021

Attachments: A. Staff Report
B. Resolution of Abandonment

Advertised By: Planning & Development

PURPOSE:

A request by High Point University and Lily Pad Investors, LLC to abandon (close) the eastern 365± of the Barbee Avenue right-of-way (a 50-foot-wide right-of-way). This is an improved right-of-way that runs in a general east - west direction between 908 to 920 Barbee Avenue (abutting Guilford County Tax Parcels 190710, 190711, 190712, 190713 and 1900041).

BACKGROUND:

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

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Jason Sweet, Director of Construction and Renovation, High Point University, 8807 Desmond Dr., Lewisville, NC. Mr. Sweet gave an overview of the applicant's proposal and made himself available for questions.

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

The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 8-0.

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

**STAFF REPORT
STREET ABANDONMENT CASE 21-02
October 26, 2021**

Request	
Applicant: High Point University and Lily Pad Investors, LLC	Proposal: To abandon the eastern 365 feet of the Barbee Avenue right-of-way, between 908 to 920 Barbee Avenue (abutting Guilford County Tax Parcels 190710, 190711, 190712, 190713, and 1900041)

Adjacent Streets		
Name:	Classification:	Right-of-Way and Pavement Width:
Barbee Avenue	Local street	50-foot wide right-of-way; 30-foot (+/-) paving with curb and gutter

Adjacent Property Zoning and Current Land Use		
North	Conditional Zoning Institutional District (CZ-I) District	High Point University campus
South	Residential Single Family-5 (R-5) District	Single family dwellings and undeveloped parcels
East	Conditional Zoning Institutional District (CZ-I) District	High Point University campus
West	Conditional Zoning Institutional District (CZ-I) District Residential Single Family-5 (R-5) District	Barbee Avenue ROW and

Analysis

During the past two decades the High Point University campus has expanded south of International Avenue (formerly Montlieu Avenue) to the north side of Barbee Avenue. The University has requested and been granted zoning approvals to permit university-related uses in the block lying between Barbee Avenue and International Avenue, and the City has abandoned public streets in this area (Willoubar Terrace, Fifth Street and that segment of former Montlieu Avenue running between N. Centennial Street to N. University Parkway). These actions have left the eastern segment of Barbee Avenue as a dead-end public street. The University has recently purchased the properties at the eastern terminus of Barbee Avenue, between 908 to 920 Barbee Avenue, and wishes to abandon the eastern portion of these streets, and incorporate this area into the campus.

Barbee Avenue has a right-of-way width of 50 feet and is improved with a paved cartway. The ROW and the abutting parcels are depicted on two recorded maps. First, on a map recorded in June 1926 entitled "Map of Geo. F. Wilson Property – High Point, N.C." in Plat Book 7 Page 108 and secondly on a map recorded in July 1944 entitled "Map of Section Two of the M. J. Wrenn Property - High Point N.C." Plat Book 13 Page 76.

This street has historically served as a direct means of access for this residential neighborhood to the former Montlieu Avenue and to N. Centennial Street. With the incorporation of the former residential blocks along the north side of Barbee Avenue into the campus and the abandonment of Montlieu Avenue, traffic from this neighborhood can now only travel in a westward direction to N. Centennial Street. With the abandonment of Montlieu Avenue and the acquisition of residential properties there is little public purpose remaining for the eastern segment of Barbee Avenue. Therefore, the University is proposing to abandon this eastern 365-foot portion of Barbee Avenue and to install a cul-de-sac at the eastern terminus of the public street.

The Technical Review Committee (TRC) reviewed this requested street abandonment and had no objection to the abandonment. However, the various public and private utility service providers noted that easements must be retained for the multiple utility lines within this ROW.

Findings & Recommendation

This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owners (High Point University and Lily Pad Investors, LLC), as provided by State statutes, is found not to be contrary to the public's interest. Existing adjacent residential property owners still have access to the remaining public portion of Barbee Avenue from their property. This proposed ROW abandonment will not deprive any property owners in the vicinity of this request reasonable means of ingress and egress to their property.

The Planning and Development Department recommends approval of the requested street abandonment with the retention of the following easements:

- A 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing the Barbee Avenue right-of-way;
- A 20-foot wide sanitary sewer easement centered over all existing sewer lines within and crossing the Barbee Avenue right-of-way;
- A 20-foot wide water easement centered over all existing water lines within and crossing the Barbee Avenue right-of-way;
- A 30-foot wide Piedmont Natural Gas easement offset over all existing gas lines within and crossing the Barbee Avenue right-of-way. This easement shall extend 10 feet south of existing gas lines and 20 feet north of existing gas lines.
- A 30-foot wide electric utility easement, which includes electric lines, City fiber optic lines, cable TV lines and some NorthState Communication lines, centered over all existing electric lines and existing poles within and crossing the Barbee Avenue right-of-way; and
- A 15-foot wide NorthState Communications easement shall be retained for NorthState Communication utility lines and poles that are separate from City electric lines and poles. This easement shall be centered over these separate NorthState Communication utility lines and poles that are within and crossing the Barbee Avenue right-of-way.

Report Preparation

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

Attachments: Photographs (October 2021)
Portion of Barbee Avenue to be abandoned
Photo taken looking East



Portion of Barbee Avenue to be abandon
Photo taken looking West



LOCATION MAP

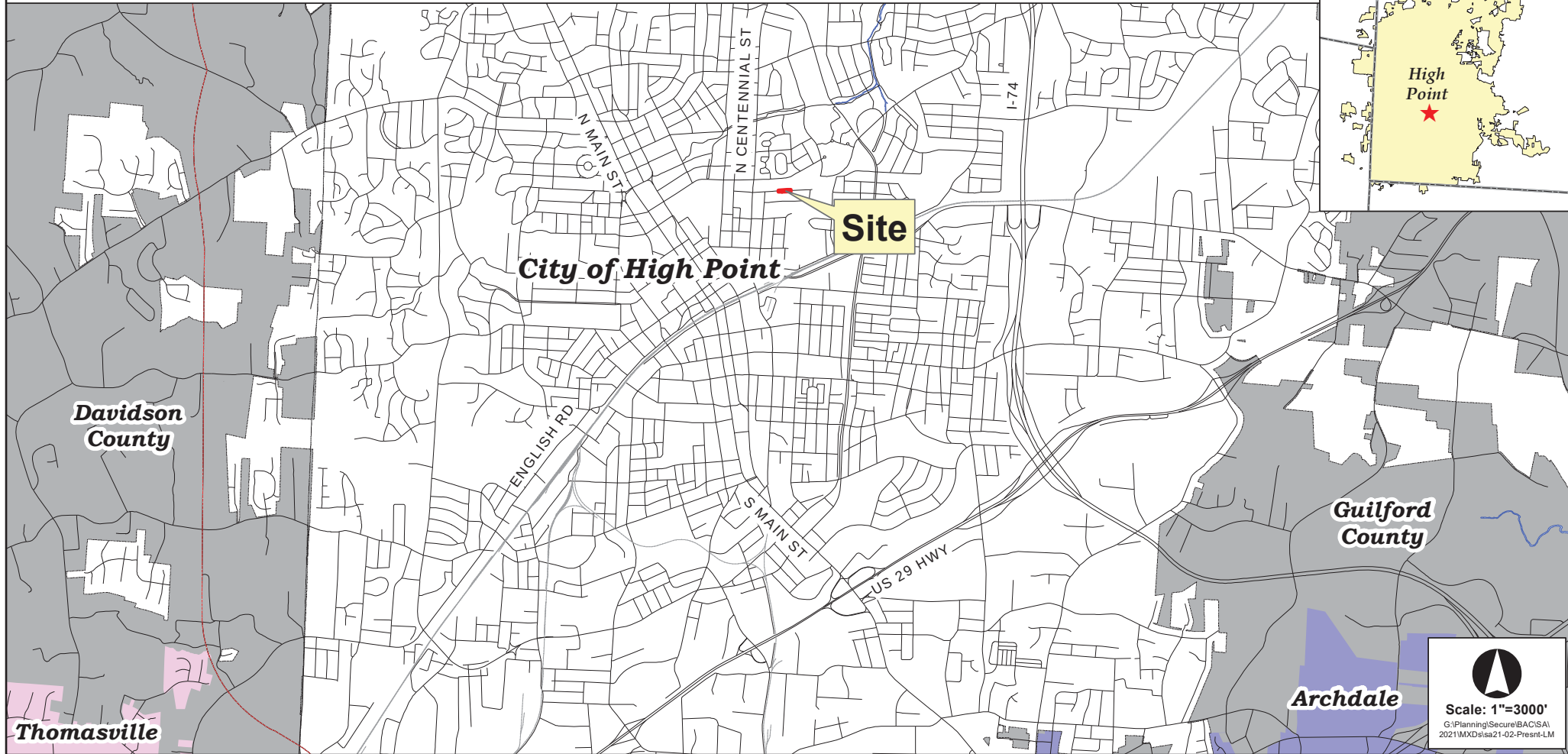
STREET ABANDONMENT: SA-21-02

Applicant: High Point University

Vicinity Map



High
Point



City of High Point

Site

Davidson
County

Guilford
County

Archdale

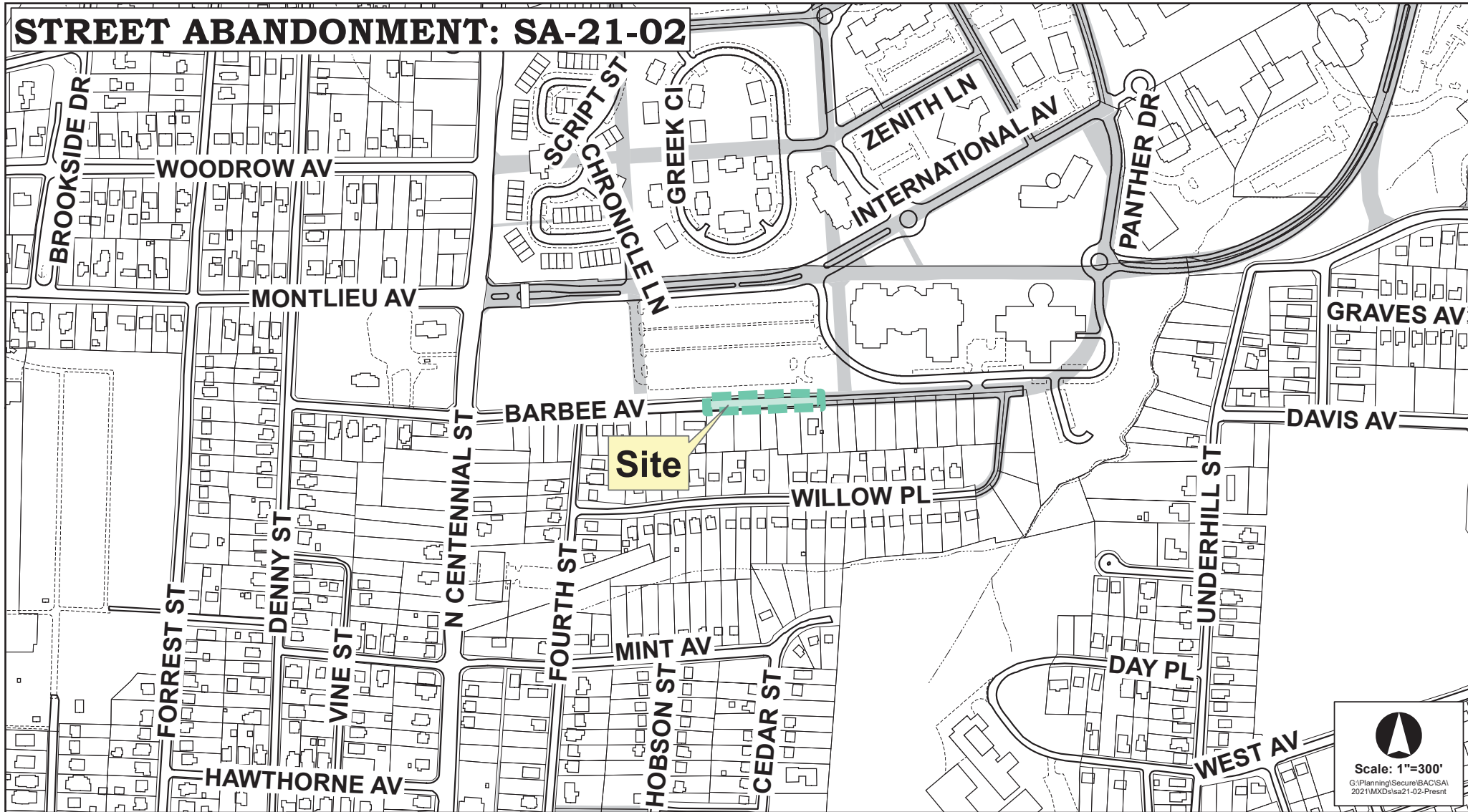
Thomasville



Scale: 1"=3000'

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STREET ABANDONMENT: SA-21-02



Scale: 1"=300'

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STREET ABANDONMENT: SA-21-02



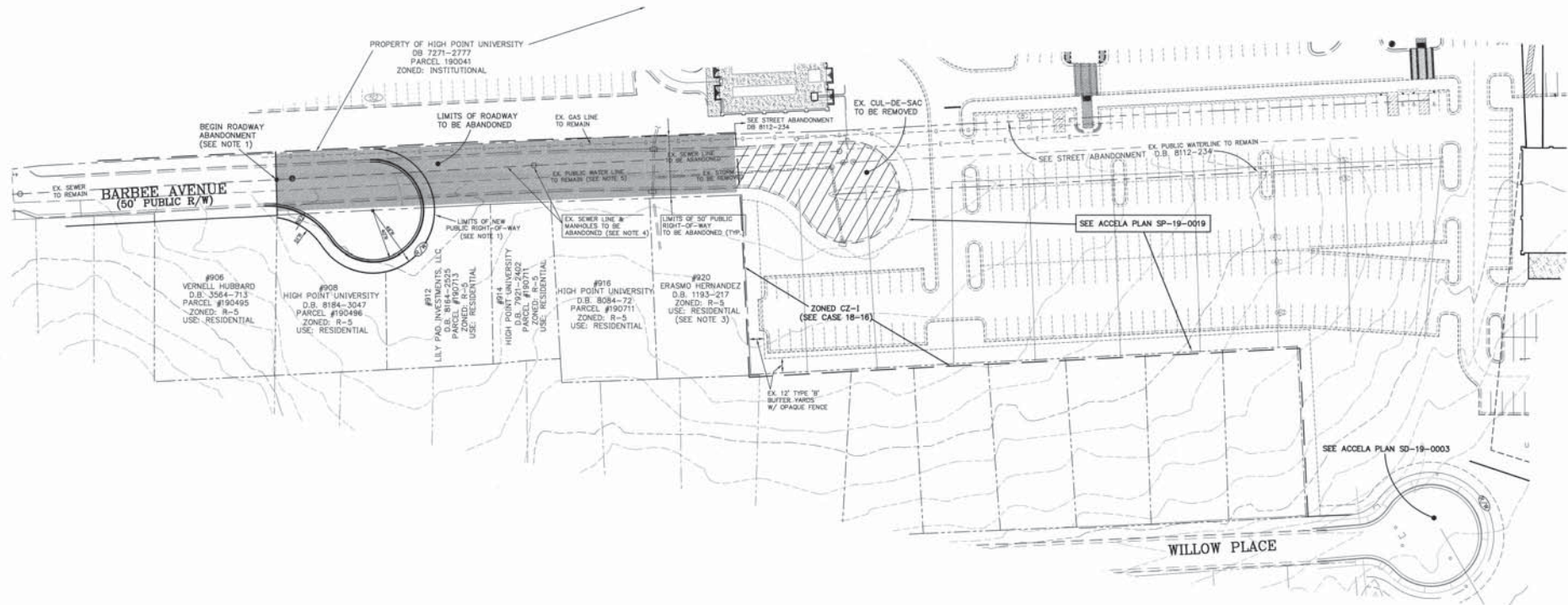


NOTES:

1. PRIOR TO ACCEPTANCE OF ROADWAY RENOVATIONS BY THE CITY OF HIGH POINT, LIMITS OF NEW RIGHT-OF-WAY SHALL BE DEDICATED BY HIGH POINT UNIVERSITY, INCLUDING PORTIONS OF PREVIOUSLY RELINQUISHED RIGHT-OF-WAY OF BARBEE AVE.
2. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
3. PROPERTY LOCATED AT 920 BARBEE AVENUE IS CURRENTLY UNDER A PURCHASE CONTRACT TO HIGH POINT UNIVERSITY.
4. AT WHICH TIME HOUSES LOCATED AT 908-920 BARBEE AVE. ARE REMOVED, THE EXISTING SEWER LINE WILL BE ABANDONED, INCLUDING WATER & SEWER SERVICES, IN ACCORDANCE WITH CITY STANDARDS.
5. THE EXISTING PUBLIC WATER LINE WITHIN THE LIMITS OF THE ROADWAY ABANDONMENT WILL REMAIN IN SERVICE. ALL ABANDONED WATER SERVICES WILL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH CITY STANDARDS.

ROADWAY ABANDONMENT PLAN FOR PORTION OF BARBEE AVENUE FOR HIGH POINT UNIVERSITY CITY OF HIGH POINT GUILFORD COUNTY — NORTH CAROLINA

SEPTEMBER, 2021
JOB No. 2021055
OWNER/DEVELOPER
HIGH POINT UNIVERSITY
1 UNIVERSITY PARKWAY
HIGH POINT, NC 27289-0001
TELEPHONE (336) 841-9000



SCALE: 1"=40'



JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5033
C-0826

SHEET NO.
1

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. xxxx / 21-xx

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 15th DAY OF NOVEMBER, 2021, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 21-02

To abandon the eastern 365 feet of the Barbee Avenue right-of-way, between 908 to 920 Barbee Avenue. A 50-foot wide improved right-of-way lying between Guilford County Tax Parcels 190710, 190711, 190712, 190713, and 1900041.

Abutting Property Owners

High Point University:—Guilford County Tax Parcels 190710, 190711, 190712, and 1900041 (908, 914, 916 & 920 Barbee Avenue; and 612 N. Centennial Street).

Lily Pad Investors, LLC:—Guilford County Tax Parcel 190713 (912 Barbee Avenue)

WHEREAS, High Point University and Lily Pad Investors, LLC has petitioned the City Council of the City of High Point to permanently abandon (close) the eastern 365 feet of the Barbee Avenue right-of-way, between 908 to 920 Barbee Avenue. This is an improved right-of way that runs in a general east-west direction between Guilford County Tax Parcels 190710, 190711, 190712, 190713, and 1900041, and more specifically described as follows:

Beginning at a point in the southern right-of-way of Barbee Avenue, the northwest corner of Lot No. 2 of a plat entitled "Map of Section Two of the M. J. Wrenn Property" as recorded in Plat Book 13 Page 76 of the Guilford

County Register of Deeds, said point being in the western terminus of the Barbee Avenue right-of-way as described in Street Abandonment Case 18-01, Resolution 1808/18-70, approved by the City of High Point Council and as recorded in Deed Book 8112 Page 234 of the Guilford County Register of Deeds; thence in an westerly direction along the northern property lines of Lot Nos. 3, 4, 5 and 6 of the aforementioned plat, the same being the southern limits of the 50 foot public right-of-way of Barbee Avenue; thence continuing in a westerly direction along the southern right-of-way of Barbee Avenue, with the northern lines of properties described in Deed Book 8164 Page 2525 and Deed Book 8184 Page 3047 of the Guilford County Register of deeds to a point, the northeast corner of property described in Deed Book 3564 Page 713 of the Guilford County Register of Deeds, said point also being in the southern limits of the public right-of-way of Barbee Avenue as indicated on a Plat entitled "Map of Geo F. Wilson Property" as recorded in Plat Book 7 Page 108 of the Guilford County Register of Deeds; thence in a northerly direction crossing the Barbee Avenue right-of-way approximately 50 feet to a point in the northern limits of the public right-of-way of Barbee Avenue; Thence in an easterly direction along the northern right-of-way of Barbee Avenue as indicated in a Recombination Plat entitled "Exclusion Map for High Point University – Health Science Area" and as recorded in Plat Book 192 Pages 94 and 95 of the Guilford County Register of Deeds to a point in the northern right-of-way of Barbee Avenue, said point being in the western terminus of the Barbee Avenue right-of-way; thence crossing Barbee Avenue in a southern direction along its western terminus approximately 50 feet to the place and point of beginning.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 20th day of September, 2021, at 5:30 p.m. setting the 15th day of November, 2021 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning October 21 & 28, 2021 and November 4 & 11, 2021; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described unimproved right-of-way; and

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for

ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That all of the eastern 365 feet of the Barbee Avenue right-of-way (a 50 foot wide right-of-way). This right-of-way is depicted on two recorded maps. First, on a map recorded in June 1926 entitled "Map of Geo. F. Wilson Property – High Point, N.C." in Plat Book 7 Page 108 and secondly on a map recorded in July 1944 entitled "Map of Section Two of the M. J. Wrenn Property - High Point N.C." Plat Book 13 Page 76. The right-of-way to be closed (abandoned) is described above and is to be closed pursuant to North Carolina G.S. 160A-299;
2. A 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing the Barbee Avenue right-of-way;
3. A 20-foot wide sanitary sewer easement centered over all existing sewer lines within and crossing the Barbee Avenue right-of-way;
4. A 20-foot wide water easement centered over all existing water lines within and crossing the Barbee Avenue right-of-way;
5. A 30-foot wide Piedmont Natural Gas easement offset over all existing gas lines within and crossing the Barbee Avenue right-of-way. This easement shall extend 10 feet south of existing gas lines and 20 feet north of existing gas lines.
6. A 30-foot wide electric utility easement, which includes electric lines, City fiber optic lines, cable TV lines and some NorthState Communication lines, centered over all existing electric lines and existing poles within and crossing the Barbee Avenue right-of-way; and
7. A 15-foot wide NorthState Communications easement shall be retained for NorthState Communication utility lines and poles that are separate from City electric lines and poles. This easement shall be centered over these separate NorthState Communication utility lines and poles that are within and crossing the Barbee Avenue right-of-way.
8. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 15th day of November, 2021
Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment- Theatre Advisory Board

From: City Clerk's Office

Public Hearing: N/A

Attachments: None

Meeting Date: November 15, 2021

Advertising Date /
Advertised By: N/A

PURPOSE:

To confirm the appointment of Oliver Helsabeck to the Theatre Advisory Board; appointment to be effective immediately and will expire 6/1/2022.

BACKGROUND:

Council Member Hudson, as the Liaison for the Theatre Advisory Board, is recommending the appointment of Oliver Helsabeck. He will be filling the unexpired term of Phyllis Bridges, who has resigned.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Oliver Helsabeck to the Theatre Advisory Board. Appointment to be effective immediately and will expire on 6/1/2022.

Profile

Oliver

First Name

Helsabeck

Last Name

oliverhelsabeck@gmail.com

Email Address

1511 NC Highway 62 West

Street Address

Suite or Apt

High Point

City

NC

State

27263

Postal Code

Mobile: (336) 408-9041

Primary Phone

Alternate Phone

Fairfield United Methodist
Church

Employer

Which Boards would you like to apply for?

Theatre Advisory Board: Submitted

Ward you reside in?

I have a High Point address, however, I live outside the city limits.

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

For the past four years, I have served on the Board of Directors for High Point Community Theatre. I would like to serve as a representative of this organization for the High Point Theatre Advisory Board to support the overall mission and work of the High Point Theatre for the arts and other programs that draw people to the city of High Point. These entertainment and educational programs are beneficial to the city as a whole, and I look forward to the opportunity to support High Point Theatre in these endeavors.

Upload a Resume

Have you participated in Leadership High Point?

☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender

☒ Male

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for a Voluntary Contiguous Annexation
Annexation 21-10 (*Madi Construction, LLC*)

From: Chris Andrews
Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: No

Advertising Date: Not applicable

Advertised By: Not applicable

Attachments: A. Resolution of Intent for Annexation 21-10
B. Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent that establishes a public hearing date to consider a voluntary contiguous annexation request.

BACKGROUND:

Resolution of Intent for Annexation 21-10 is enclosed.

BUDGET IMPACT:

There is no budget impact associated with the adoption of this resolution.

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, December 6, 2021, for this request.

PUBLISH ONCE: Thursday, November 18, 2021

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(AN-21-10)**

WHEREAS, the City Council has been petitioned to annex the property of Madi Construction, LLC. The proposed annexation site is approximately 1.46 acres, and located along the north side of Willard Road, approximately 220 feet east of White Farm Lane. The property is addressed as 2405 Willard Road and also known as Guilford County Tax Parcel 195739.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, December 6, 2021, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3124 or 711 for the Telecommunications Relay Service.

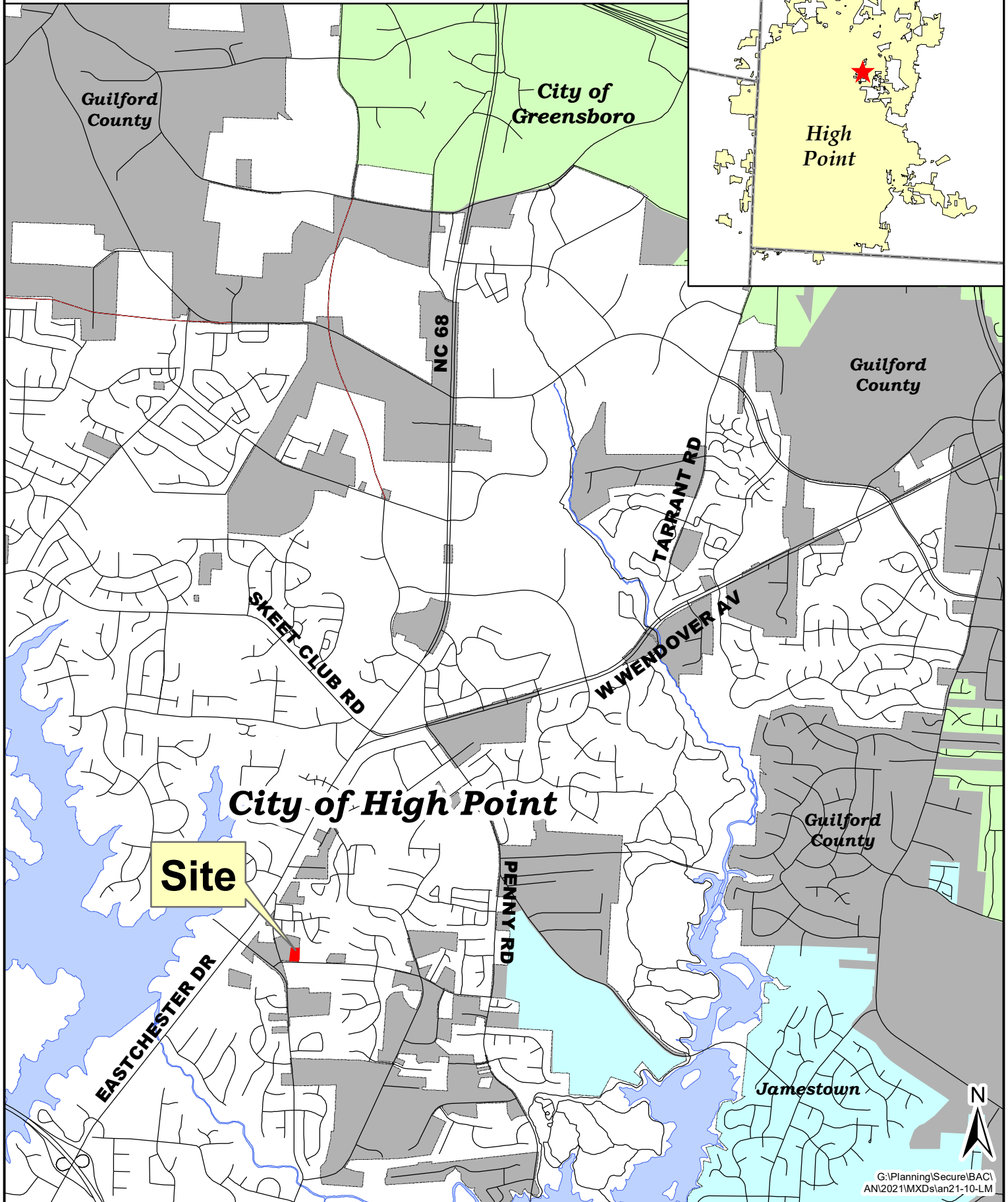
Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately. Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328.

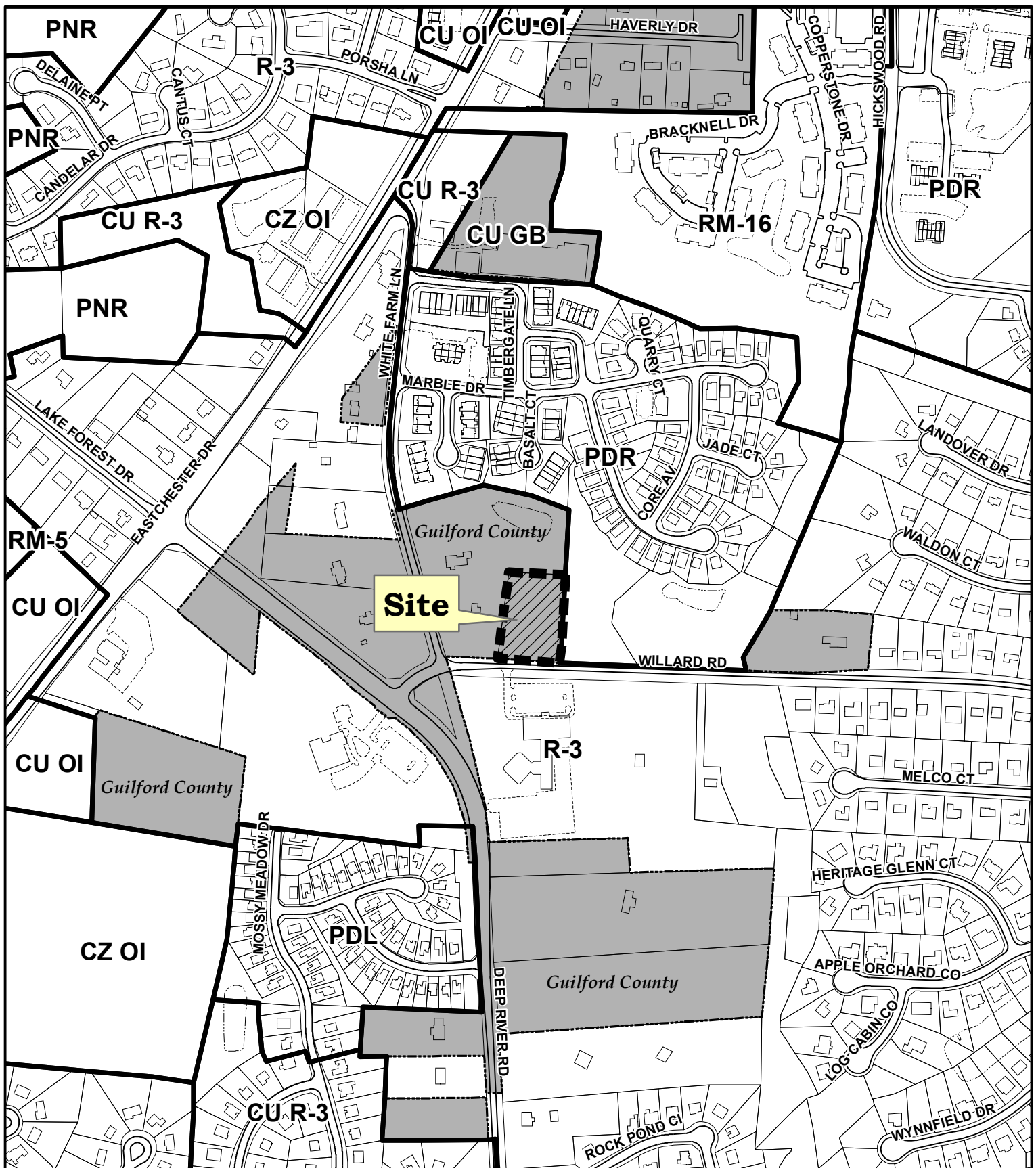
By order of the City Council,
This the 15th day of November, 2021

Lisa B. Vierling, City Clerk

LOCATION MAP

ANNEXATION REQUEST: AN-21-10
Applicant: Madi Construction LLC





ANNEXATION REQUEST: AN-21-10

Applicant: Madi Construction LLC
Area: 1.46 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=400'
 G:/Planning/Secure/BAC/
 AN/2021/MXD/an21-10-NM

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

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**

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

Site Information	
Location:	The site is lying at the southeast corner of Johnson Street and Skeet Club Road.
Tax Parcel Number:	Guilford County Tax Parcels 203730, 203737 and 203739
Site Acreage:	Approximately 13 acres
Current Land Use:	The site is currently developed with three single family dwellings.
Physical Characteristics:	The site is partially wooded and has a moderately sloping terrain.
Water and Sewer Proximity:	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.
General Drainage and Watershed:	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.
Overlay Districts:	• Oak Hollow Lake Watershed Critical Area – Tier 4 • The eastern 6.5-acre parcel is designated by Guilford County as a Historic Landmark Property (Mendenhall-Blair homestead).

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

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 1: Preserve and enhance High Point's most important natural and cultural resources. <u>Obj. 1C:</u> Protect the city's water supply through compatible use and design innovations, and minimizing the disturbance of land. <u>Obj. 1D:</u> Preserve and revitalize key historic landmarks and unique areas in High Point.
Land Use Plan Map Classification:	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. 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.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. 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.
Relevant Area Plan:	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.
Zoning History:	<u>Northwest of this intersection</u> 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. 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

	<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. 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.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Johnson Street		Major Thoroughfare	955 ft.
	Skeet Club Road		Major Thoroughfare	620 ft.
Vehicular Access:	Via multiple driveway access points from Johnson Street and Skeet Club Road.			
Traffic Counts: (Average Daily Trips)	Johnson Street		12,000 AADT (2019 NCDOT Traffic Counts)	
	Skeet Club Road		8,900 AADT (2019 NCDOT Traffic Counts)	
Estimated Trip Generation:	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.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u> X	<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 of this staff report.	
Conditions:	<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.			
	<u>Access</u> a) <u>Johnson Street</u> – Two points of access allowed to Johnson Street. 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. ii. One full movement access. b) <u>Skeet Club Road</u> - Two points of access allowed to Skeet Club Road. i. One right-in/right-out. ii. One right-in/right-out with left/over. A median is to be installed. <u>Improvements:</u> Install a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.			

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:

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	❖ 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. ❖ 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.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.
	The site is within the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.

	The site is within an area currently served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	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

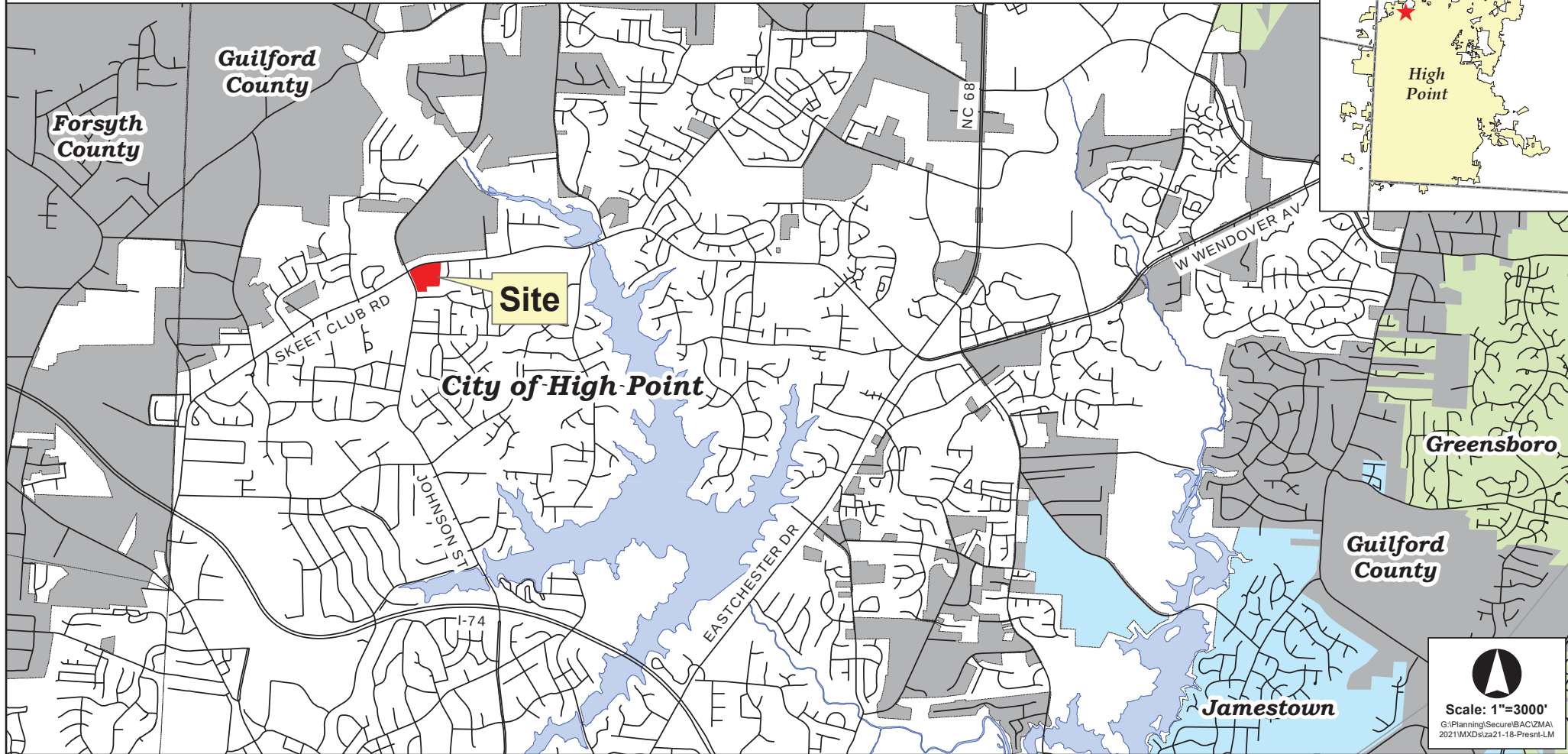
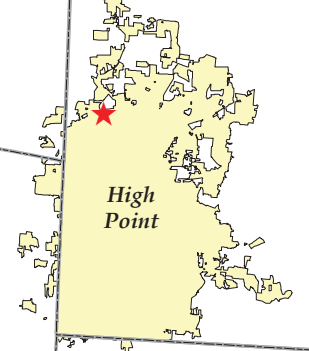
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-18

Applicant: HEPHIGHPT, LLC

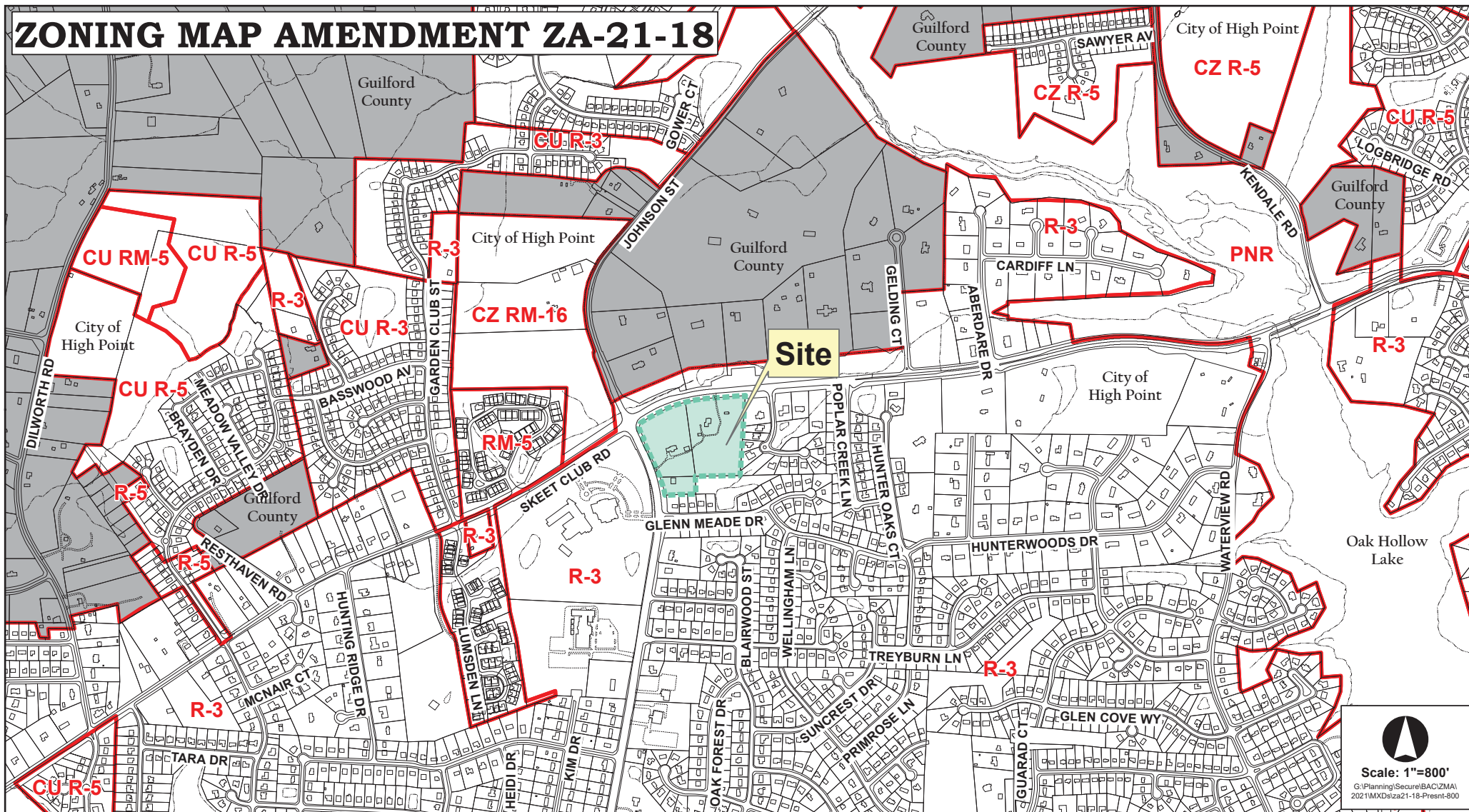
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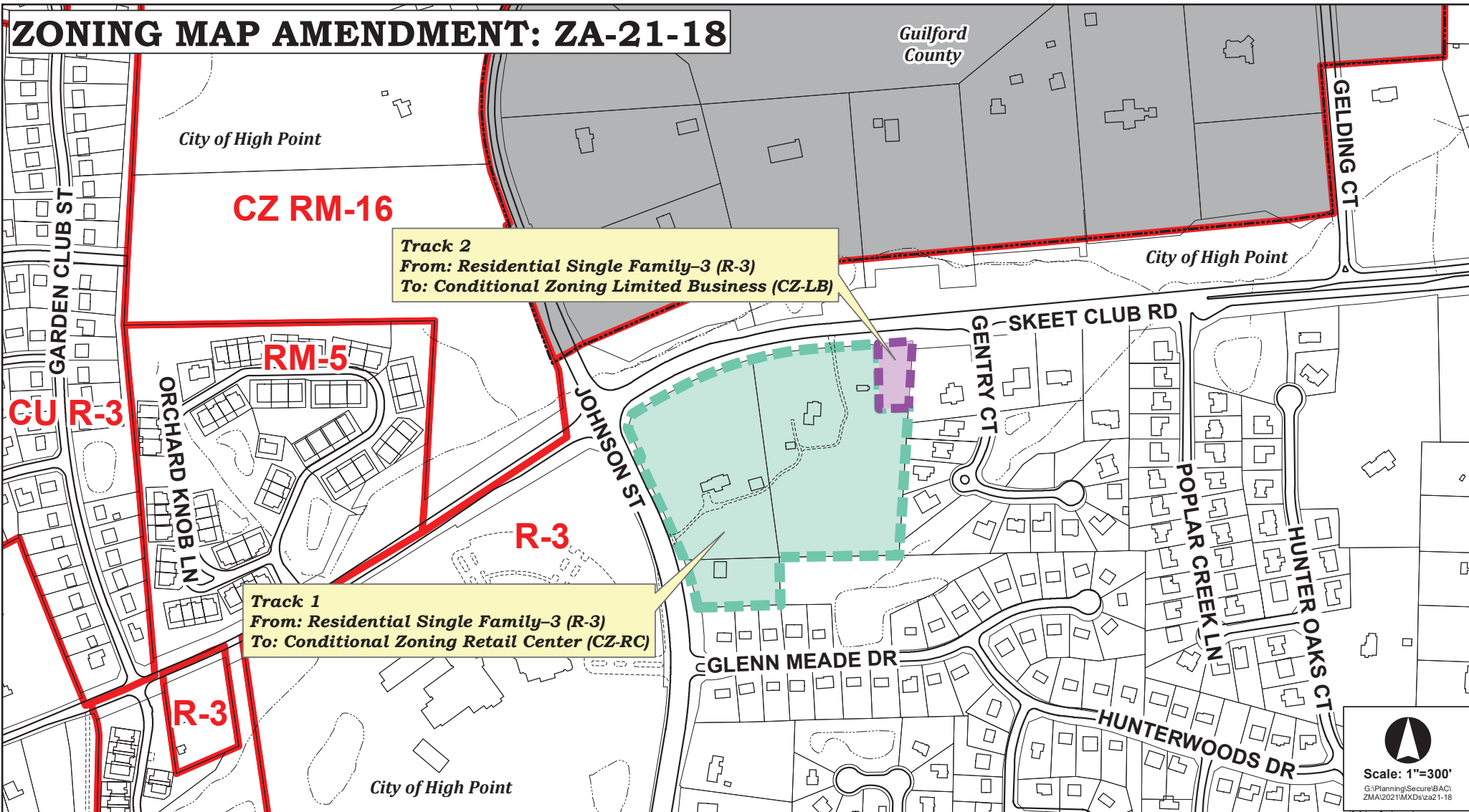
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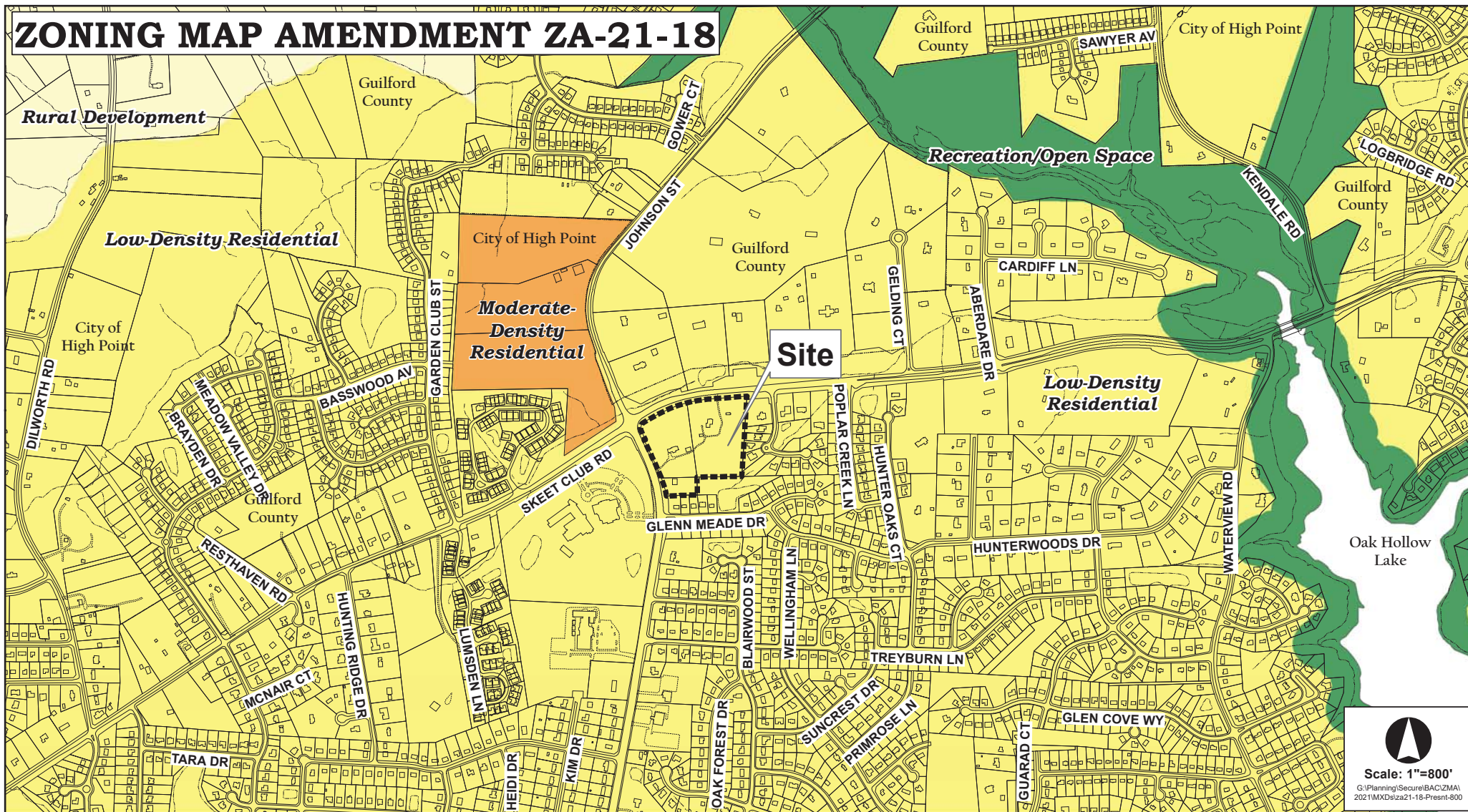
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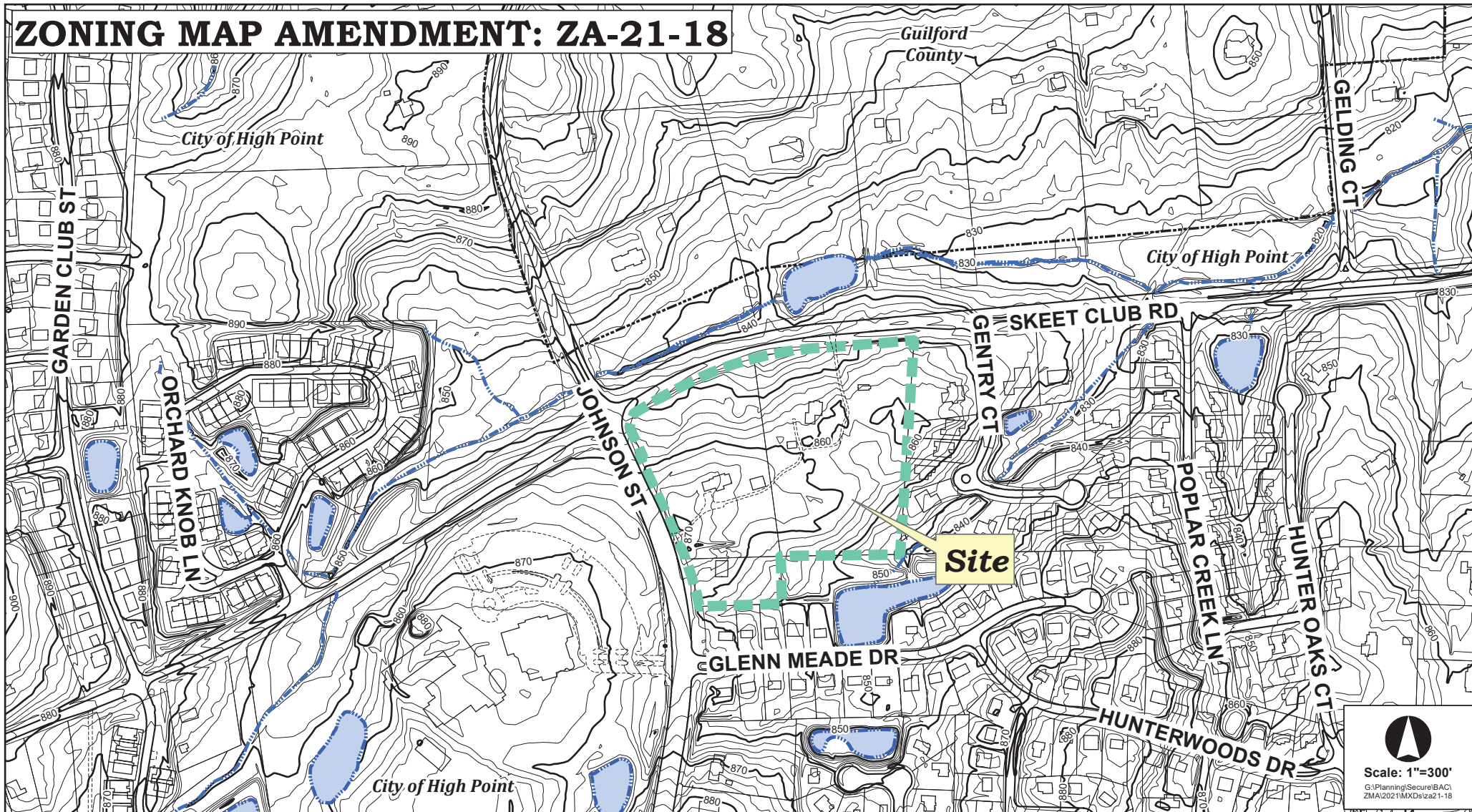
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ZONING MAP AMENDMENT ZA-21-18

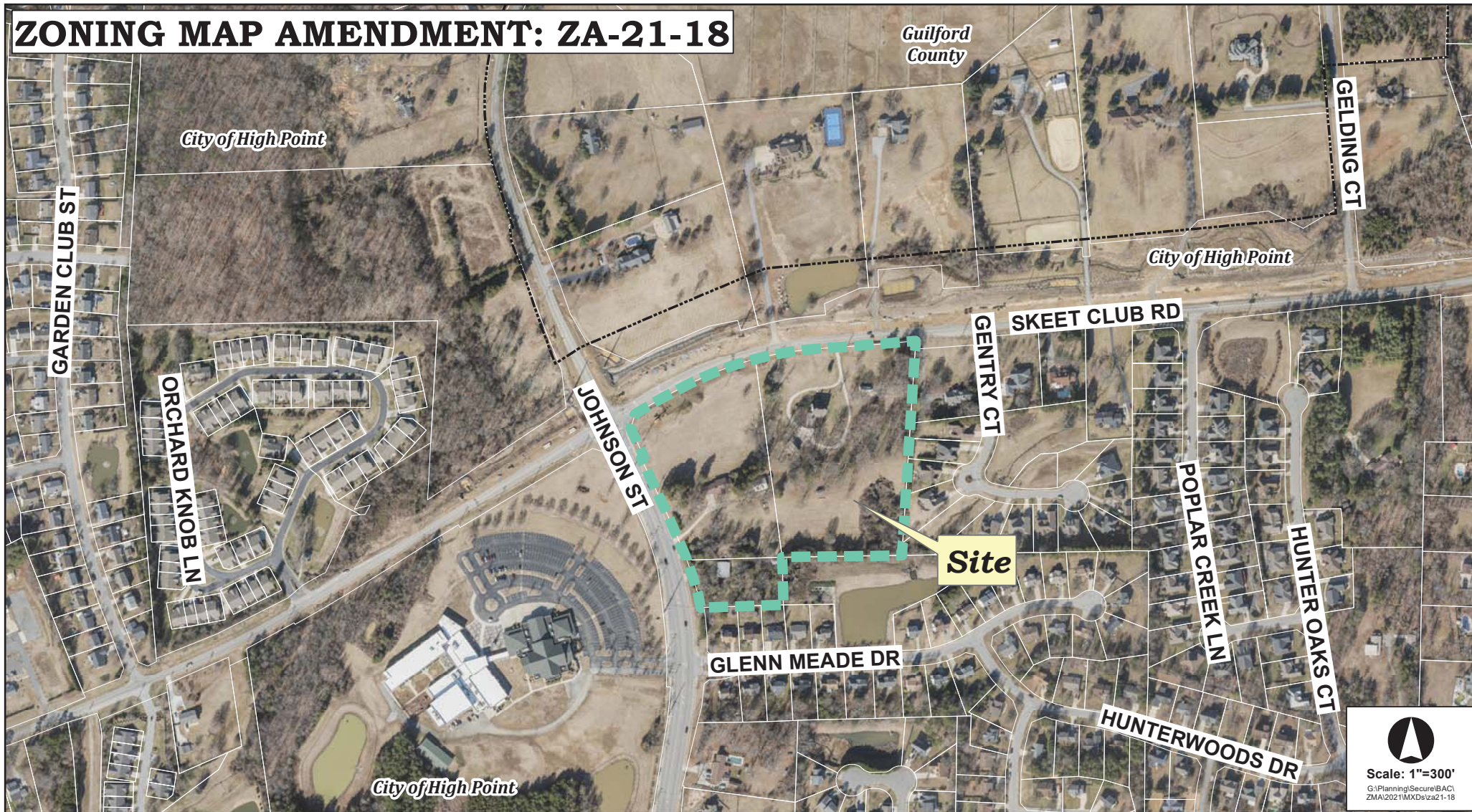


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ZONING MAP AMENDMENT: ZA-21-18



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 15th 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 *Ofiss*, 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
Johnson Street at Skeet Club Road Signalized Intersection						
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					
Johnson Street at Driveway 1 Unsignalized Intersection						
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
Johnson Street at Driveway 2 Unsignalized Intersection						
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
Skeet Club Road at Driveway 3 Unsignalized Intersection						
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
Skeet Club Road at Driveway 4 Unsignalized Intersection						
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	481	280	201	485	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]

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-22
(Leoterra Development, Inc.)

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

PURPOSE:

A request by Leoterra Development, Inc. to rezone approximately 72 acres from the Residential Single Family - 3 (R-3) District and the Residential Single Family - 20 (R-20) Districts, within Forsyth County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District. The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

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 on behalf of the applicant was Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro. Mr. Terrell provided an overview of Leoterra Development's proposal to rezone this site to a CZ RM-16 District to develop a townhome development. Mr. Terrell explained that the zoning site is in an ideal location due to its proximity to I-74 and to retail/commercial uses along N. Main Street. He pointed out that recent developments in the area have consisted of twin homes, triplexes, and townhomes and that the higher density is necessary to make the project work financially due environmental constraints (various streams) that impact the site. In conclusion, Mr. Terrell noted that Leoterra Development believes it can fit about 534 units on the site, equating to a density of 7.62 units per acre, and would be supported by the Land Use Plan.

Speakers in opposition to the request were Mr. Steve Woelk, 134 Buena Vista Avenue, and Ms. Krista Smith, 815 Joyce Circle. These speakers expressed the following concerns:

- Impact the proposed development would have on traffic along an already busy portion of Skeet Club Road and N. Main Street.
- Concerns that the additional traffic that comes with an extra 534 - 600 homes and the burden that it would place on the overcrowded schools.
- Required new infrastructure isn't being added quickly enough to keep up with the speed of [development] growth.

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 requested CZ RM-16 zoning is supported by the Medium-Density Residential Land Use Plan designation governing this portion of the City and by the goals and objectives of the Northwest Area Plan. Furthermore, the request is reasonable and in the public interest because the requested CZ RM-16 District is in harmony with adopted policy guidance documents, and it is similar to previous conditional zoning approval granted in this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-22**

November 5, 2021

(Revised)

Request	
Applicant: Leoterra Development, Inc.	Owner: Bencini Realty Limited Partnership
Zoning Proposal: To rezone approximately 72 acres	From: R-3 Residential Single Family - 3 RS-20 Residential Single Family - 20 <i>(Forsyth County)</i>
	To: CZ RM-16 Conditional Zoning Residential Multifamily – 16

Site Information	
Location:	The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74.
Tax Parcel Number:	Guilford County Tax Parcel 198681 Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011
Site Acreage:	Approximately 72 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is heavy wooded with moderate to severely sloping terrain. A perennial stream runs through the northeastern and southeastern portion of the site. A separate perennial stream runs through the northwestern portion of the site with 100 & 500-year flood zones lying along both sides of this stream corridor.
Water and Sewer Proximity:	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 a 12-inch sewer line lying adjacent and on the western boundary of the site.
General Drainage and Watershed:	The site drains in a southwesterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Stormwater control measures may be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	RS-20	Residential Single Family - 20 <i>(Forsyth County)</i>	Single family dwellings <i>(west of Joyce Circle in unincorporate Forsyth County)</i>
	CZ RM-16	Conditional Zoning Residential Multifamily – 16 District	A single family and townhome subdivision is under construction
South:	RS-20	Residential Single Family - 20 <i>(Forsyth County)</i>	A single family dwellings and I-74 corridor
	R-3	Residential Single Family – 3	
East:	R-3	Residential Single Family – 3	Single family dwellings
West:	RS-20	Residential Single Family - 20 District <i>(Forsyth County)</i>	Single family dwelling

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<u>Obj. 1B</u>: Preserve and link environmentally sensitive lands such as floodplains, wetlands and steep slopes. <u>Obj. 5E</u>: Require that street systems connect with one another whenever possible to move all modes of traffic efficiently, to avoid congestion along key corridors, to improve traffic and pedestrian safety, and to enhance emergency management access. <u>Obj. 5G</u>: As an alternative means of transportation, expand the greenway system and add bike lanes to key roads linking activity centers and important destinations.
Land Use Plan Map Classification:	The site has a Medium-Density Residential land use designation. This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #3: Provide a wide range of housing opportunities for families of all income levels. 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. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan: <i>Northwest Area Plan</i>	<u>Northwest Area Plan</u> The following goals, objectives, and recommendations of the Northwest Area Plan are relevant to the request: <u>Obj. 1a</u>: Preserve streams, wetlands, and steep slopes through the siting of development in appropriate locations. <u>Obj. 2d</u>: Provide for residential development at a variety of densities and affordability levels. <u>Obj. 3a</u>: Maintain the transportation integrity of major thoroughfares through access control measures like restrictive driveway policies and the use of landscaped medians. <u>Obj. 3b</u>: Provide intra-and inter-development transportation connectivity via streets, sidewalks, greenways, and less formal trails. The area of the request was included in an assessment of a recommended Business Center Area designation on both sides of NC 66 north of the I-74/US 311 interchange. While the Business Center Area is located northwest of the site, a Medium Density Residential designation was also

	recommended for the area upon utilities being extended to the area. This was done in 2014-15, resulting in the current Land Use Plan designation. However, this site was envisioned in the plan as likely being developed toward the lower end of the 8-16 dwelling units per acre range due to the presence of streams and steep slopes.
Zoning History:	<u>Zoning Case 19-09</u> : This 2019 zoning case rezoned adjacent lands to the north, surrounded by Joyce Circle, to a CZ-RM-16 District.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Skeet Club Road Joyce Circle		Major Thoroughfare Local Street	650 ft. 1,020 ft.
Vehicular Access:	Via public street extension into the site from Skeet Club Road and Joyce Circle.			
Traffic Counts: (Average Daily Trips)	Skeet Club Road Joyce Circe		6,300 AADT (NCDOT 2019 traffic counts) Not Applicable	
Estimated Trip Generation:	A 600-unit townhome subdivision is proposed to be developed. Such a development is anticipated to generate approximately 4,495 daily trips (during a 24-hour time period) with approximately 306 AM peak-hour trips and approximately 397 PM peak-hour trips			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u> X	<u>No</u>	The proposed development will generate more than 150 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 of this staff report.	
Conditions:	At the October 26, 2021 Planning and Zoning Commission hearing, the applicant submitted amendments to the transportation-related conditions. The Transportation Department agreed with these amendments. See the attached Conditional Zoning Ordinance 21-22 for the most recent Transportation Department conditions.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2020 – 2021 (20 th day of class)	Maximum Design / Built Capacity: (2020 – 2021):	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
<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.				

Winston-Salem/Forsyth County School District				
Local Schools:	Enrollment: 2021 – 2022 (20 th day of class)	Maximum Design / Built Capacity: (2021 – 2022)	Mobile Classrooms:	Projected Additional Students:
Union Cross Elementary	452	626	154	225
Southeast Middle School	887	725	406	165
Glen High School	1,476	1,615	0	95
<u>School District Remarks:</u> Although more accurate projections will depend on type of units, number of units, number of bedrooms, price range, and completion phases; projected additional students listed above are based on full buildout of 600 maximum density restrictions proposed. No negative major impact over short term development.				

Details of Proposal

This 72 acre site straddles the Guilford/Forsyth County line. The eastern 4 acres are in Guilford County and within the City of High Point's corporate limits. The western 68 acres are in Forsyth County and an annexation application has been requested for this area to be annexed into the City of High Point to have access to City utilities and services. This application proposes to establish a Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District for this area to facilitate development of a 600 unit townhome or multifamily development.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to lot combination, landscaping, right-of-way dedication, vehicular access and to provide road improvements.

Staff Analysis

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

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 requested CZ RM-16 zoning is supported by the Medium-Density Residential Land Use Plan designation governing this portion of the City and by the goals and objectives of the Northwest Area 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 RM-16 District is in harmony with adopted policy guidance documents and similar to a previous conditional zoning approval granted in this area.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The requested CZ-RM-16 District will allow for residential development consistent with adopted City plans.
 - ❖ The Development Ordinance and the RM-16 District contain standards to ensure the character of the proposed development is compatible with adjacent residential development; including standards for building height, maximum number of attached townhome units, exterior lighting and landscaping.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ Standards of the Development Ordinance pertaining to perimeter landscaping, parking lot landscaping, exterior lighting and open space for multifamily developments will mitigate impacts on adjacent lands. Furthermore, the Development Ordinance provides standards for the screening of solid waste collection areas and ground-based mechanical equipment associated with a multifamily development. ❖ The applicant has offered conditions for dedication of right of way along the site's Skeet Club Road frontage and to install roadway improvements (turn lanes) at this access point. Furthermore, the applicant has offered a condition to improve this southern portion of the Joyce Circle right-of-way to NCDOT standards.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the Yadkin Pee-Dee (non-water supply) watershed. If development, grading and site improvements exceeds one acre in area, the stormwater watershed regulations may require stormwater controls to be provided to mitigate runoff.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.

	The site is within an area currently served by City of High Point utilities and municipal services, including a new sanitary sewer outfall that was recently installed within the stream corridor lying west of the site.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	The requested RM-16 District maintains the residential land use pattern of this area as envisioned by the Land Use Plan and the Northwest Area Plan. Immediately to the north is a CZ RM-16 District and to the northeast is a CU RM-5 District which allows similar land uses.

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.

- ❖ Land use policies established in 2011 with the adoption of the Northwest Area Plan and the subsequent 2014 Land Use Plan amendment to establish a Medium Density land use classification both support mixed residential development and higher development densities on lands along the west side of Skeet Club Road.
- ❖ Lands lying along the west side of Skeet Club Road have been limited to rural or large lot (over one acre) residential development. The extension of a sewer outfall for the Ralph Lauren warehouse & distribution facility provides the opportunity for higher density residential uses to be developed on land along the west of Skeet Club Road.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

The proposed CZ RM-16 District is consistent with development pattern envisioned for this area by the Northwest Area Plan.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 72 acre area to the CZ RM-16 District. As conditioned, the requested the CZ RM-16 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

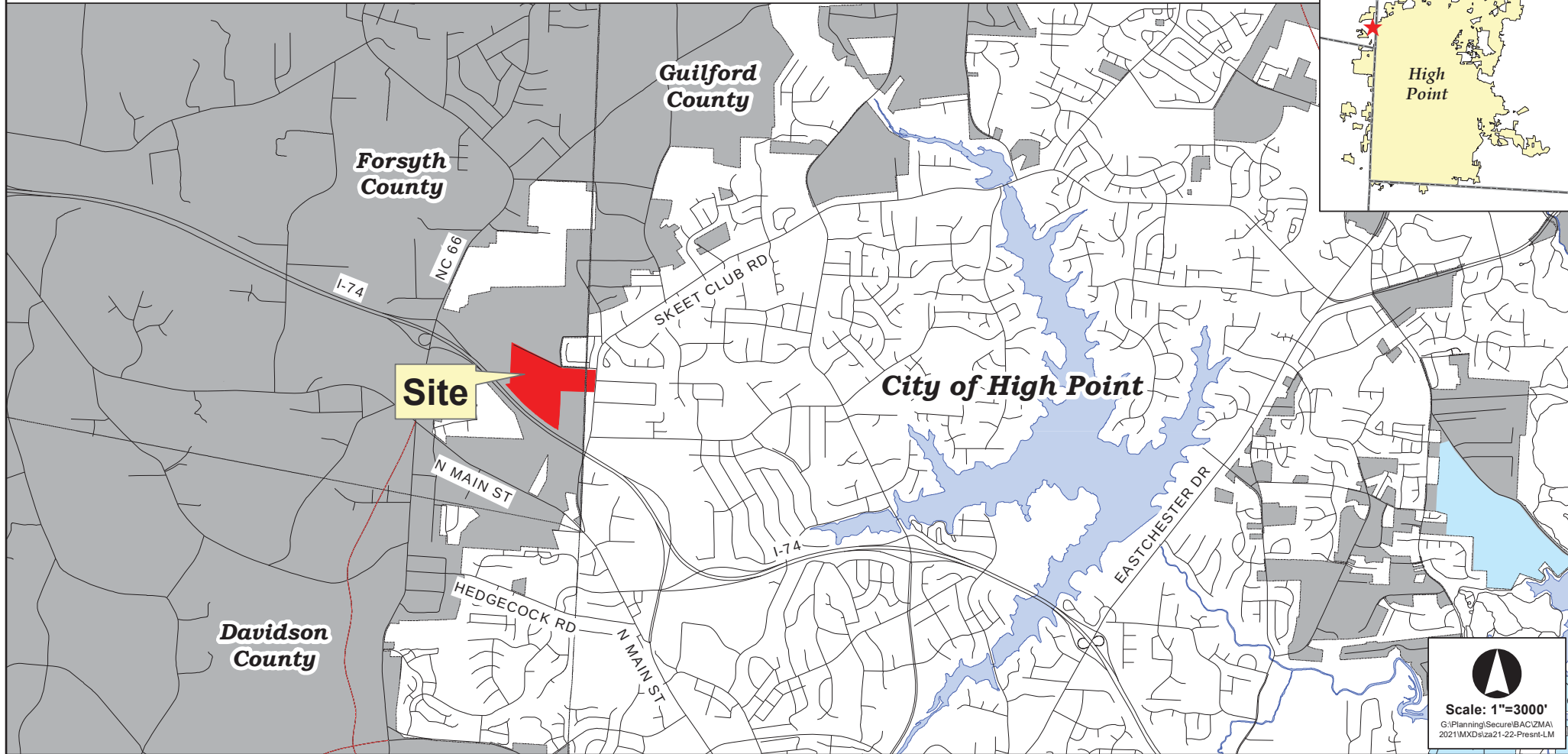
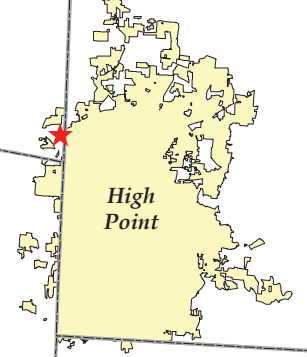
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-22
Applicant: Leoterra Development, Inc.

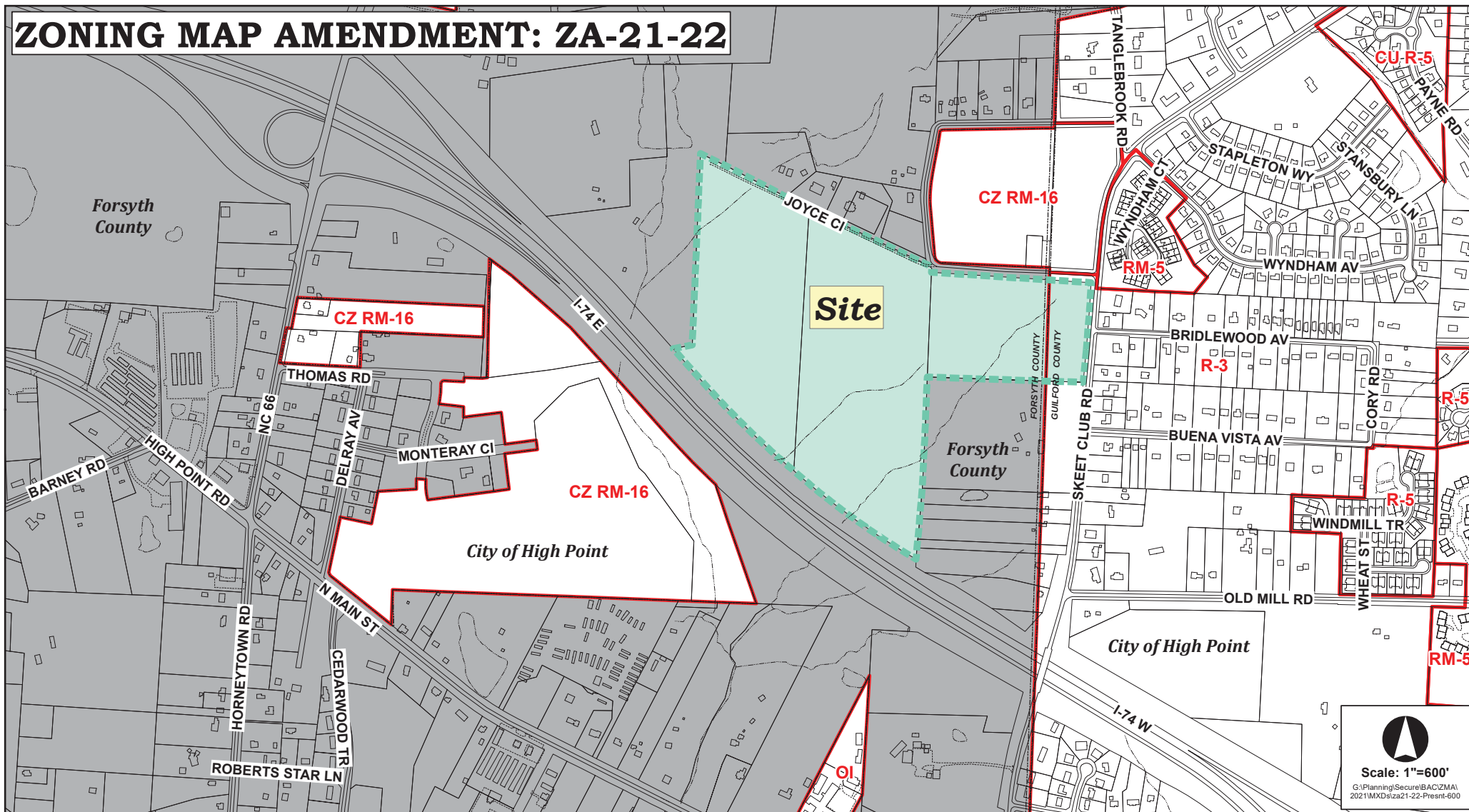
Vicinity Map



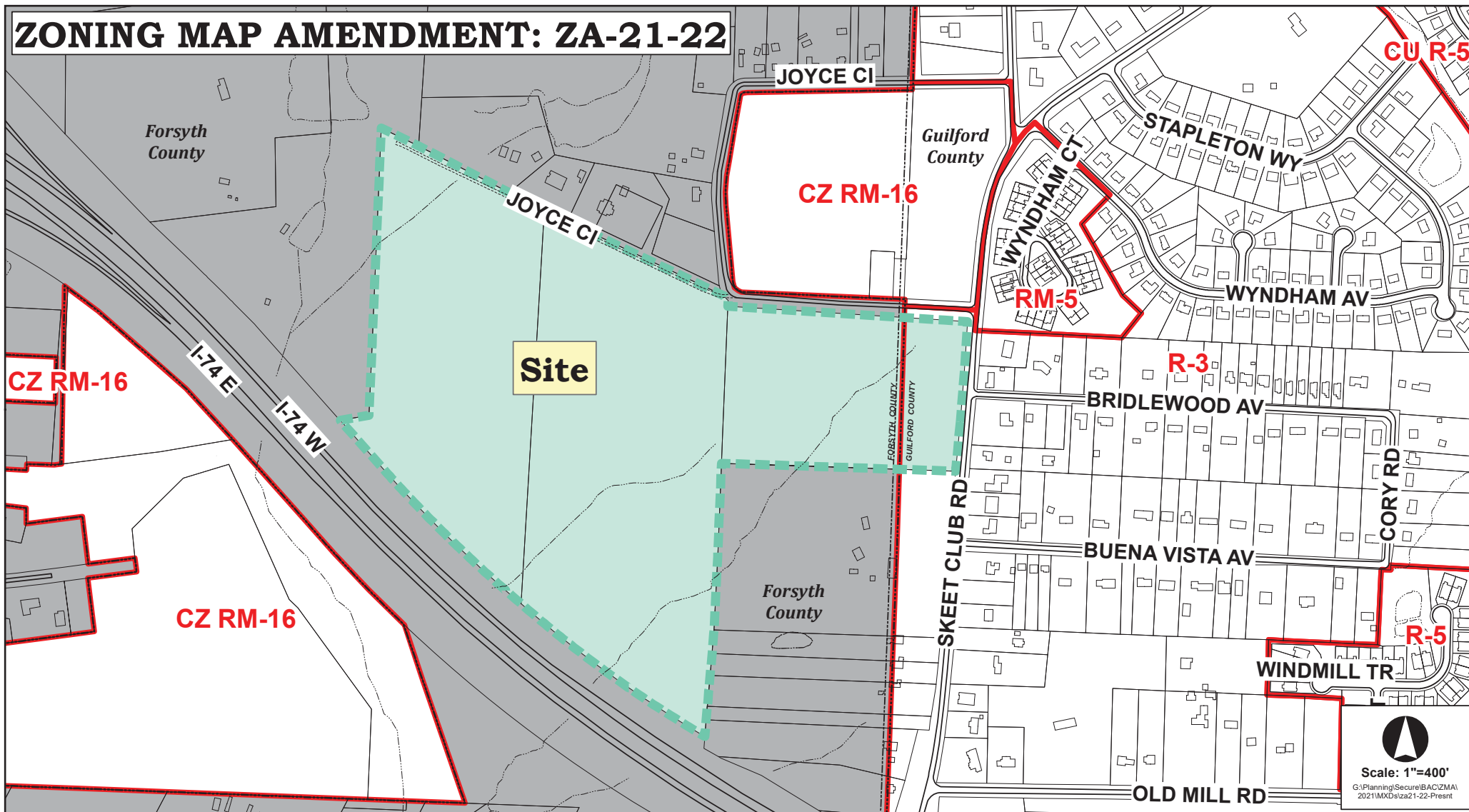
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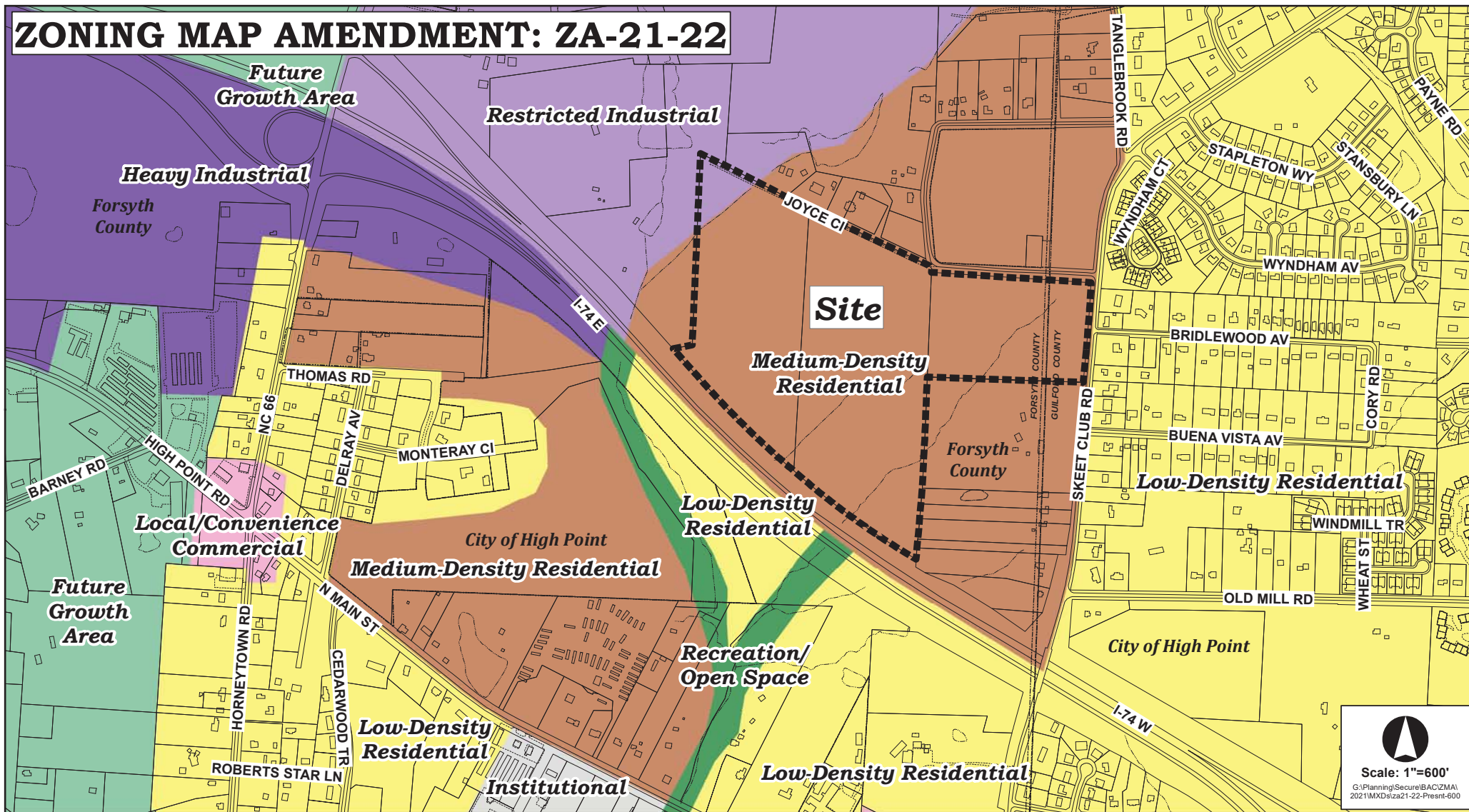
ZONING MAP AMENDMENT: ZA-21-22



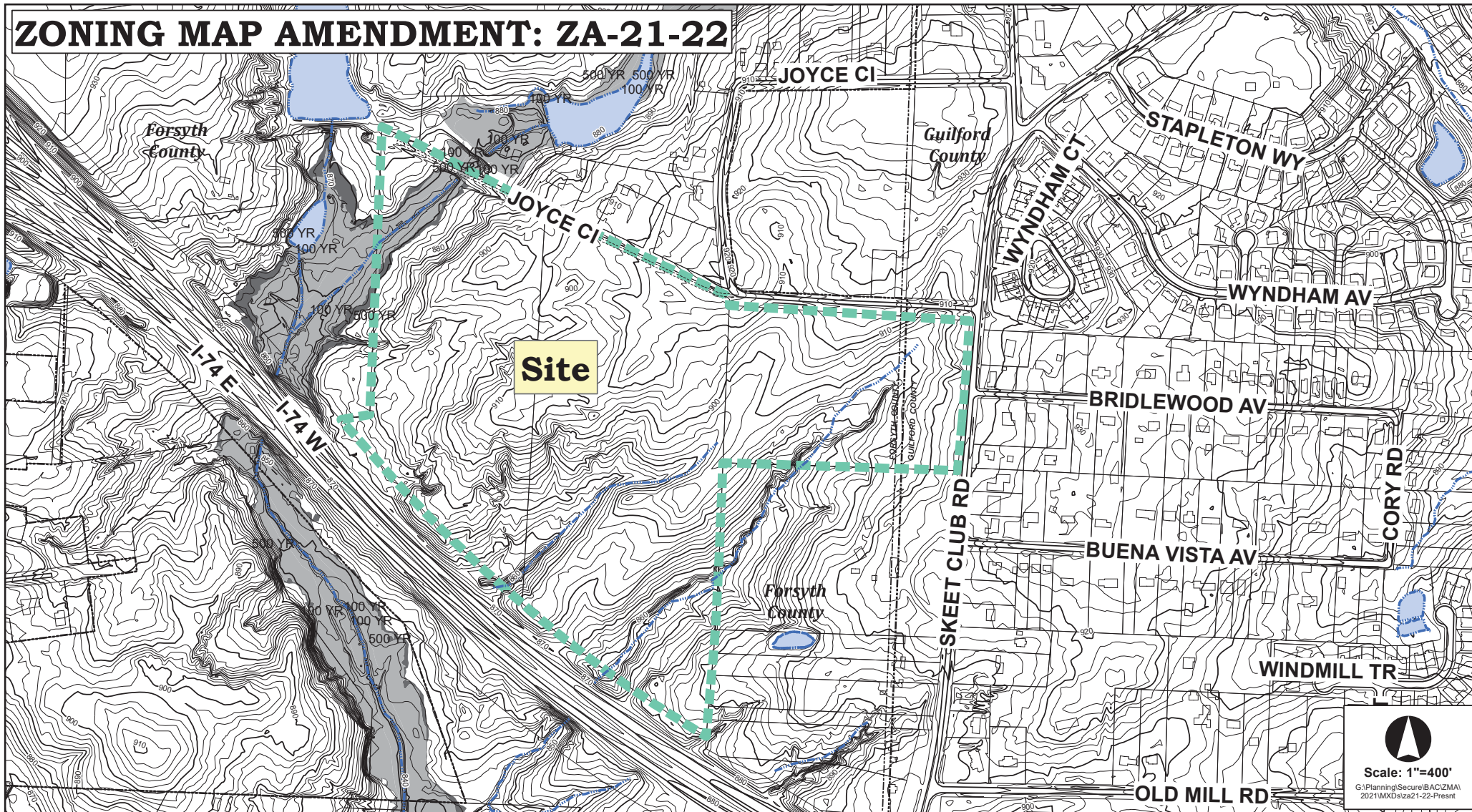
ZONING MAP AMENDMENT: ZA-21-22



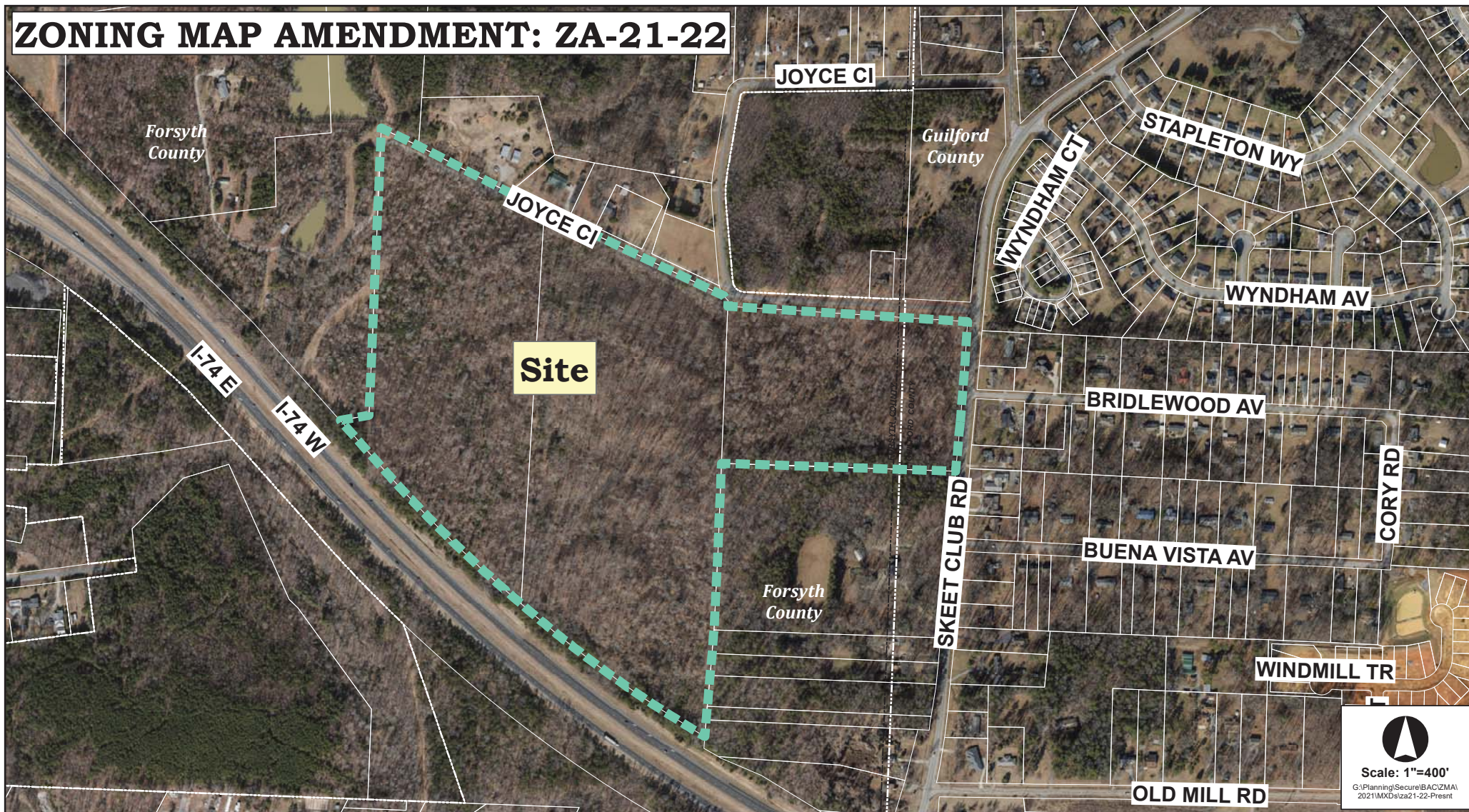
ZONING MAP AMENDMENT: ZA-21-22



ZONING MAP AMENDMENT: ZA-21-22



ZONING MAP AMENDMENT: ZA-21-22



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 21-22 (ZA-21-22)** 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 5, 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 Multifamily – 16 (CZ- RM-16) District**. The property is approximately 72 acres, located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. The property is also known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

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:

Any uses allowed in the Residential Multifamily – 16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

b) Prohibited Uses:

The Multifamily dwelling use type (Household Living Use Category), as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

Part II. CONDITIONS:

- A. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
- B. Landscaping, Buffers and Screening:
A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire Skeet Club Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.
- C. Transportation Conditions.
 - 1. Right-of-way Dedication: As a part of development permit approval, the property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Skeet Club Road, along the entire Skeet Club Road frontage of the zoning site.
 - 2. Access
 - a) Skeet Club Road: Only one point of access shall be allowed to Skeet Club Road. This shall be a full movement access point.
 - b) Joyce Circle: **Two full movement access points will be allowed to Joyce Circle.**
 - c) Driveway access from individual dwelling units shall not be permitted to Skeet Club Road.
 - d) **A public street stub shall be provided to the parcel south of the rezoning site identified as Parcel Number 198678**
 - 3. Improvements:
 - a) Joyce Circle: **As a part of development permit approval, the property owner shall improve the south side of Joyce Circle along the Joyce Circle property frontage from Skeet Club Road to approximately 1,050 feet west of Skeet Club Road to a point where Joyce Circle turns to the north. The improvements shall be constructed to City standards for a local street and consist of half of a 26-foot-wide cross-section with standard curb and gutter and sidewalk. This improvement is subject to NCDOT approval.**
 - b) Skeet Club Road at Joyce Circle: As a part of the development permit approval, the property owner shall install a northbound left turn lane with 100 feet of storage and appropriate taper.
 - c) Skeet Club Road at Bridlewood Avenue (Site Access 1 as noted in the Traffic Impact Analysis): As part of development permit approval, the

property owner shall install a northbound left turn lane with 125-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 15th 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.

TRANSPORTATION IMPACT ANALYSIS

Skeet Club Development

High Point, NC

*Prepared for
LeoTerra Development Inc.*





**Transportation Impact Analysis
Skeet Club Development
Prepared for LeoTerra Development Inc.
September 3, 2021**

Introduction

The purpose of this report is to assess the transportation impact of the proposed Skeet Club Development. The proposed development is located in the southwest quadrant of Skeet Club Road and Joyce Circle in High Point, NC. Skeet Club Development will consist of 600 townhomes. This development proposes three (3) access points, one (1) on Skeet Club Road and two (2) on Joyce Circle. Figure 1 illustrates a concept plan in the appendix and Figures 2A and 2B display approximate and potential site location and study vicinity of this analysis.

Per the High Point Department of Transportation (HPDOT) guidelines, a study year of 2026 (existing year plus five year) was used for analysis purposes. Traffic conditions were assessed during the weekday AM (7-9 AM) and PM (4-6 PM) peak hours for the following conditions:

- 2021 Existing Conditions
- 2026 Future No-Build Conditions
- 2026 Future Build Conditions
- 2026 Future Build Conditions + Improvements

The study was conducted according to the standards and best practices utilized in the transportation engineering profession. Field data were collected consistent with industry standards and best practices. Trip generation was calculated using the *Trip Generation Manual, 10th Edition* published by the Institute of Transportation Engineers (ITE). This is the industry-standard method for trip generation. Data were analyzed using the methodology outlined in the *Highway Capacity Manual, 6th Edition* (HCM) published by the Transportation Research Board (TRB). Both publications are industry-standard publications and are routinely used by HPDOT and North Carolina Department of Transportation (NCDOT). Capacity and level of service are the design criteria for this traffic study. Modeling and intersection analyses were performed using Synchro (Version 10.3), a state-of-the-art software package widely used and accepted by HPDOT, in addition to transportation professionals and governments all over the United States and the world. These data sources and tools are adequate to reach the conclusions contained within this study.

The scope for this development was determined through coordination with HPDOT and NCDOT staff. This is documented in the Appendix. Information regarding the proposed development was provided by LeoTerra Development, Inc.

Existing Study Area

Based on the scoping and coordination with HPDOT and NCDOT, the study area included the following intersections:

- Skeet Club Road at Dillworth Road/ Payne Road
- Skeet Club Road at Joyce Circle
- Skeet Club Road at Bridlewood Avenue/ Site Access 1
- Skeet Club Road at Old Mill Road
- Skeet Club Road at Main Street
- Joyce Circle at Site Access 2
- Joyce Circle at Site Access 3

A field investigation was conducted by DAVENPORT staff to determine the existing roadway conditions in the study area. Table 1 summarizes this information. Figure 3 shows the existing lane geometry.

Table 1 - Street Inventory					
Facility Name	Route	Typical Cross Section	Pavement Width	Speed Limit	Maintained By
Skeet Club Road	SR 1820	2-lane undivided	Approx. 22'	45 MPH	NCDOT
Main Street	SR 1003	3-lane undivided	Approx. 22'	50 MPH	NCDOT
Old Mill Road	N/A	2-lane undivided	Approx. 18'	40 MPH	City of High Point
Bridlewood Avenue	N/A	2-lane undivided	Approx. 20'	25 MPH	City of High Point
Joyce Circle	SR 2615	2-lane undivided	Varies from 12' to 18'	Not Posted 35 MPH assumed	NCDOT
Dillworth Road	SR 1826	2-lane undivided	Approx. 21'	35 MPH	NCDOT
Payne Road	N/A	2-lane undivided	Approx. 26'	35 MPH	City of High Point

Base Traffic Volumes

Existing traffic volumes at the study intersections were counted on July 13, 2021. Due to summer counts and the lingering effects of COVID-19, the following methodology was used to adjust the 2021 Base Volumes for COVID and for school traffic. Using current turning movement counts and previous 2019 NCDOT AADT counts, the following methodology was used to create a forecast for the existing traffic volumes.

- An annual growth rate of 2.00% was applied to the 2019 NCDOT AADT to project 2021 AADT at the three existing study intersections.
- 2021 projected AADT was then compared to the current 2021 TMC two-directional volumes to establish a ratio of peak hour volumes to AADT.
- 10% of the AADT was divided by the 2021 TMC two-directional volumes to determine the multiple factor for the AM and PM peak at each study intersection
- The average multiple factor for the AM was determined to be 1.75 and the PM 1.07
- Multiplication factors were applied to the 2021 current TMC
- Volumes were not balanced due to the presence of several driveways along the roadway which can account for imbalances.

Figure 4 presents the 2021 Base Traffic peak hour volumes for AM and PM peaks. More information can be found in the Traffic Volume Data section of the Appendix.

Approved Developments and Committed Improvements

Approved Developments

Approved developments are developments that have been recently approved in the area, but not yet constructed. Per HPDOT and NCDOT staff, there is one approved development to account for in the vicinity of the project. The Joyce Commons is a 65 single family home development north of Skeet Club Development. The approved development did not require a TIA; however, the projected site trips were incorporated in the analysis.

More information can be found in the Appendix.

Committed Improvements

Committed Improvements are improvements that are planned by HPDOT, NCDOT, or a developer in the area, but not yet constructed. Per NCDOT, there are no committed improvements in the vicinity of the project area.

Methodology

The analysis for this TIA was conducted utilizing HPDOT and NCDOT standards. The following table contains a summary of the base assumptions:

Table 2 – Assumptions and Parameters	
Peak Hour Factor	0.90
Background Traffic Annual Growth Rate	2.0% per year for all roadways
Base Signal Timing/ Phasing	Provided by HPDOT and NCDOT
Analysis Software	Synchro/SimTraffic Version 10.3
Lane widths	12-feet unless measured otherwise
Truck percentages	2%

Trip Generation

As mentioned previously the development is expected to consist of 600 townhome units. The trip generation potential of this site was projected based on the most recent edition (10th Edition) of the ITE *Trip Generation Manual*, which is the industry-standard methodology. Also, NCDOT Congestion Management provides guidance on the selection of appropriate rates and equations from the *Trip Generation Manual*, and these guidelines were applied. Table 3 presents the results.

Table 3 - ITE Trip Generation									
Skeet Club Development - High Point, NC									
Average Weekday Driveway Volumes					Weekday 24 Hour	AM Peak Hour		PM Peak Hour	
					Two-Way				
<u>Land Use</u>	<u>ITE Land Code</u>	<u>Size</u>		<u>Data Source</u>	<u>Volume</u>	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Low Rise Multifamily Housing	220	600	Dwelling Units	Generator- Equation	4,495	86	220	234	163
Total Trips					4,495	86	220	234	163

Trip Distribution

The trip distribution patterns for future site traffic were projected based on existing traffic patterns and were agreed upon with HPDOT and NCDOT. The directional percentages for site traffic are listed below. The primary trip distribution model for this project is shown in Figure 5.

- 40% to and from the east on Main Street
- 35% to and from the north on Skeet Club Road
- 15% to and from the east on Old Mill Road
- 10% to and from the west on Main Street

Future No Build Traffic

The 2026 future no-build traffic volumes were computed by applying a 2.0% compounded annual growth rate to the base traffic volumes and adding traffic from approved and planned developments. Figure 6 shows the 2026 future no-build traffic volumes for AM and PM peaks.

Total Traffic

The 2026 build-out traffic volume was obtained by summing the 2026 future no-build traffic volumes and site trips due to this project. Site trips are shown in Figure 7. The resulting build volume totals for AM and PM peaks are shown in Figure 8. More information can be found in the Traffic Volume Data section of the appendix.

Capacity Analysis

Level of Service Evaluation Criteria

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" to measure how traffic operates in intersections and on roadway segments. There are currently six levels of service ranging from A to F. Level of service "A" represents low-volume traffic operations and Level of Service "F" represents high-volume, oversaturated traffic operations. Synchro Traffic Modeling software was used to determine the level of service for studied intersections. All worksheet reports from the analyses can be found in the Appendix.

**Table 4 – Level of Service and Control Delay Criteria
from Highway Capacity Manual**

Levels of Service and Control Delay Criteria			
Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay Per vehicle (sec)	Level of Service	Delay Range (sec)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

Discussion of Results

Skeet Club Road at Dillworth Road/ Payne Road

This unsignalized intersection operates at LOS C during the AM and PM peak hours under base scenarios. In the future no build, this intersection is expected to operate at LOS C in the AM and PM peaks. In the future build, LOS D is expected in the AM and PM peaks. No improvements are recommended.

Skeet Club Road at Joyce Circle

This unsignalized intersection operates at LOS B during the AM and PM peak hours under base scenarios. In the future no build, this intersection is expected to operate at LOS B in the AM and PM peaks. In future build, LOS C is expected in the AM and PM peaks. Based upon the AADT on Skeet Club Road, it is recommended to provide a northbound left turn lane of 100 feet of storage and appropriate taper.

Skeet Club Road at Bridlewood Avenue/ Site Access 1

This unsignalized intersection operates at LOS B during the AM and PM peak hours under base scenarios. In the future no build this intersection is expected to operate at LOS C in the AM peak and LOS B in the PM peak. In future build, LOS D is expected in the AM and PM peaks. The need for left and right turn lanes was reviewed based on NCDOT "Policy on Street and Driveway Access to North Carolina Highways." Based on projected volumes, a northbound left turn lane of 125 feet of storage and appropriate taper is warranted. The site access should be designed in accordance with HPDOT and NCDOT standards as applicable.

Skeet Club Road at Old Mill Road

This unsignalized intersection operates at LOS C during the AM and PM peak hours under base scenarios. In the future no build conditions, this intersection is expected to operate at LOS C in the AM and PM peaks. In the future build conditions, this intersection is expected to operate at LOS D in the AM peak and LOS C in the PM peak. No improvements are recommended.

Skeet Club Road at Main Street

This unsignalized intersection operates at LOS E during the AM and PM peak hours under base scenarios. In future no build scenario, this intersection is expected to operate at LOS F in the AM and PM peaks. LOS F is common at unsignalized intersections along heavily trafficked roadway such as Main Street which lack gaps for left turn movements. In future build, LOS F is expected to remain. Therefore, no improvements are recommended.

Joyce Circle at Site Access 2

In the future build, this intersection is expected to operate at LOS A in the AM and PM peaks. The need for left and right turn lanes was reviewed based on NCDOT “Policy on Street and Driveway Access to North Carolina Highways.” Based on projected volumes, auxiliary lanes were not warranted. The site access should be designed in accordance with HPDOT and NCDOT standards as applicable.

Joyce Circle at Site Access 3

In the future build, this intersection is expected to operate at LOS A in the AM and PM peaks. The need for left and right turn lanes was reviewed based on NCDOT “Policy on Street and Driveway Access to North Carolina Highways.” Based on projected volumes, auxiliary lanes were not warranted. The site access should be designed in accordance with HPDOT and NCDOT standards as applicable.

Recommended improvements at the study intersections are illustrated in Figure 9.

Level of Service Summary

Table 5 presents the summary of the level of service analysis for all study intersections:

Table 5 - Level of Service Summary				
AM Peak	2021 Base Year	2026 No Build	2026 Build	2026 Build + Improvements
Skeet Club Road at Dillworth Road/ Payne Road	C (17.6) EB Approach	C (21.3) EB Approach	D (26.3) EB Approach	
Skeet Club Road at Joyce Circle	B (12.0) EB Approach	B (11.7) EB Approach	C (20.0) EB Approach	C (19.9) EB Approach
Skeet Club Road at Bridlewood Avenue/ Site Access 1	B (14.3) WB Approach	C (16.1) WB Approach	D (29.7) WB Approach	D (29.2) WB Approach
Skeet Club Road at Old Mill Road	C (17.1) WB Approach	C (21.0) WB Approach	D (32.6) WB Approach	
Skeet Club Road at Main Street	E (35.5) SB Approach	F (74.5) SB Approach	F (160.7) SB Approach	
Joyce Circle at Site Access 2			A (8.8) NB Approach	
Joyce Circle at Site Access 3			A (8.5) NB Approach	
PM Peak	2021 Base Year	2026 No Build	2026 Build	2026 Build + Improvements
Skeet Club Road at Dillworth Road/ Payne Road	C (18.5) EB Approach	C (23.2) EB Approach	D (31.9) EB Approach	
Skeet Club Road at Joyce Circle	B (12.9) EB Approach	B (12.4) EB Approach	C (21.1) EB Approach	C (20.8) EB Approach
Skeet Club Road at Bridlewood Avenue/ Site Access 1	B (12.7) WB Approach	B (14.0) WB Approach	D (30.2) WB Approach	D (29.0) WB Approach
Skeet Club Road at Old Mill Road	C (15.9) WB Approach	C (18.3) WB Approach	C (24.9) WB Approach	
Skeet Club Road at Main Street	E (38.2) SB Approach	F (82.6) SB Approach	F (180.9) SB Approach	
Joyce Circle at Site Access 2			A (8.7) NB Approach	
Joyce Circle at Site Access 3			A (8.5) NB Approach	
LOS (delay in seconds)				
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay				



Summary and Conclusion

The purpose of this report is to assess the transportation impact of the proposed Skeet Club Development. The proposed development is located in the southwest quadrant of Skeet Club Road and Joyce Circle in High Point, NC. Skeet Club Development will consist of 600 townhomes. This development proposes three (3) access points, one (1) on Skeet Club Road and two (2) on Joyce Circle.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 10th Edition), this development has a trip generation potential of 4,495 daily trips, with 306 trips in the AM peak hour and 397 trips in the PM peak hour.

Capacity Analysis and Recommendations

This analysis has been conducted based on the HPDOT and NCDOT guidelines and has identified the potential traffic impacts of this development.

Based on the analysis, it is recommended to provide a northbound left turn lane at the intersections of Skeet Club Road and Joyce Circle and Skeet Club Road and Site Access 1. Recommendations are detailed in Table 6.

Conclusion

This TIA was performed in order to assess transportation impacts of the proposed site as well as background traffic. Recommendations have been given to accommodate these impacts. The analysis indicates that with the recommended improvements in place, the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. Please note that the access points should be designed according to HPDOT and NCDOT standards as applicable.

Table 6 – Recommended Improvements Summary

Intersection	Recommendations
Skeet Club Road at Dillworth Road/ Payne Road	No improvements recommended
Skeet Club Road at Joyce Circle	Provide a 100 northbound left turn lane with appropriate taper
Skeet Club Road at Bridlewood Avenue/ Site Access 1	- Provide a 125 foot northbound left turn lane with appropriate taper - The site access should be designed in accordance with HPDOT and NCDOT standards as applicable
Skeet Club Road at Old Mill Road	No improvements recommended
Skeet Club Road at Main Street	No improvements recommended
Joyce Circle at Site Access 2	The site access should be designed in accordance with HPDOT and NCDOT standards as applicable
Joyce Circle at Site Access 3	The site access should be designed in accordance with HPDOT and NCDOT standards as applicable

Neighborhood Communications Report
Leoterra Development, Inc.
Skeet Club and US 311

Submitted by
Thomas E. Terrell, Jr.
October 19, 2021

1. Invitation

All neighbors within 300 feet were sent the letter attached as **Exhibit A** which included the city's prepared statement. The letter included (a) a vicinity map showing the location of the property; (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; (d) ways the neighbors could personally contact the attorney for Leoterra with questions; and (e) a way for neighbors to attend a virtual meeting.

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

2. Pre-meeting Communications

Marshall Morgan called to say that he had the 20 acres behind this site listed for sale and needed to be able to disclose the request to buyers. He was sent a site plan and other information.

3. Neighborhood Meeting

A virtual meeting was held between 5:00 and 5:45 on October 19, 2021. In attendance were neighbor David Wall, owner John Bencini (owner), Kye Bunker (Leoterra), Rich Glover (Jamestown Engineering), and Tom Terrell, legal counsel for Leoterra. The proposal was described.

Mr. Wall asked many questions about matters such as access, buffers, dedicating right-of-way, rezoning conditions, and levels of service as measured and predicted in the traffic study. He stated that he would not be opposed if it is done right and done well.

Exhibit A



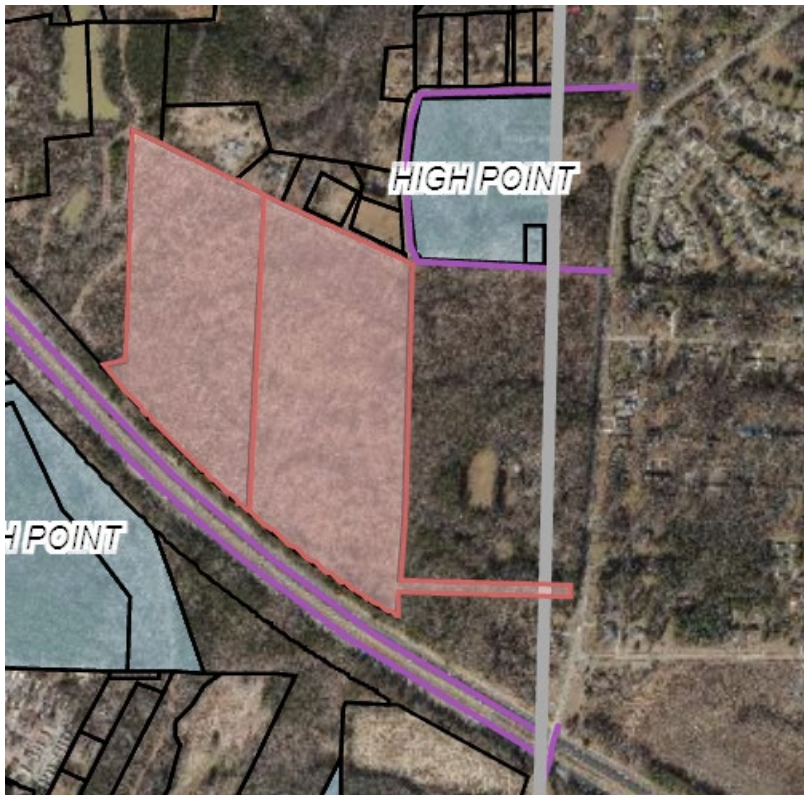
Fox Rothschild LLP
ATTORNEYS AT LAW

230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
www.foxrothschild.com

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

Dear Neighbor,

I represent Leoterra Development that has entered a contract with Bencini Realty Limited Partnership to acquire 68 acres west of 331 Skeet Club Road for development of townhomes. Most of the land lies in Forsyth County and would be annexed into the City of High Point. You are receiving this letter because you own property within 300 feet of these undeveloped tracts. The combined properties are shown below in snips from each of the Guilford and Forsyth County GIS databases.



A Pennsylvania Limited Liability Partnership

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



To answer questions that often are raised, I have provided a Q&A section below:

Will these properties have to be rezoned?

Yes, and that is why you are receiving this letter. Current low-density zoning was created decades ago when this area was more rural and before “new” Hwy 311 was developed. Because the properties also will be annexed, this is called an “original zoning.”

What is the process for considering this rezoning and annexation?

Enclosed is a public information statement drafted by the City. The hearing date for this matter before the High Point Planning & Zoning Commission is October 26,

What will the new zoning district be?

The requested zoning is CZ-RM-16 (translated into residential, multi-family district governed by conditions, within the base zoning district allowing up to 16 units per acre).

Will this project have 16 units per acre?

No, and that is why we fully explain what is being requested. “RM-16” is an umbrella category that includes many lower density projects. Leoterra has offered the condition that there shall be no more than 600 residential units, or 8.77 units per acre. However, as topography has been studied and stream buffers delineated, the number and density have dropped and are expected to drop more. The working site plan shows a maximum of 534 townhomes, or 7.8 units per acre.

Will this be for “affordable” or government-subsidized housing?

No, but those types of rumors are often generated. Leoterra anticipates that the sales prices will be in the \$325,000 to \$375,000 range.

What about the stream on the site?

Leoterra, like all land developers, must adhere strictly to all buffers imposed under federal and state laws and follow all statutes related to sedimentation and erosion control.

Won't you be disturbing wildlife?

Yes. But so did each person who received this letter (or predecessor owners) when they built a home and added to the built environment surrounding High Point. When cities are built and grow, some animals get pushed farther from urban centers. High Point has committed to growth. Even if the density were to be one unit per acre, the impact on existing wildlife would be the same.

What about traffic?

Each new home adds cars to the local road network. There will continue to be more cars on Skeet Club, now classified as a major thoroughfare. A traffic study was conducted by Davenport Engineering using the NC Highway Capacity Manual and a sophisticated traffic simulation software. It recommends turn lanes – which Leoterra would build – and indicates that there will not be large drops in levels of service. Davenport Engineering made no findings that a townhome subdivision would generate levels of traffic that would be unsafe to public safety.

Is there a way we can learn more about this project?

Yes. Leoterra will host a virtual neighborhood meeting between 5:00 and 6:00 on Monday, October 19. It is open to anyone who wishes to join. The following Webex site will be opened a few minutes before 5:00, and you just type this link into your browser: <https://foxrothschild2.webex.com/meet/tterrell>. This is not a website but a link, similar to Zoom or Google Meets. In the meantime, if you cannot attend this meeting and wish to know more, please email me at tterrell@foxrothschild.com or call my cell at 336-847-2000. Please know, however, that I am in trial the week of October 11 and it might take me time to return your call.

Sincerely,



Thomas E. Terrell, Jr.

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

Exhibit B

ARNOLD, BRANDI
103 BUENA VISTA AVE
HIGH POINT NC 27265

BAKER, WALTER L;CATOR, DOLORES P
166 WYNDHAM CT
HIGH POINT NC 27265

BENCINI REALTY LIMITED PARTNERSHIP
PO BOX 1130
HIGH POINT NC 27261

BROOME, CAROLINE SUE W
144 WYNDHAM CT
HIGH POINT NC 27265

CATES, SYLVIA SMITH
164 WYNDHAM CT
HIGH POINT NC 27265

CLAYTON PROPERTIES GROUP INC
221 JONESTOWN RD
WINSTON SALEM NC 27104

CORTESE, PETER A;CORTESE, LINDA D
132 WYNDHAM CT
HIGH POINT NC 27265

Crissman Wilma P
699 Joyce Cir
High Point NC 27265

Davis Tanya Glidewell
701 Joyce Cir
High Point NC 27265

FRAZIER, JUDY GARRETT
140 WYMDHAM CT
HIGH POINT NC 27265

FREEMAN, VICKIE L
130 WYNDHAM CT
HIGH POINT NC 27265

HASTINGS, BARBARA W;HASTINGS, RONNIE L
162 WYNDHAM CT
HIGH POINT NC 27265

HINKLE, MARGARET R
2100 VAN BUREN ST
HIGH POINT NC 27260

HORNE, MICKEY K L/T;NC DEPT OF
TRANSPORTATION
136 WYNDHAM CT
HIGH POINT NC 27265

HOVORKA, THOMAS F;HOVORKA, REBECCA Y
106 HEDRICK DR
KERNERSVILLE NC 27284

HYNECK, KAREN T
406 SKEET CLUB RD
HIGH POINT NC 27265

JACOBS STEPHEN B
699 Joyce Cir
High Point NC 27265

JOHNSON, CHEYENNE NICOLE
103 BRIDLEWOOD AVE
HIGH POINT NC 27265

JOHNSON, GWENDOLYN S
400 SKEET CLUB RD
HIGH POINT NC 27265

JONES, JASON A;JONES, ANNA C
104 BRIDLEWOOD AVE
HIGH POINT NC 27265

Joyce Harry Lee
713 Joyce CIR
High Point NC 27265

KING, ARTHUR E;KING, RUTH M
128 WYNDHAM CT
HIGH POINT NC 27265

M & P DEVELOPERS LLC
1716 TROWBRIDGE CT
HIGH POINT NC 27265

MAPLE GROVE FARM LLC
PO BOX 12831
WINSTON SALEM NC 27117

MARROW, R B II;MARROW, ANDREA C
416 SKEET CLUB RD
HIGH POINT NC 27260

MONTGOMERY, JAMES FRANKLIN
100 BRIDLEWOOD AVE
HIGH POINT NC 27265

NC PACE RE LLC
3500 LENOX RD NE STE 510
ATLANTA GA 30326

NICHOLS, DONALD RAY;NICHOLS, CAROL H
138 WYNDHAM CT
HIGH POINT NC 27265

PATTON, DEWEY L;PATTON, JUANITA F
402 SKEET CLUB RD
HIGH POINT NC 27265

RAUEN, NICHOLAS
134 WYNDHAM CT
HIGH POINT NC 27265

REDDING, PENNY L
142 WYNDHAM CT
HIGH POINT NC 27265

RIFFELL, MICHAEL SCOTT
311 SKEET CLUB RD
HIGH POINT NC 27265

RINEHART NATHAN T
703 JOYCE CIR
HIGH POINT NC 27265

SMITH, DONALD ROBBIN;SMITH, WENDY JEAN
502 SKEET CLUB RD
HIGH POINT NC 27265

SNYDER, DEBBIE MCKENZIE
146 WYNDHAM CT
HIGH POINT NC 27265

THE VIRGINIA HOUSE FLIP COMPANY LLC
16900 RIVERS EDGE TRL W
SMITHFIELD VA 23430

WALL, DAVID B;WALL, AGNES B
317 SKEET CLUB RD
HIGH POINT NC 27265

WILLIAMS, CHARLIE;WILLIAMS, CHERYL
148 WYNDHAM CT
HIGH POINT NC 27265

Office of the Mayor
City of High Point
North Carolina
Proclamation...

WHEREAS, The Guilford Merchants Association is a business membership organization focused on supporting member companies with educational programming, lead generation activities, marketing opportunities, and overall enrichment while serving as a catalyst for community growth and prosperity throughout the Triad; and

WHEREAS, The High Point Holiday Festival Parade has been held annually except for a couple of years during war and one year attributable to the Covid-19 Pandemic. The parade brings joy to the community, spectators, and participants, and ushers in the holiday season; and

WHEREAS, Sharon C. Smith has faithfully and with dedication, served the Greater High Point Community as parade manager for 40 years, both with the High Point Merchants Association and the Guilford Merchants Association. The High Point Holiday Festival Parade has grown under her management to become one of the largest in the state for participants and spectators; and

WHEREAS, Sharon has expertly been attentive to detail and coordination with such departments as Police, Electrical, Parks & Recreation, and Traffic, as well as managing volunteers and that important participant, Santa Claus; and

WHEREAS, Sharon has made sure that whether in sunshine, rain, sleet, snow, or high winds, the Parade will go on.

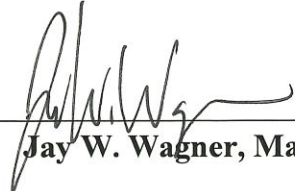
NOW, THEREFORE, I, Jay W. Wagner, Mayor of the City of High Point, North Carolina, declare Monday, November 15, 2021 as

SHARON C. SMITH DAY

I encourage all to attend this year's edition of the Holiday Festival Parade on Sunday, November 21, 2021 at 3:00 p.m. in downtown High Point.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 15th day of November, 2021.



Jay W. Wagner, Mayor



Memorandum

FROM: Herbert Shannon Jr., Senior Planner

TO: High Point City Council

SUBJECT: Request for continuance of Shamrock Petey, LLC Planning Agenda Cases

A development proposal has been submitted for approximately 37 acres located at the southeast corner of W. Wendover Avenue and Penny Road. The representative for Shamrock Petey, LLC has requested postponement of his applications to the November 15, 2021 City Council public hearing.

Staff recommends the City Council continue the following applications to your November 15, 2021 public hearing:

- Plan Amendment 21-06
- Annexation Case 21-06
- Zoning Map Amendment 21-20

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-20
(Shamrock Petey, LLC)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: November 1, 2021

Public Hearing: Yes

Advertising Date: October 20, 2021, and
October 27, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Shamrock Petey, LLC to rezone approximately 25.5 acres from the Agricultural (AG) District, Residential Single Family – 40 (RS-40) District and General Office-Moderate Intensity (GO-M) District all within Guilford County’s zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its September 28, 2021 public hearing. All members of the Commission were present except for Mr. Thad Juszczak, Ms. Angela McGill and Mr. Ray Wheatley. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request, with five recommended amendments (4 planning-related amendments and 1 transportation-related amendment) to the conditional zoning ordinance, as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request were the applicant’s representative Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro, and the applicant Mr. Dennis Bunker, 1140 Dilworth Crescent Road, Charlotte. Mr. Terrell and Mr. Bunker both provided an overview of the proposal to develop a commercial shopping center on the site. They explained the proposed development would be of a quality and design similar to the Palladium commercial development, lying along the opposite site of W. Wendover Avenue. Mr. Bunker also noted that development of the site would include the extension of Samet Drive through the site from Penny Road to W. Wendover Avenue.

Mr. Terrell submitted for the record an outline of proposed new conditions for staff and the Commission’s consideration. Planning staff noted this is the first time seeing these proposed new conditions and could not comment on them at this public hearing. Staff would need time to review them and determine if they addressed the issues outlined in the staff report. The staff report, under the “Recommendation Section”, has five recommended amendments to the proposed conditional zoning ordinance. Mr. Terrell noted that with a minor adjustment to the last sentence in the transportation conditions (Amendment #5) they would accept all of the Transportation Department conditions. That change was accepted by the Transportation Department representative.

Also speaking was Mr. David Chrismon, 3722 Queenswood Lane, Jamestown (a property owner in the abutting Nottingham residential subdivision). Mr. Chrismon noted that when he received the public hearing notice, he had concerns with the request. But after hearing the discussion this evening and reviewing the staff report he felt better about the proposed development, adding that as long as it is done in line with other development in the area, he would be satisfied.

After the public hearing was closed there was a lengthy discussion among the Commission, which included questions for Mr. Terrell on the staff recommended amendments. The applicant and staff agreed to meet to attempt to resolve the Planning Department's recommended conditions, Amendment #1 through #4 as noted in the staff report, prior to City Council public hearing.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request, with recommended amendments to the conditional zoning ordinance, as outlined in the staff report.

(**NOTE:** Since the September 28, 2021 Planning and Zoning Commission public hearing the applicant and Planning Department staff has met and addressed the various issues (Amendments 1 thru 4) noted at the Planning & Zoning Commission public hearing. The City Council staff report and corresponding conditional zoning ordinance has been revised to reflect the agreed upon conditions between the applicant and the Planning and Development Department).

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff (with the five amendments noted in the staff report), by a vote of 5-1.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 5-1 to approve the following statement:

That Zoning Map Amendment 21-20 is consistent with the City's adopted policy guidance because, subject to approval of the plan amendment to establish a Community/Regional Commercial land use classification for this area, and subject to meeting staff recommended zoning ordinance conditions, the proposed CZ-RC District would be supported by adopted policy guidance documents. Furthermore, the request is reasonable and in the public interest because, subject to the request being amended to meet staff-recommended zoning ordinance conditions, the requested CZ-RC District will be similar and compatible with previous conditional zoning approvals granted in this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-20
September 28, 2021**

Request	
Applicant: Shamrock Petey, LLC	Owners: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK Partners
Zoning Proposal: To annex and apply initial City zoning	From: AG Agricultural RS-40 Residential Single Family – 40 MXU Mixed-Use <i>(all within Guilford County)</i> To: CZ-RC Conditional Zoning Retail Center

Site Information	
Location:	The site is located at the southeast corner of W. Wendover Avenue and Penny Road.
Tax Parcel Number:	Guilford County Tax Parcels 196671, 196672, 70002, 170004 (portion), 170005 and 170006
Site Acreage:	Approximately 25.5 acres
Current Land Use:	Single family dwellings, rural residential dwelling, utility building and undeveloped parcel.
Physical Characteristics:	The topography of the site ranges from relative level adjacent to the abutting roads and to steep towards the interior of the site. The eastern portion of the site is encumbered by a pond. Also, a 50 foot wide Piedmont Natural Gas easement runs through the middle of the site, from north to south.
Water and Sewer Proximity:	A 12-inch and 16-inch City water line lie adjacent to the site along Penny Road and W. Wendover Avenue. An 8-inch City sewer line lies adjacent to the site along W. Wendover Avenue and along the southern boundary of the site.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CZ-RC PDM	Conditional Zoning Retail Center District Planned Development – Mixed District	Commercial development (<i>Shoppes at Deep River and Palladium Shopping Centers</i>)
South:	R-5 RS-40	Residential Single Family – 5 District Residential Single Family – 40 District (<i>Guilford County</i>)	Single-family dwellings
East:	AG	Agricultural District (<i>Guilford County</i>)	Rural residential
West:	CZ-RC	Conditional Zoning Retail Center District	Commercial (<i>Wendover Crossing Shopping Center</i>)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following objectives of the Community Growth Vision Statement are relevant to this request: <u>Obj. 5B:</u> Focus particular attention on the appearance of key gateways into High Point to convey to visitors a positive first and last impression of the community. <u>Obj. 5H:</u> Limit extremely large-scaled stores - “big box retail” - to key street intersections to best accommodate their potentially high traffic volumes.
Land Use Plan Map Classification:	The site has a Medium-Density Residential and an Office land use classification. The applicant has submitted a Plan Amendment application (PA-21-06) to change the Land Use Plan designation to the Community/Regional Commercial classification. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: 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. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	<u>West Wendover Avenue/Guilford College Road Corridor Plan:</u> Due to this being an important gateway into the city, the plan recommends maintaining the corridor’s visual quality through buffering and landscaping requirements, sign control, and development standards or design guidelines that address topics such as roof pitch, exterior building materials, color, awnings, and building height and orientation. It also recommends protection of the Historic Deep River Friends Meeting property. Furthermore, this corridor plan recommends transportation related conditions to protect W. Wendover Avenue as a commuting corridor by restricting the number of access points and that the number of median crossings not be increased.

Zoning History:	<u>North:</u> Adjacent lands to the north, along the opposite side of W. Wendover Avenue, are part of the Shoppes at Deep River commercial development and the Palladium at Deep River commercial development. This commercially zoned area was annexed in 1999 and 2003 and granted a CU-RC, CZ-RC and PDM District zoning through a series of zoning approvals and updates in 1999, 2003, 2011, 2012, 2015 and 2017. <u>West:</u> Adjacent lands to the west, along the opposite side of Penny Road, are part of the Wendover Crossing commercial development. This commercially zoned area was annexed in 1997 and granted a CU-GB, CU-RC and CZ-RC District zoning via a series of zoning approvals and updates in 1998, 1999 and 2014 and 2018.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Wendover Avenue		Major Thoroughfare	1,685 ft.
	Penny Road		Major Thoroughfare	740 ft.
	Samet Drive		Local Street	360 ft.
Vehicular Access:	W. Wendover Avenue, Penny Road, Samet Drive Extension			
Traffic Counts: (Average Daily Trips)	Wendover Avenue		33,000 AADT (NCDOT 2019 traffic counts)	
	Penny Road		22,000 AADT (NCDOT 2019 traffic counts)	
Estimated Trip Generation:	An approximate 160,000 square foot commercial development and 180 unit multifamily use is proposed to be developed. Such a development is anticipated to generate approximately 17,464 daily trips (during a 24-hour time period) with approximately 1,578 AM peak-hour trips and approximately 1,810 PM peak-hour trips			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u> X	<u>No</u>	This development generates more than 150 trips in the peak hour which will requires a TIA to be submitted as part of the rezoning application.	
Conditions:	See “Recommendation” section of this report and Amendment #5 for Transportation Department recommended conditions.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2021 – 2022 (20 th day of class)	Maximum Design / Built Capacity: (2020 – 2022):	Mobile Classrooms:	Projected Additional Students:
Florence Elementary School	599	698	11	50 - 52
Southwest Middle School	1,112	1,223	10	25 - 27
Southwest High School	1,646	1,506	11	23 – 25
School District Remarks: 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.				

Details of Proposal

The applicant has submitted this zoning map amendment request, and a separate corresponding land use plan amendment and annexation petition, for lands at the southeast corner of W. Wendover Avenue and Penny Road to support development of a shopping center. Due to the intensity of development a Traffic Impact Analysis (TIA) was required to be submitted with this zoning application. Based on information noted in the TIA, this will be a significantly sized commercial development with approximately 160,000 square feet of commercial/retail uses and approximately 180 multifamily residential units.

In conjunction with this request the applicant has submitted a proposed Conditional Zoning Ordinance in which they have offered conditions pertaining to permitted and restricted uses, development and dimensional requirements, landscaping, buffering, screening, vehicular access and road improvements.

Staff Analysis

Adopted policy guidance documents, including the Land Use Plan, W. Wendover Avenue Corridor Plan and conditions established from prior zoning approvals, have set land use policy and precedent to support commercial development with specific development standards at this intersection. Zoning and development conditions established for surrounding commercial developments have established this area as a standard for commercial development in the northeastern portion of the City. This has included:

- Development meeting the higher standards of the Eastchester Gateway Corridor Overlay District;
- Prohibiting and restricting certain uses along a commercial development's perimeter or road frontages;
- Requiring development in the proximity of the Historic Friends Meeting Church to incorporate a similar brick facade, colors and pitched roof pattern in their building design; and
- Transportation related conditions that limit the number of access points and the installation of various improvements to keep abutting roads as free flowing traffic movement corridors.

The applicant has expressed a desire to produce a high quality commercial development but has not committed to standards that have been previously established for other developments in this area. Staff has proposed minimum conditional zoning recommendations based upon policy guidance standards that have been established for this area. Without these zoning conditions there is no way to ensure desired development outcomes, nor any means to ensure that possible future owners of the land meet these standards also.

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.

Subject to approval of the Plan Amendment to establish a Community/Regional Commercial

land use classification for this area, and subject to meeting staff recommended zoning ordinance conditions, the proposed CZ-RC District would be supported by adopted policy guidance documents.

Reasonableness/Public Interest:

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

Subject to the request being amended to meet staff-recommended zoning ordinance conditions, the requested CZ-RC District would be similar and compatible with previous conditional zoning approvals granted in this area.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ Subject to meeting staff-recommended conditions to restrict the convenience store use type and requiring higher architectural design standards at the northwestern corner of the site (opposite the Historic Friends Meeting Church), the zoning request will support development that can be compatible with this historic site. Furthermore, it will ensure similar zoning conditions as have been approved for other RC-zoned lands near the subject site.
 - ❖ No written conditions have been offered for development to meet the Eastchester Gateway Corridor Overlay District standards. Such standards were part of the zoning approvals for the adjacent commercial developments. Without such a condition, there are no means to ensure the future development of the zoning site will provide for a complimentary character and the higher development standards that have been established for adjacent commercial developments.
 - ❖ Conditions offered by the applicant to restrict commercial uses and for higher landscaping standards, especially where the site abuts the Nottingham subdivision, will assist to ensure development will be more compatible with the abutting residential development.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	❖ The southwestern portion of the site abuts single family homes that lie along the south side of Samet Drive. If development is oriented toward W. Wendover Avenue, the front of these homes will likely face the rear of any structures on the site, as well as any loading or accessory activities associated with permitted uses. Subject to the conditional zoning ordinance being amended to screen this

	activity, such impacts may be mitigated. ❖ Based on information provided within the applicant's Traffic Impact Analysis (TIA), both the applicant and the Transportation Department have proposed conditions to mitigate the traffic impacts from the over 17,500 daily trips anticipated at build-out. The applicant proposed language directly from the TIA, while the Transportation Department proposes a more-detailed written explanation of the recommendations of the TIA to ensure there is no confusion as to the intent of conditions in the future. As of the date of this report, the applicant and the Transportation Department are not in agreement as to the specific language of transportation related conditions, and the applicant has not agreed to the conditions in writing.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. Subject to the conditional zoning ordinance being amended to include higher landscaping and screening standards, adverse impacts upon adjacent single family property owners at the southwestern boundary of the site would be mitigated.

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.

Adopted policy guidance, including prior zoning approvals, has set land use policy and precedent to support commercial development with specific development standards 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.

Adopted policy guidance documents, including the Land Use Plan, W. Wendover Avenue Corridor Plan and conditions established from prior zoning approvals, have set land use policy and the preferred development pattern for commercial development at this intersection. However, not all of these established standards have been included in the applicant's conditional zoning ordinance. Thus, there are limited means to ensure the preferred development pattern, which has been established through prior zoning approvals, will be met and continuously applied by future property owners.

Recommendation

Staff Recommends Approval with Revisions:

Subject to the inclusion of staff recommended conditions as listed below, the requested CZ-RC District will be compatible with the surrounding area and in conformance with adopted policy guidance documents:

Amendment #1 Part I. Uses (B. Restricted Uses). Amend this section to include the following:

B.2 Restricted Uses: Convenience Store with Fuel Sales use type:

This use type shall not be permitted at the northwest corner of the zoning site (opposite corner of the Deep River Friends Meeting property - Guilford County Tax Parcel 207382). For the purpose of this condition the corner shall be an area within 250 feet of the W. Wendover Avenue right-of-way and within 250 feet of the Penny Road right-of-way.

Amendment #2 Part II Conditions (A.2. Development and Dimensional Requirements)

Amend this section to require development to be subject to Section 3.8.7.F (Eastchester Gateway Corridor Overlay District Standards) of the Development Ordinance. Or at a minimum, include conditions for development to meet Site, Landscaping, Signage and Building Standards of this overlay district as outlined below.

A.2 Eastchester Gateway Corridor Overlay District Standards:

- a) Site Standards: The rezoning site shall be subject to the Site Standards requirements of the Eastchester Gateway Corridor Overlay District, Section 3.8.7.F.4 (Site Standards), of the Development Ordinance.
- b) Signage: The rezoning site shall be subject to the Signage Standards requirements of the Eastchester Gateway Corridor Overlay District, Section 3.8.7.F.6 & Table 3.8.7.F.6 (Signage), of the Development Ordinance.
- c) Building Standards: The rezoning site shall be subject to the Building Standards requirements of the Eastchester Gateway Corridor Overlay District, Section 3.8.7.F.7 (Building Standards), of the Development Ordinance. One set of the required design guidelines shall be developed for the rezoning site.
- d) Landscaping: The rezoning site shall be subject to the Landscaping Standards of the Eastchester Gateway Corridor Overlay District, Section 3.8.7.F.5 and Table 3.8.7.F.5 as applied from Penny Road north to Gallimore Dairy Road, except as follows:
 - i. Minimum street yard width shall be 20 feet;
 - ii. Average Streetyard width shall be 25 feet;
 - iii. This higher development standard shall not apply to streetyard standards along Samet Drive (and Samet Drive extension). Street yard along Samet Drive shall meet standards of the Development Ordinance.

Amendment #3 Part II Conditions (A.4. Development and Dimensional Requirements)

Amend this section to provide similar standards, as adopted on adjacent commercial sites, to protect the character and for development to be architecturally similar to the Historic Deep River Friend Meeting property.

Part II Conditions (A.4 Development at the northwestern corner of the zoning site (opposite the historic Deep River Friends Meeting property))

At the northwestern corner of the zoning site all principal building(s) located within 250 feet of the Penny Road right-of-way and within 250 feet of the W. Wendover Avenue right-of-way within shall be designed to be architecturally compatible with the Historic Deep River Friends Meeting building. Design Guidelines for the zoning site shall be required and shall ensure that such building(s) have compatible building materials, colors and roof design (a pitched roof) with the Deep River Friends Meeting building.

Amendment #4 Part II Conditions (B.4. Landscaping, Buffering and Screening

Amend this section to provide for screening standards to assist with mitigating adverse impacts to the single family homes at the southwestern corner of site along Samet Road.

Part II Conditions (B. 2. Higher Landscaping Standards along Samet Drive (Samet Drive extension)

Where the rear of a structure on the zoning site is visible from Samet Drive (and Samet Drive extension), a Type B perimeter planting yard shall be installed at the rear of that structure to screen views, subject to the following standards:

- a) This standard shall only apply where the land use on the opposite side of Samet Drive (Guilford County Tax Parcels 196679, 196678, 196677, 196676 and 196675) consist of a use type under the Residential Use Category
- b) The standard shall only apply where a structure is within 150 feet of the Samet Drive right-of-way.
- c) As part of Land Development approval this Type B Yard may be substituted to serve as the Street Yard (subject to meeting all of Type B Yard standards).
- d) This planting yard may be decreased to a minimum width of 15 feet if all of the following are met:
 - i. The planting yard consists of a double row of evergreen trees planted approximately fifteen (15) feet on center with an approximate five (5) foot offset between the rows. The evergreen trees shall be a plant species that will have a minimum height at maturity of 25 feet; and
 - ii. A minimum 6-foot high opaque fence is installed internally to the parcel between the structure and the planting yard.

Amendment #5 Part II Conditions (C.4. Transportation Conditions). The Transportation department recommends the following conditions:

A. Transportation Conditions.

1. Right-of-way Dedication

- a) Samet Drive Extension: As part of Land Development approval, the property owner shall dedicate sufficient right-of-way to achieve 10 feet of right-of-way from the back of curb on each side of the proposed Samet Drive Extension. The right-of-way shall be enough to include all necessary lane configurations at intersections and to accommodate sidewalks and planting strips on both sides of Samet Drive Extension.
- b) West Wendover Avenue: As part of Land Development approval, where turn lanes are required, an additional 10 feet of right-of-way shall be dedicated from the new back of curb of all turn lanes.

2. Access

- a) West Wendover Avenue: Three points of access will be allowed to West Wendover Avenue (pending NCDOT approval)
 - i. One full movement access (Samet Drive Extension)
 - ii. One Right in/right-out between Penny Road and Samet Drive Extension (Site Access 1).
 - iii. One Right-in/right-out with a left-over on westbound Wendover Avenue across from Brian Jordan Place (Site Access 2)
- b) Penny Road: Two points of access will be allowed to Penny Road (pending NCDOT approval)
 - i. One full movement access (Samet Drive)
 - ii. One right-in/right-out across from the Walmart Neighborhood Market Driveway (Site Access 3).
- c) Samet Drive Extension: Three points of access will be allowed to Samet Drive Extension. The exact location and design of these access points will be determined during the plan submittal process.

3. Improvements:

- i. The following improvements are generally consistent with the improvements recommended in the TIA provided by Davenport, Project #: 200064
 - i. The property owner shall construct the Samet Drive Extension from Penny Road to West Wendover Avenue and associated improvements related to Samet Drive Extension as described in Table A of the TIA.
- ii. Intersections: As part of driveway permit approval, the following improvements shall be installed.
 - i. West Wendover Avenue at Penny Road
 - a. Remove the northbound channelized right turn lane on Penny Road
 - b. Provide a northbound right turn lane on Penny Road with 150 feet of storage and appropriate taper
 - c. Remove the outside acceleration lane on eastbound West Wendover Avenue
 - d. The developer shall update the signal plans for the signal.
 - ii. West Wendover Avenue and Samet Drive
 - a. Restripe the southbound lanes on Samet Drive (north side of the intersection) to include dual left turn lanes with 150 feet of storage and appropriate taper, a through lane and a right turn lane with 150 feet of storage and appropriate taper.
 - b. Construct northbound lanes (south side of the intersection) on Samet Drive Extension with a 150-foot left turn lane and 300-foot right turn lane with appropriate tapers.
 - c. Construct an additional westbound left turn lane on Wendover Avenue with 275 feet of storage and appropriate taper

- d. Construct an eastbound right turn lane on Wendover Avenue with 150 feet of storage and appropriate taper
 - e. Construct a southbound lane on Samet Drive Extension to accommodate the dual left turn lanes
 - f. The developer shall update the signal plans and construct the fourth leg of the intersection.
- iii. Penny Road and Samet Drive
- a. Restripe the eastbound lanes (west side of the intersection) on Samet Drive to an exclusive left turn lane and through-right turn lane
 - b. Construct westbound lanes (east side of the intersection) on Samet Drive Extension with dual 200-foot left turn lanes, through lane and 100-foot right turn lane
 - c. Construct a northbound 150-foot right turn lane on Penny Road
 - d. Construct a southbound lane on Penny Road to provide two lanes southbound to accommodate the dual left turn lanes from Penny Road Extension
 - e. The developer shall update the signal plans for the signal
- iv. West Wendover Avenue and Site Access 1 – Right-in/right-out
Provide an east bound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper
- v. West Wendover Avenue and Site Access 2 – Right-in/right-out with a left-over
- a. Provide an eastbound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper
 - b. Provide a westbound left-over on West Wendover Avenue with 200 feet of storage and appropriate taper
- vi. Penny Road and Site Access 3 – Right-in/right-out
- a. Provide a northbound right turn lane on Penny Road with 100 feet of storage and appropriate taper
 - b. A minimum four (4) foot wide monolithic median island is required to be installed on Penny Road. The design and length of this median will be determined during the plan submittal process.
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.

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.

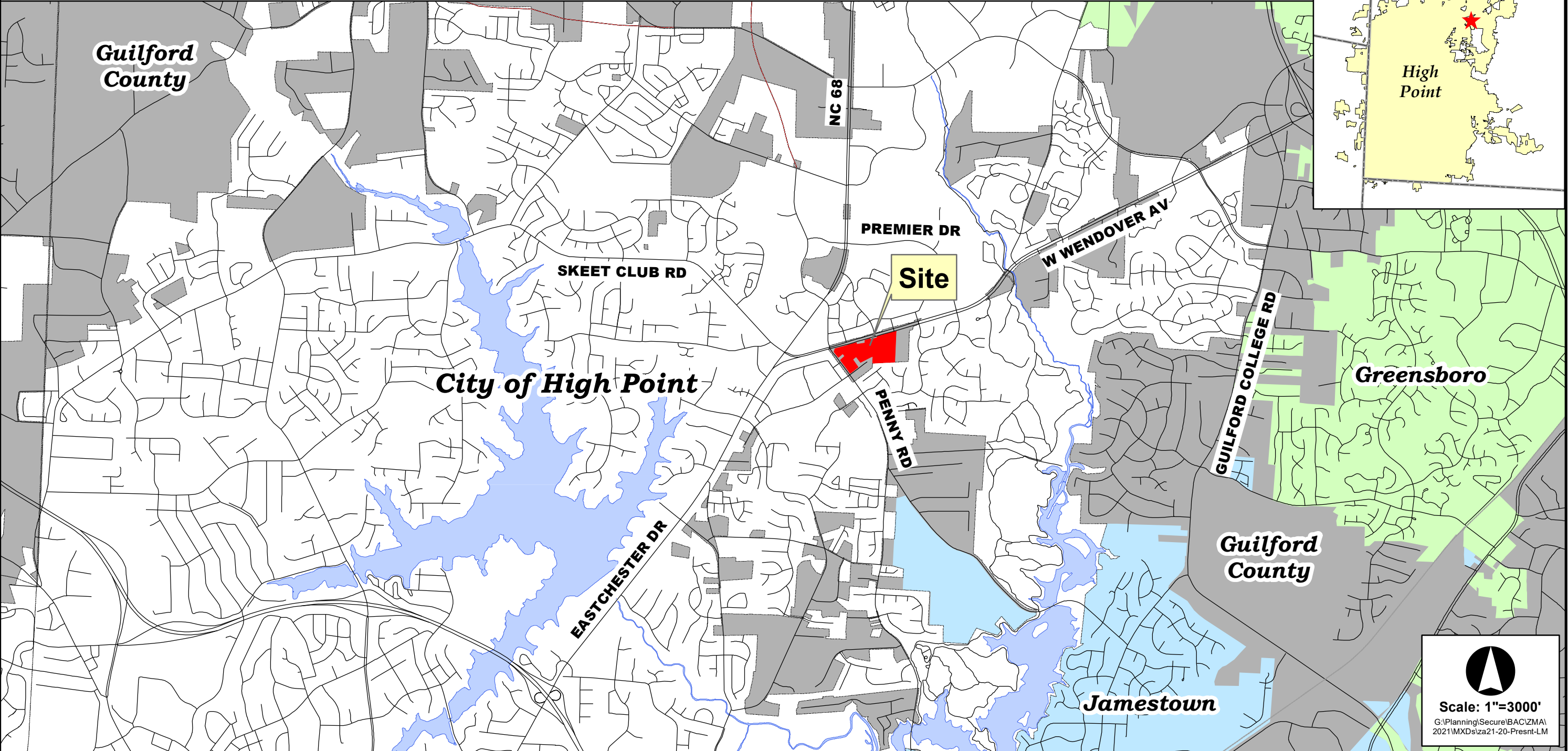
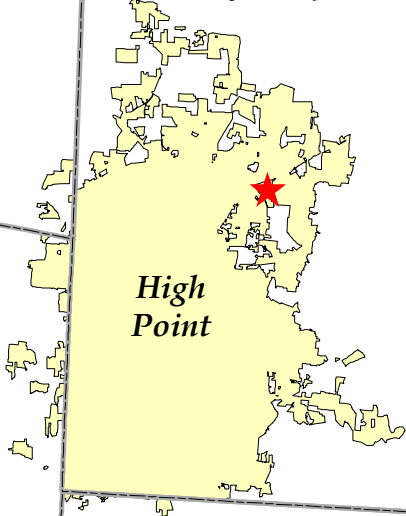
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT ZA-21-20
Applicant: Shamrock Petey, LLC

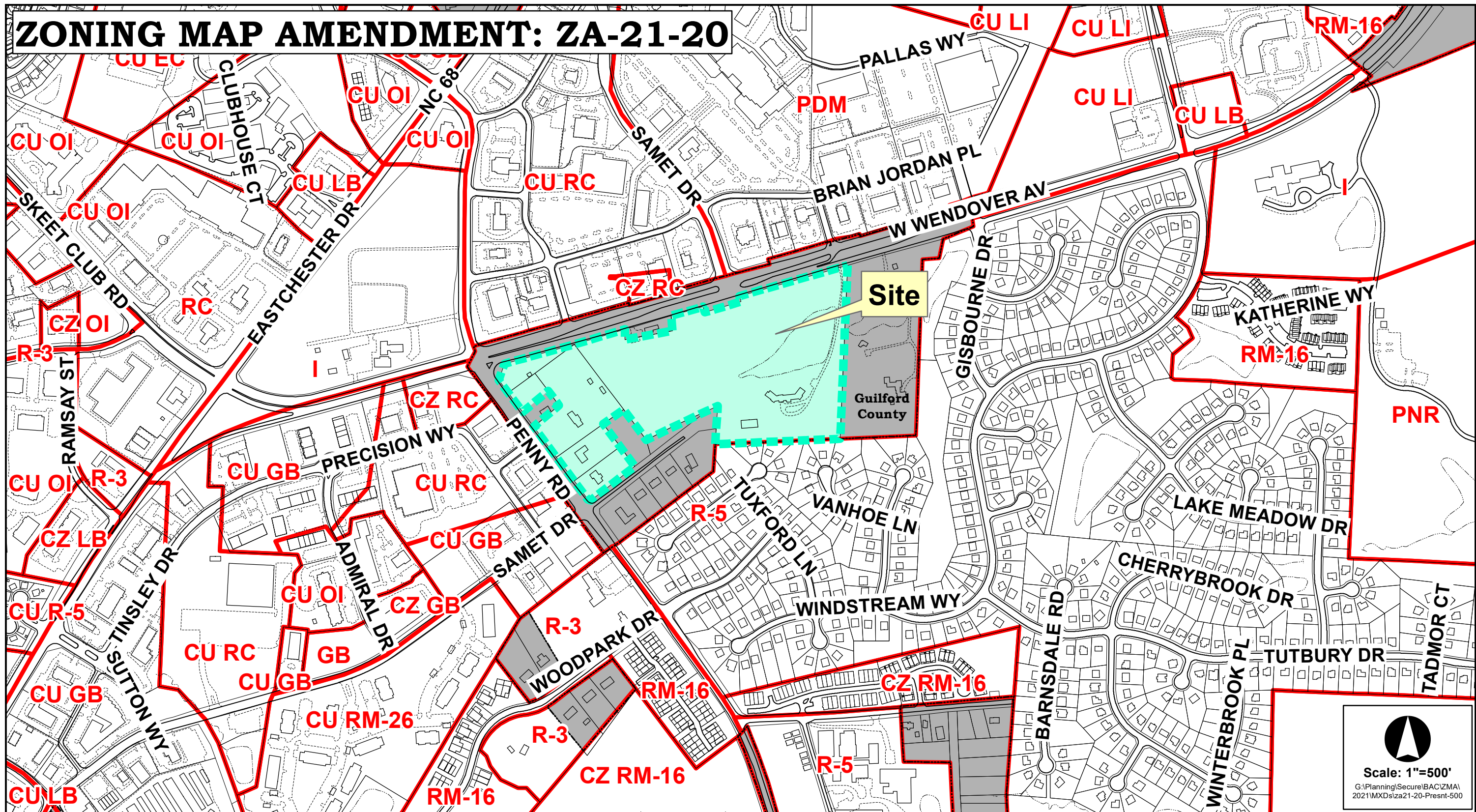
Vicinity Map



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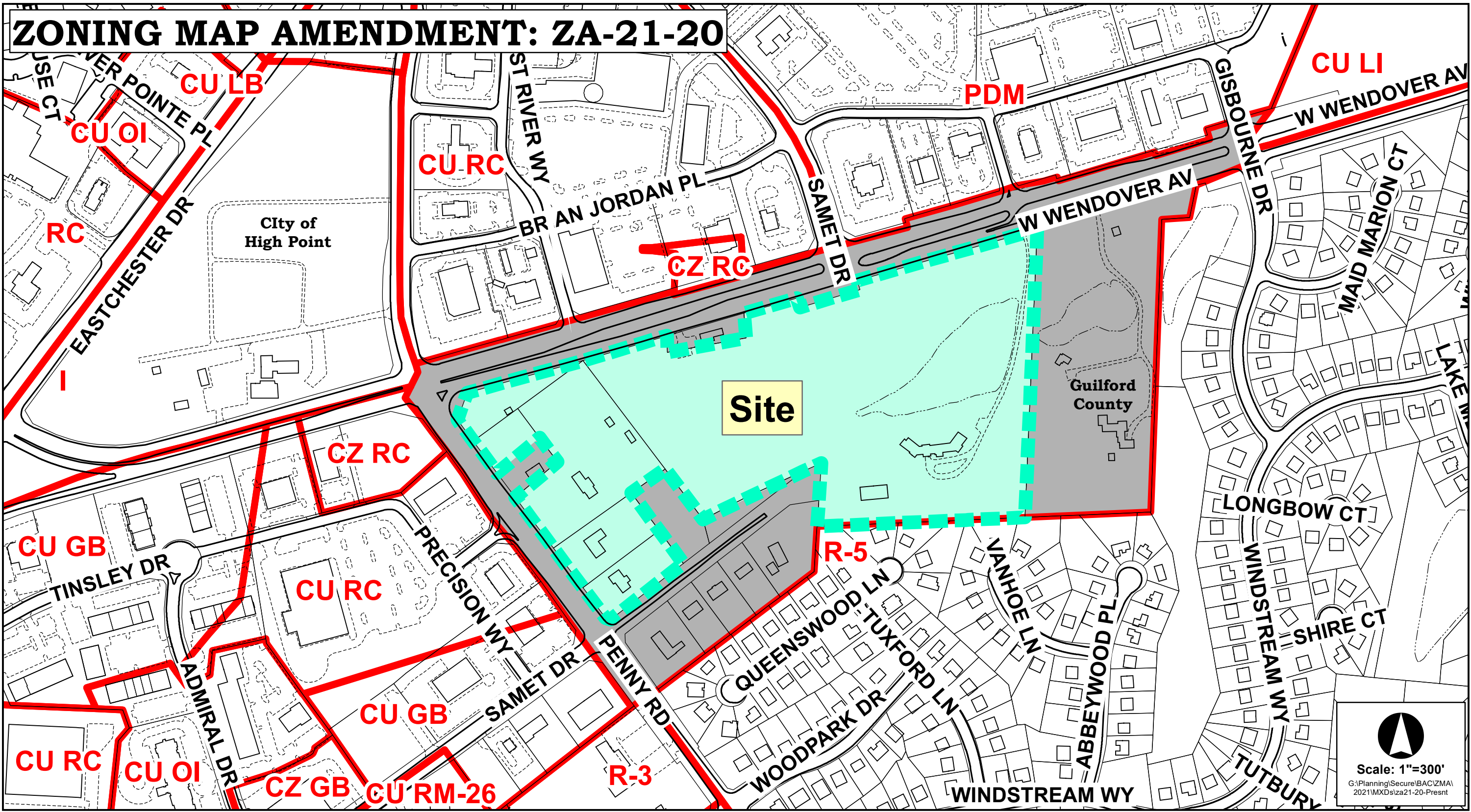
ZONING MAP AMENDMENT: ZA-21-20



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ZONING MAP AMENDMENT: ZA-21-20



ZONING MAP AMENDMENT: ZA-21-20

Zoning Districts:

- Office
- Institutional
- Community/Regional Commercial
- Mixed Use Development
- Restricted Industrial
- Medium-Density Residential
- Low-Density Residential
- Moderate-Density Residential
- High-Density Residential
- Recreation/Open Space

Streets:

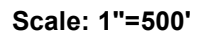
- NC 68
- Eastchester Dr
- Penny Rd
- Samet Dr
- Woodpark Dr
- Tuxford Ln
- Vanhoef Ln
- Windstream Wy
- Barnsdale Rd
- Winterbrook Pl
- Tutbury Dr
- Cherrybrook Dr
- Lake Meadow Dr
- Katherine Wy
- W Wendover Av
- Brian Jordan Pl
- Pallas Wy
- Gisbourne Dr
- Tadmor Ct
- Sutton Wy
- Tinsley Dr
- Admiral Dr
- Precision Wy
- Ramsay St
- Skeet Club Rd
- Clubhouse Ct

Site: (Indicated by a dashed black line)

Scale: 1"=500'

North Arrow: (Indicated by a triangle pointing up)

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ZONING MAP AMENDMENT: ZA-21-20

Site

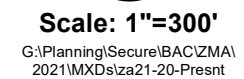
City of High Point

Guilford County

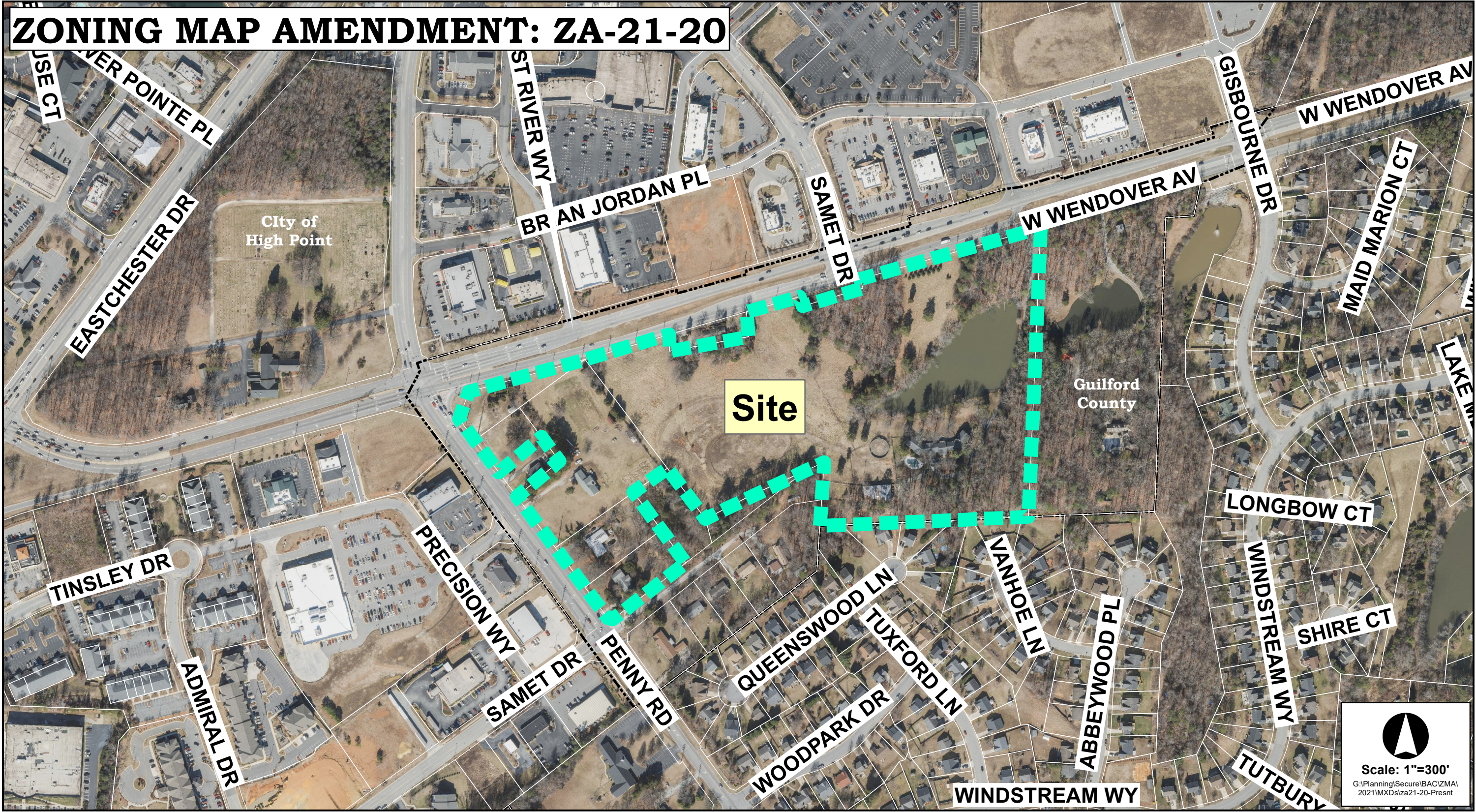
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ZONING MAP AMENDMENT: ZA-21-20



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 September 28, 2021 and before the City Council of the City of High Point on November 1, 2021 regarding **Zoning Map Amendment Case 21-20 (ZA-21-20)** 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 September 19, 2021, for the Planning and Zoning Commission public hearing and on October 20, 2021 and October 27, 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 1, 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.** The property is approximately 27 acres, lying at the at the southeast corner of W. Wendover Avenue and Penny Road. The site is also known as Guilford County Tax Parcels 196671, 196672, 170002, 170004 (portion), 170005 and 170006.

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:**

Any of the land uses allowed in the Retail Center (RC) District shall be permitted subject to the requirements of the Development Ordinance and subject to the specific conditions of this Permit.

B. **Restricted Uses:**

1. Within 250 feet of the W. Wendover Avenue right-of-way and within 250 feet of the Penny Road right-of-way, the following land uses shall be prohibited:
 - a) Wireless telecommunication facility.

2. Within 200 feet of the southeastern property boundary of Guilford County Tax Parcel 17005 (where this parcel abuts the Nottingham Subdivision) all land uses under the Commercial Use Classification shall be prohibited. Except that the following Use Types under the Commercial Use Classification shall not be part of this use restriction:
 - a) Office Use Types
 - b) Personal Services Use Types

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Multiple Lot Development
As part of land development permit approval, the property owner shall submit and obtain approval for a Multiple Lot Development (Section 5.14.5 of the Development Ordinance) for the entire zoning site.
2. The following standards shall apply to all parcels abutting W. Wendover Avenue and to all parcels abutting Penny Road:
 - a) No outdoor storage, outdoor display or outdoor retail sales activity shall be permitted between the road rights-of-way (W. Wendover Avenue and Penny Road) and the principal building.
 - b) Automobile bays shall not face Penny Road or W. Wendover Avenue.
 - c) Air hoses, vacuum pedestals and other outdoor automobile service equipment shall not be located between the road rights-of-way (W. Wendover Avenue and Penny Road) and the principal building principal.

B. Landscaping, Buffers and Screening.

1. Higher Landscaping at the southeastern boundary of the zoning site
A minimum 25 foot wide perimeter planting yard shall be installed along the southeastern property boundary of Guilford County Tax Parcel 17005 (where this parcel abuts the Nottingham Subdivision). At a minimum, this planting yard shall consist of a double row of evergreen trees. The evergreen trees are to be planted approximately fifteen (15) feet on center with an approximate five (5) foot offset between the rows. The evergreen trees shall be a plant species that will have a minimum height at maturity of 25 feet.

C. Transportation Conditions.

1. Right-of-way Dedication
 - a) Samet Drive Extension: The property owner shall dedicate right-of-way to achieve a 36 to 64-foot wide ROW on parcel 17005 (Montoya parcel) and 12 to 24-foot ROW across parcels 196672 and 196673 (Lim parcels).

2. Access: Three points of access will be allowed on each side of Samet Drive Extension, all being full movement access as described in Exhibit B of the TIA.”
3. Improvements:
 - a) The applicant shall construct Samet Drive Extension and associated improvements related to Samet Drive Extension as described in Table A and Exhibit A of the TIA.
 - b) Intersections:
West Wendover Avenue-Site Accesses 1 & 2, Penny Road-Site Access 3. The developer will construct and pay for Site Access 1, 2, and 3 as described in Table B and Exhibit B of the TIA. The developer will construct a concrete median on Penny Road in front of Site Access 3 as called for in Table B of the TIA.
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 xxxth day of xxxxxxxxxxxxxx, 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.

TRANSPORTATION IMPACT ANALYSIS

Palladium South

High Point, NC

*Prepared for
Bunker Land Group, LLC*





Transportation Impact Analysis

Palladium South High Point, NC

Prepared for Bunker Land Group, LLC

Original: May 18, 2021

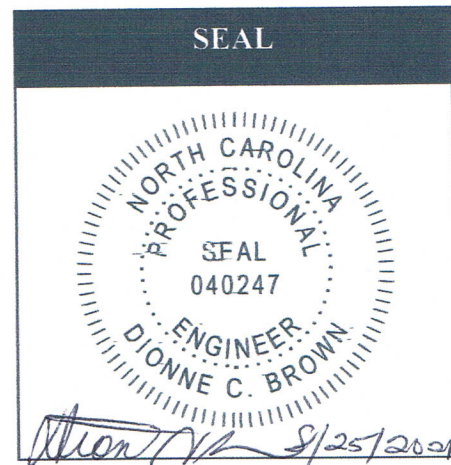
Revised: August 25, 2021

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

Reviewed by: Erin Govea, P.E.
Frank Amenia, P.E., PTOE

Sealed by: Dionne C. Brown, P.E.



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**Transportation Impact Analysis
Palladium South
Prepared for Bunker Land Group, LLC
Original: May 18, 2021
Revised: August 25, 2021**

Executive Summary

The purpose of this report is to assess the transportation impact of the proposed Palladium South. The proposed development is located along the south side of East Wendover Avenue between Penny Road and Samet Drive in High Point, NC. This transportation impact analysis (TIA) studied the worst-case scenario due to the development being in the preliminary stages and the tenant mix not being known. Until actual uses have been identified, the following were studied as surrogate stand-ins: four (4) fast food restaurants with drive-thru, one (1) super convenience market with gas station, one (1) drive-in bank, one (1) shopping center and one (1) medical office. While multifamily housing is likely a land use for this development, the worst-case scenario captures the trips that would be generated by this land use.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 10th Edition), this development has a trip generation potential of 17,545 daily trips, with 653 net trips in the AM peak hour and 651 net trips in the PM peak hour.

Capacity Analysis and Recommendations

This analysis has been conducted based on the HPDOT and NCDOT guidelines and has identified the potential traffic impacts of this development.

There has been ongoing coordination with City of High Point and the developer for this portion of Samet Drive and Wendover Avenue. In 1995, a West Wendover Avenue and Guilford College Road Corridor Plan was accepted. In late 2019, coordination between the City of High Point and the developer discussed Samet Drive Extension and donating right-of-way for the construction. On August 2, 2021, a resolution was approved by City Council for the reimbursement agreement to work with the developer to complete the Samet Drive Extension. The developer is working with the City on this collaboration of Samet Drive Extension as a benefit to the City.

Therefore, the future no build model, Samet Drive Extension, accounts for rerouting volumes from the intersections Wendover Avenue at Penny Road, Wendover Avenue at Samet Drive, Penny Road at Samet Drive and NC 68 at Wendover Avenue with needed improvements in the roadway network. The recommended improvements for Samet Drive Extension are summarized in Table A and illustrated in Exhibit A.



For the Palladium South development's site traffic, Table B lists the recommended improvements for the roadway network and site accesses and is illustrated in Exhibit B.

Table C and Exhibit C illustrates all recommended improvements for the study intersections.

Conclusion

This TIA was performed in order to assess transportation impacts of the proposed site as well as background traffic. Recommendations have been given to accommodate these impacts. **The analysis documented here indicates that with the recommended improvements in place, the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area.** Please note that the access points to the site are recommended to be designed according to HPDOT and NCDOT standards as applicable.

Table A – Samet Drive Extension Recommended Improvements Summary	
Intersection	Recommendations
Wendover Avenue at Penny Road	• Remove the eastbound acceleration lane • Provide a northbound right turn lane of 150 feet storage and appropriate taper • Signal modification
Wendover Avenue at Samet Drive	• Signal modification • Restripe the southbound lanes to include dual left turn lanes with 150 feet of storage and appropriate taper, through lane and right turn lane with 150 feet of storage and appropriate taper • Construct northbound lanes with a 150 foot left turn lane and 300 foot right turn lane with appropriate tapers • Construct an additional westbound left turn lane with 275 feet of storage and appropriate taper • Construct eastbound right turn lane of 150 feet of storage and appropriate taper • Construct a southbound lane on Samet Drive Extension to accommodate the dual left turn lanes
Penny Road at Samet Drive	• Signal modification • Restripe the eastbound lanes to exclusive left turn lane and through-right turn lane • Construct westbound lanes with dual 200 foot left turn lanes, through lane and 100 foot right turn lane • Construct a northbound 150 foot right turn lane • Construct a southbound lane on Penny Road to accommodate the dual left turn lanes
NC 68 at Samet Drive	No improvements recommended.
NC 68 at Penny Road	No improvements recommended.

Table A – Samet Drive Extension Recommended Improvements Summary

Intersection	Recommendations
NC 68 at Wendover Avenue	No improvements recommended.
Site Accesses 4, 5, and 6	• Provide separate egress lanes • The site access should be designed in accordance with HPDOT standards as applicable • Per HPDOT, site accesses 4, 5, and 6 should be explored as roundabouts during the design phase of this project. • Exact location and configuration of the site access points should be explored by the design engineer and developer in the design phase.

Table B – Palladium South Recommended Improvements Summary

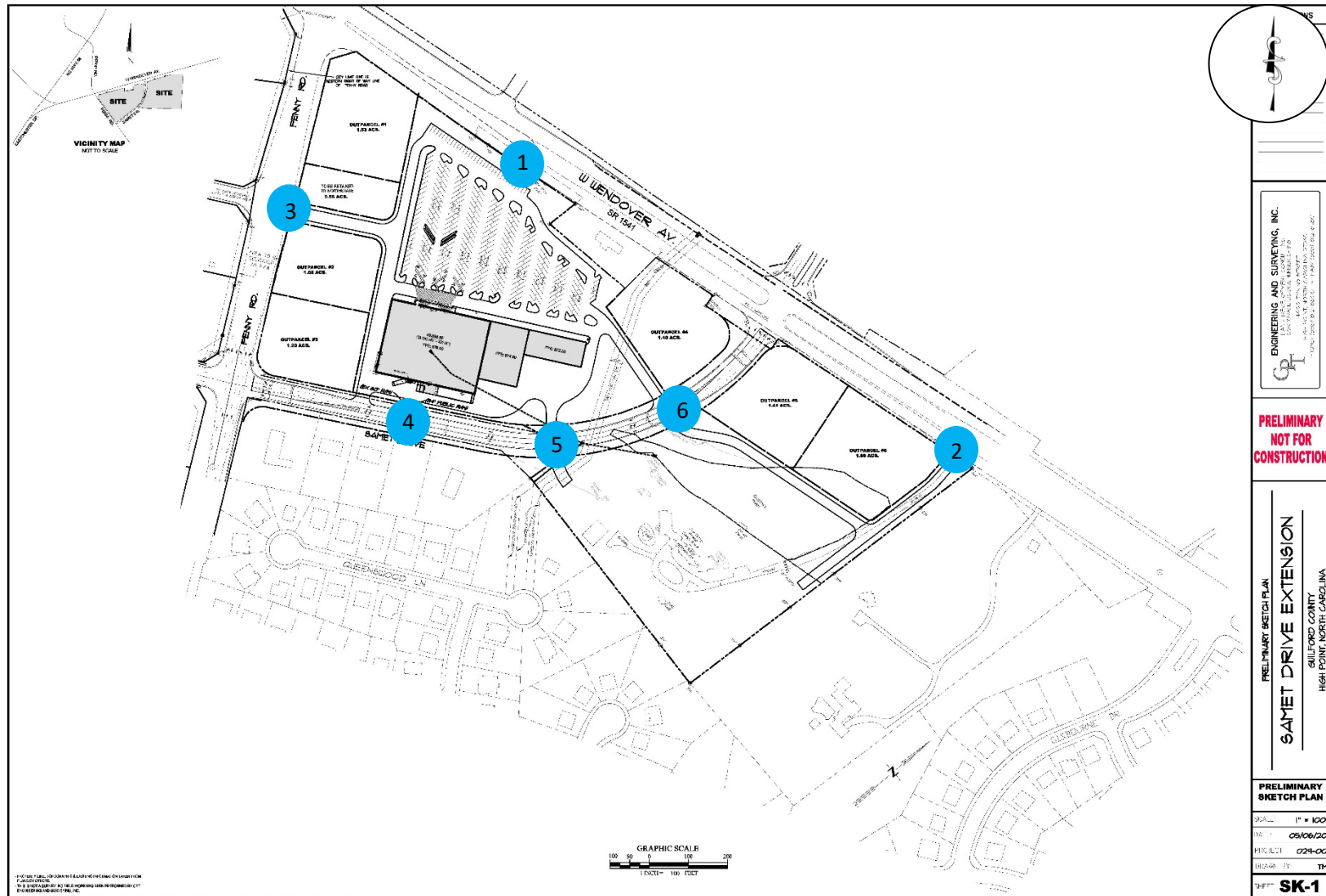
Intersection	Recommendations
Wendover Avenue at Penny Road	No additional improvements recommended.
Wendover Avenue at Samet Drive	No additional improvements recommended.
Penny Road at Samet Drive	No additional improvements recommended.
NC 68 at Samet Drive	No additional improvements recommended.
NC 68 at Penny Road	No additional improvements recommended.
NC 68 at Wendover Avenue	No additional improvements recommended.
Wendover Avenue at Site Access 1	• Construct eastbound right turn lane to full lane width • The site access should be designed in accordance with NCDOT standards as applicable
Wendover Avenue at Site Access 2	• Construct this site access as left-in, right-in and right-out • Provide an eastbound right turn lane of 100 feet of storage with appropriate taper • Provide a westbound left turn lane of 200 feet of storage with appropriate taper • The site access should be designed in accordance with NCDOT standards as applicable
Penny Road at Site Access 3	• Construct this site access as a right-in/ right-out • Provide a northbound right turn lane of 100 feet of storage with appropriate taper • Construct a median on Penny Road in front of site access • The site access should be designed in accordance with NCDOT standards as applicable

Table C – Recommended Improvements Summary

Intersection	Recommendations
Wendover Avenue at Penny Road	- Remove the eastbound acceleration lane - Provide a northbound right turn lane of 150 feet storage and appropriate taper - Signal modification
Wendover Avenue at Samet Drive	- Signal modification - Restripe the southbound lanes to include dual left turn lanes with 150 feet of storage and appropriate taper, through lane and right turn lane with 150 feet of storage and appropriate taper - Construct northbound lanes with a 150 foot left turn lane and 300 foot right turn lane with appropriate tapers - Construct an additional westbound left turn lane with 275 feet of storage and appropriate taper - Construct eastbound right turn lane of 150 feet of storage and appropriate taper - Construct a southbound lane on Samet Drive Extension to accommodate the dual left turn lanes
Penny Road at Samet Drive	- Signal modification - Restripe the eastbound lanes to exclusive left turn lane and through-right turn lane - Construct westbound lanes with dual 200 foot left turn lanes, through lane and 100 foot right turn lane - Construct a northbound 150 foot right turn lane - Construct a southbound lane on Penny Road to accommodate the dual left turn lanes
NC 68 at Samet Drive	No improvements recommended.
NC 68 at Penny Road	No improvements recommended.
NC 68 at Wendover Avenue	No improvements recommended.
Wendover Avenue at Site Access 1	- Construct eastbound right turn lane to full lane width - The site access should be designed in accordance with NCDOT standards as applicable
Wendover Avenue at Site Access 2	- Construct this site access as left-in, right-in and right-out - Provide an eastbound right turn lane of 100 feet of storage with appropriate taper - Provide a westbound left turn lane of 200 feet of storage with appropriate taper - The site access should be designed in accordance with NCDOT standards as applicable
Penny Road at Site Access 3	- Construct this site access as a right-in/ right-out - Provide a northbound right turn lane of 100 feet of storage with appropriate taper - Construct a median on Penny Road in front of site access - The site access should be designed in accordance with NCDOT standards as applicable

Table C – Recommended Improvements Summary

Intersection	Recommendations
Site Accesses 4, 5, and 6	• Provide separate egress lanes • The site access should be designed in accordance with HPDOT standards as applicable • Per HPDOT, site accesses 4, 5, and 6 should be explored as roundabouts during the design phase of this project. • Exact location and configuration of the site access points should be explored by the design engineer and developer in the design phase.



H:\CP\029-00\029-00 CIVIL BASE.dwg, 5/6/2020 3:39:08 PM, PDF995a3aaa.pc3



FIGURE 1
SITE MAP

PROPOSED SITE ACCESS



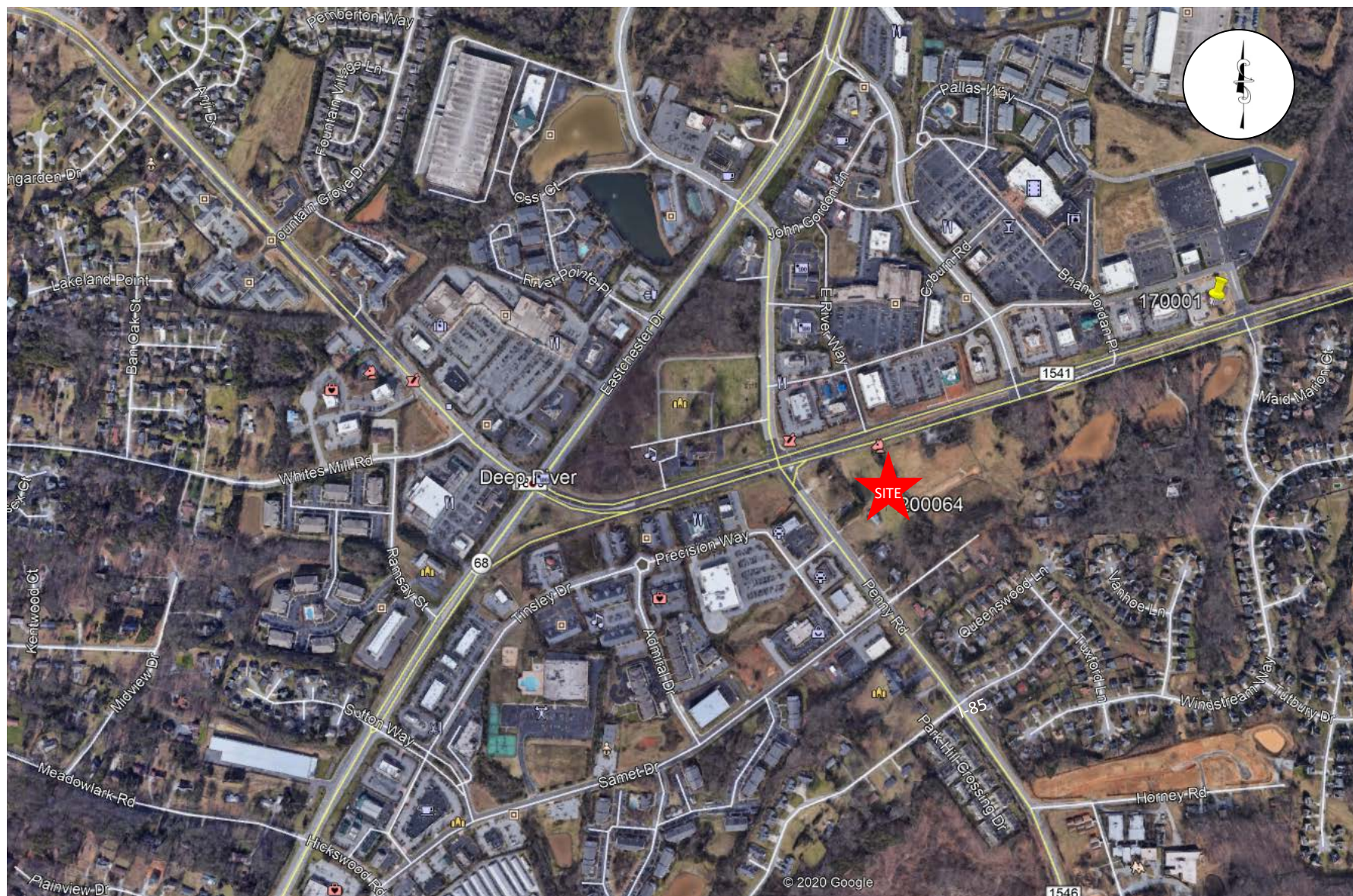


FIGURE 2A
SITE LOCATION MAP

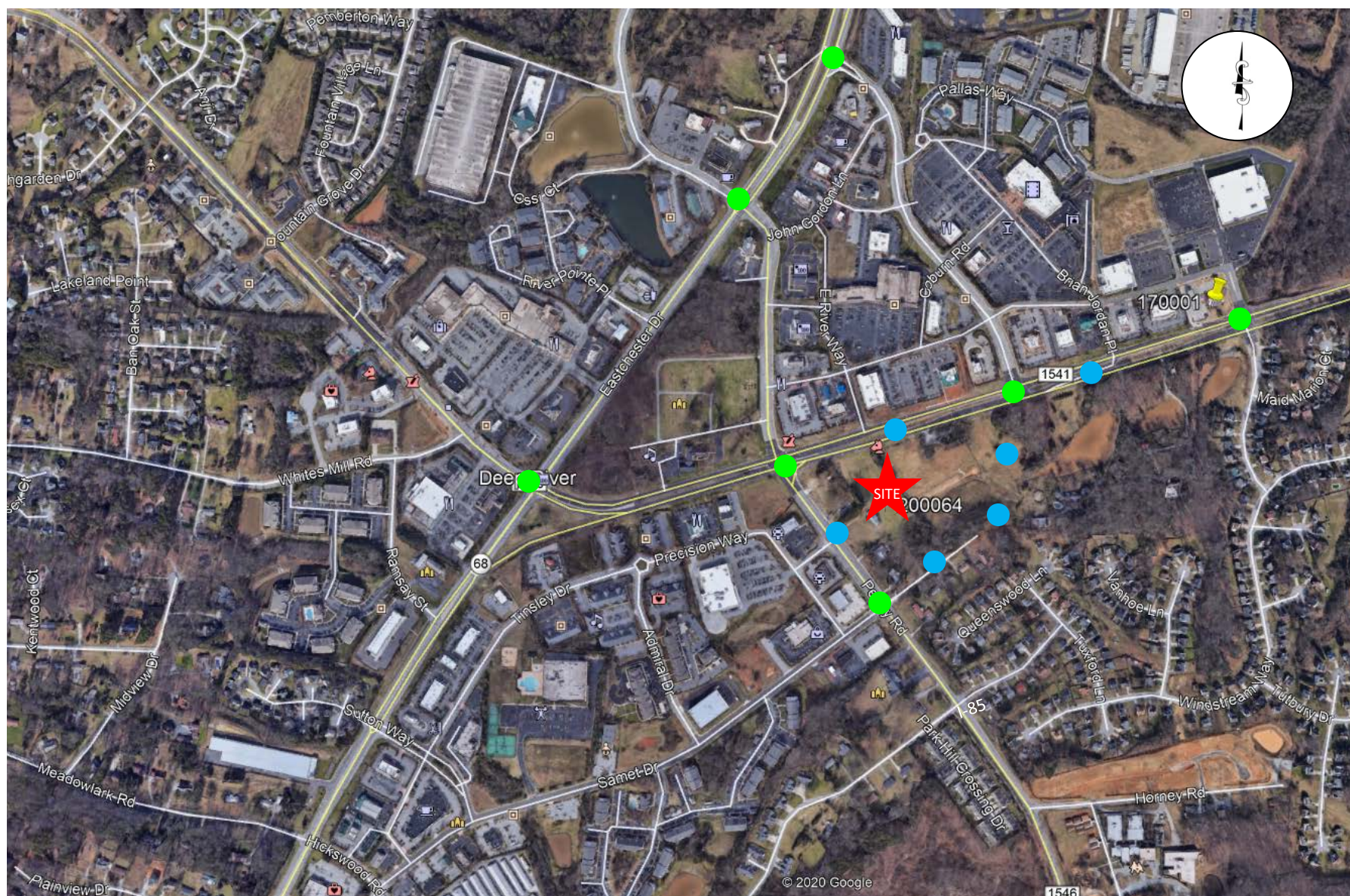


FIGURE 2B
VICINITY MAP

STUDY INTERSECTIONS
BACKGROUND
PROPOSED



Citizens Information Meeting Report Zoning Map Amendment 21-20

Submitted by: Thomas E. Terrell, Jr.; on behalf of
Shamrock Petey, Inc.

Neighborhood Communications Report

Shamrock Petey, Inc.

ZA-21-20

Wendover, Penny, and Samet Dr. Ext.

Submitted by
Thomas E. Terrell, Jr.
September 17, 2021

1. Invitation

All neighbors within 300 feet were sent the letter attached as **Exhibit A** which included the city's prepared statement. The letter included (a) a vicinity map showing the location of the property; (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; (d) ways the neighbors could personally contact the attorney for Shamrock Petey with questions; and (e) a way for neighbors to attend a virtual meeting.

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

2. Pre-meeting Communications

Gene Dinkins, owner of the Dollar General sent an email with the message below:

Mr. Terrell,

I own the Dollar General located at the corner of Samet Drive and Penny Road and have received notification of your proposed development. It looks like a potentially positive project for the area but I would like to get more details about what exactly is planned for the development. Can you share a site plan with me? The description given of "a variety of residential, commercial, and office uses" is not very specific for me to determine what is planned to be built. I also could not tell which seven parcels are proposed for rezoning and would like to know that as well.

Thank you.

Gene Dinkins

The response sent to Mr. Dinkins is attached as **Exhibit C**.

Aaron Keck also wrote on behalf of Freddy's Frozen Custard and Steakburger. He was concerned about losing his dedicated left turn lane. We assured him that would not occur. His email and my response are attached as **Exhibit D**.

3. Neighborhood Meeting

A virtual meeting was held between 5:00 and 5:45 on September 16, 2021. In attendance were Tom Terrell, Dennis Bunker (Shamrock Petey) and Jim Grdich, consultant to the developer, and Maria Montoya, landowner and seller. Only one neighboring household attended: Ms. Sharon Johnson of 7701 Samet Drive and her daughter, Candy Johnson.

The Johnsons stated, “we’ve known this is coming” and informed us that they had been under contract previously to sell their land for development of a Publix. They asked several questions about site design, how their property would access Samet after its construction, whether any of their property would be taken, and what would their driveway become after Samet is extended. Many of her questions were outside our expertise, so we agreed to introduce her to the design engineer.

4. Meeting with Deep River Friends Meeting

Dennis Bunker and I met with Tom Gray and Dwight Osborne, leaders at Deep River Friends Meeting. They made sure we were aware of the meeting’s history and that it has been on the site since 1754. We discussed the architectural protections to be offered to protect the character of the area, including matching brick, pitched roofs, and assurance that zoning conditions would include requirements that should a convenience store be located catty-corner to the meetinghouse, it would face internally and towards Samet Drive.

We also discussed problems with the 68/Wendover/Skeet Club intersection and how their land will be taken for future improvements, as well as issues with the Penny/Wendover intersection and whether Samet Drive will alleviate some of the pressure on that intersection.

Exhibit A



230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
www.foxrothschild.com

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

September 1, 2021

Dear Neighbor,

I represent a company that has filed an application with the City of High Point to annex and rezone the 7 tracts consisting of 26 acres that lie south of Wendover Avenue, east of Penny Road and north of the Samet Dr. dead-end street so that the last undeveloped part of this commercial intersection can be developed for a variety of residential, commercial, and office uses on each side of an extended Samet Drive. The annexation and rezoning applications have been filed under the name Shamrock Petey, LLC, a company established for this project by well-known development company Bunker Land Group. An aerial of these tracts is below:



Several development restrictions are offered for this project, including higher architectural standards along Penny and Wendover to respect the historic Deep River Friends Meeting, and uses limited to residential and office plus a double row of evergreens north of the homes at Queenswood and Vanhoe Lanes.

A Pennsylvania Limited Liability Partnership

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



Fox Rothschild LLP
ATTORNEYS AT LAW

These tracts were identified as part of a “regional center” in the mid-1980s, and the extension of Samet Drive was added to High Point’s long-range transportation plan in the mid-1990s. The largest of these tracts is approximately 20 acres and is still zoned for farm use, despite its frontage on Wendover Ave across from a regional shopping center.

You are receiving this letter because you own property within 300 feet of this site. If one of your neighbors has not received this letter it is because they live farther away and are not on the city’s notification list. I understand that some neighbors would prefer that this land stay open and undeveloped forever and may wish to express their opinion in that regard. Part of the rezoning process is having public hearings at which neighbors are allowed to speak. An official statement prepared by the city is included with this letter.

In the meantime, if you are interested in learning more about this development, go to the link below to join the development in a virtual discussion of what is planned. Alternatively, you can click “more ways to join” and use the number provided to call in. If you cannot join at this time, send me an email at tterrell@foxrothschild.com or call me at my direct number (336-378-5412) or email Dennis Bunker at dnb@bunkerlandgroup.com. This virtual neighborhood meeting will be held on Thursday, September 16, from 5:00 to 6:30 p.m. Please note that this is not a regular website but a link that is similar to a Zoom meeting. We will try to open the link a few minutes before 5:00 p.m.

<https://foxrothschild2.webex.com/meet/tterrell>

Very truly yours,

Thomas E. Terrell, Jr.
TET:kwc

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

Exhibit B

AJIT PROPERTIES LLC
101 WHIRLAWAY LN
CHAPEL HILL NC 27516

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

AMOS, GILBERT WAYNE;MCLAUGHIN, AUDREY
LEIGH
3713 QUEENSWOOD LN
JAMESTOWN NC 27282

API - HIGH POINT LLC
106 WOODWINDS INDUSTRIAL CT
CARY NC 27511

AUSTIN, MARK J;AUSTIN, CAROLYN P
5223 W WENDOVER AVE
HIGH POINT NC 27265

BAILEY, MICHAEL D
164 KEEL CT
STOKESDALE NC 27357

BELEUZ, LIVIU;PASCALIN, VIOLETA
3715 QUEENSWOOD LN
JAMESTOWN NC 27282

BELMAR RIO LLC
PO BOX 51166
NEW BEDFORD MA 02740

BOND STREET FUND 9 LLC;SCALTN
INVESTMENTS LLC;SUMTER CROSSING I LLC
701 E BAY ST STE 515
CHARLESTON SC 29403

BRAWNER, AMANDA LYNNE;EVANS,
CHRISTOPHER E
3720 QUEENSWOOD LN
JAMESTOWN NC 27282

Bunker Land Group - Dennis Bunker
1140 Dilworth Crescent Row
Charlotte NC 28203

CALM III LLC
8000 TOWER POINT DR
CHARLOTTE NC 28227

CAROLINA BANK
PO BOX 10209
GREENSBORO NC 27404

CASNER CONSOLIDATED LLC
1020 HUNTINGTON DR
SAN MARINO CA 91108

CEPULO, RONALD JOHN;CEPULO, SYLVIA Y
2008 LA VISTA CT
HIGH POINT NC 27265

CHRISMON, DAVID L;CHRISMON, PAMELA P
3722 QUEENSWOOD LN
JAMESTOWN NC 27282

CLINE, DANIEL R;YOWELL, BETHANY
3817 ABBEYWOOD PL
JAMESTOWN NC 27282

COPPER, KEITH T;COPPER, CHAE D
3721 QUEENSWOOD LN
JAMESTOWN NC 27282

CPT Engineering and Surveying Inc - Chuck Truby
4400 Tynning St
High Point NC 27265

D & Q PROPERTY LLC
3703 QUEENSWOOD LN
JAMESTOWN NC 27282

DEEP RIVER CENTER LLC
2209 EASTCHESTER DR STE 107
HIGH POINT NC 27265

DEEP RIVER FRIENDS CHURCH
5300 W WENDOVER AVE
HIGH POINT NC 27265

DEGRAFENARIED, DARIN K;LILLEVIG, SARAH KATE
3728 TUXFORD LN
JAMESTOWN NC 27282

DG HIGH POINT LLC
2234 WHEAT ST
COLUMBIA SC 29205

Fox Rothschild, LLP - Thomas E. Terrell, Jr.
300 N Greene Dr, Suite 1400
Greensboro NC 27401

GOODWILL INDUSTRIES OF CENTRAL NORTH
CAROLINA INC
125 S EUGENE ST
GREENSBORO NC 27406

GUTIERREZ, JOSE LARA;LEMUS, RUTH ZAMORA
2116 PENNY RD
HIGH POINT NC 27265

HAGGERTY, RICHARD C JR TRUSTEE;THE
RICHARD C HAGGERTY JR LIVING TRUST
5231 W WENDOVER AVE
HIGH POINT NC 27265

HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255

HANNAH, FREDERICK W;HANNAH, KRISTA ANN
3815 ABBEYWOOD PL
JAMESTOWN NC 27282

HIGH POINT BK POOH LLC
101 W 55TH ST
NEW YORK NY 10019

HINES, MYRA P
3707 QUEENSWOOD LN
JAMESTOWN NC 27282

HOCHERL, LAURA A
3705 QUEENSWOOD LN
JAMESTOWN NC 27282

HOMELIKE APARTMENTS INC
PO BOX 644
SPRINGFIELD MA 61690

JACOBS, URSULA S
3797 VANHOE LN
JAMESTOWN NC 27282

JOHNSON, CALVIN D;JOHNSON, SHARON P
7701 SAMET DR
HIGH POINT NC 27265

JORDAN, BARBARA M;JORDAN, DARRIN R
PO BOX 16172
HIGH POINT NC 27261

KTK PARTNERS
PO BOX 1653
KILL DEVIL HILLS NC 27948

LIM, STEVEN
441 N CHIMNEY ROCK RD
GREENSBORO NC 27410

M J K INVESTORS LLC
307 WINROW DR
JAMESTOWN NC 27282

MATTHEWS, DONALD W JR;MATTHEWS, PAIGE N
3719 QUEENSWOOD LN
JAMESTOWN NC 27282

MATURINO, JUAN M;MATURINO, ELEINA N
3790 VANHOE LN
JAMESTOWN NC 27282

MAUCERE, CHRISTOPHER C
3726 TUXFORD LN
JAMESTOWN NC 27282

MCCARTY, DOUGLAS E;MCCARTY, JENNIFER
3725 TUXFORD LN
JAMESTOWN NC 27282

MONTOYA COUCH, MARIA T
5225 W WENDOVER AVE
HIGH POINT NC 27265

MORELLI, JOYCE
117 DUCHESS CT
JAMESTOWN NC 27284

NOHO OST HIGH POINT LLC
PO BOX 1098
ALPINE NJ 07620

NORTH STATE TELEPHONE CO
111 N MAIN ST
HIGH POINT NC 27260

OREILLY AUTOMOTIVE STORES INC
PO BOX 9167
SPRINGFIELD MO 65801

PAGE, BRYAN T;PAGE, CHITOSE PAGE
3788 VANHOE LN
JAMESTOWN NC 27282

PALLADIUM DEVELOPMENT V LLC
P O BOX 36799
CHARLOTTE NC 28236

PALLADIUM RETAIL LLC
5826 SAMET DR STE 105
HIGH POINT NC 27265

PARKER, JAMES H;WHITE RESIDENTIAL TRUST
3109 LODGE DR
JAMESTOWN NC 27282

PARKWOOD BAPTIST CHURCH
2107 PENNY RD
HIGH POINT NC 27265

PASSMORE, CURTIS M;PASSMORE, SUGANTHINI
10018 DRESSAGE LN
MIDLAND NC 28107

RICHARDSON, THAXTON JR;RICHARDSON, RUTH
1350 W LAKE DR
GREENSBORO NC 27408

RIVAS, MARKO;RIVAS, VICTORIA
3795 VANHOE LN
JAMESTOWN NC 27282

RODRIGUEZ, EDUARDO LUIS CASTR;CASTRO,
ISABEL LOPEZ
3789 VANHOE LN
JAMESTOWN NC 27282

SC CAR WASHES LLC
PO BOX 116
COLFAX NC 27235

SCRIBNER, PETER ROSS;SCRIBNER, MARIE
LOUISE
3724 TUXFORD LN
JAMESTOWN NC 27282

SHUE, RACHEL S
1707 LAND ESTATES DR
STALEY NC 27355

SUNBELT INVESTMENTS LLC
530 MCCALL RD STE 110
MANHATTAN KS 66502

SV LIM HOLDINGS LLC
441 N CHIMNEY ROCK RD
GREENSBORO NC 27410

TECHNICAL METHODS LLC
307 S SWING RD
GREENSBORO NC 27409

TURNER, FREELAN TONDA;TURNER, ROBERTA
LYNN G
7707 SAMET DR
HIGH POINT NC 27265

WALMART REAL ESTATE BUSINESS TRUST -
ATTN: 0555
PO BOX 8050
BENTONVILLE AR 72716

WEST WENDOVER LAND DEVELOPMENT LLC
5826 SAMET DR STE 105
HIGH POINT NC 27265

YOOK, SEUNG HEE;YOOK, SUNHEE
3711 QUEENSWOOD LN
JAMESTOWN NC 27282

Exhibit C

From: Terrell, Tom <TTerrell@foxrothschild.com>
Sent: September 9, 2021 8:47 AM
To: Gene Dinkins <GDinkins@coxanddinkins.com>
Cc: Dennis Bunker <dnb@bunkerlandgroup.com>
Subject: RE: Shamrock Petey, LLC development

Gene – Appreciate your email, and apologies for the delayed response, but I was on the road and in meetings all yesterday. Attached is a plat of what is currently in the application, but the large tract to the east of this site will be added in the next round of application filings.

Unlike many projects, this is not driven by an identified anchor or anchors. There are no tenants signed up or even under consideration/negotiation at this time, but a wide range of commercial, office, residential options will hopefully be allowed through the rezoning process to draw more retail to this general destination. Samet Drive extension would cross through the site. We might have more answers over the next couple of months.

Call me or email any time.

Tom Terrell

Partner

Fox Rothschild LLP

230 N. Elm St.

Suite 1200

Greensboro, NC 27401

(336) 378-5412 - direct

(336) 378-5400 - fax

TTerrell@foxrothschild.com

www.foxrothschild.com

From: Gene Dinkins <GDinkins@coxanddinkins.com>
Sent: September 8, 2021 9:48 AM
To: Terrell, Tom <TTerrell@foxrothschild.com>
Cc: dnb@bunkerlandgroup.com
Subject: [EXT] Shamrock Petey, LLC development

Mr. Terrell,

I own the Dollar General located at the corner of Samet Drive and Penny Road and have received notification of your proposed development. It looks like a potentially positive project for the area but I would like to get more details about what exactly is planned for the development. Can you share a site plan with me? The description given of "a variety of residential, commercial, and office uses" is not very specific for me to determine what is planned to be built. I also could not tell which seven parcels are proposed for rezoning and would like to know that as well.

Thank you.
Gene Dinkins

1 INCH = 100 FEET

Exhibit D

From: Terrell, Tom
Sent: September 13, 2021 1:17 PM
To: Aaron Keck <aaron.keck@hcihospitality.com>
Subject: RE: Freddy's Frozen Custard & Steakburger- Deep River

Aaron,

I was sure I knew the answer, but did a double check to make sure there's nothing out there I'm unaware of. We're working with Davenport, one of the best transportation engineering firms in the Southeast, and the answer I got is below:

Hello Tom,

Based on our analysis, we will not affect the existing eastbound left turn lane onto Brian Jordan Place. Our proposed left-over will be east of the existing turn lane.



Dionne Brown, PE | Project Manager I
DAVENPORT
4600 Marriott Drive, Suite 340 | Raleigh, NC 27612
Please note the change in address.
t (919) 324-1665 ext: 24402
[website](#) | [map](#) | [email](#)

From: Aaron Keck <aaron.keck@hcihospitality.com>
Sent: September 13, 2021 12:33 PM
To: Terrell, Tom <TTerrell@foxrothschild.com>
Cc: Rachel Mallon <rachel.mallon@hcihospitality.com>
Subject: [EXT] Freddy's Frozen Custard & Steakburger- Deep River

Hi Thomas,

Reviewing the attached, I wanted to confirm that we will still have our dedicated left turn lane for eastbound traffic on W. Wendover Ave. for guests to reach us, per the below image. Will that be impacted at all?



Thanks,

AK

Aaron Keck | Director of Construction & Facilities

530 McCall Rd., Ste. 110, Manhattan, KS 66502

Office: 785.370.0642 | Cell: 785.410.6330



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7777 / 21-94

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 15th day of November, 2021, and the 6th Day of December and the 20th day of December, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **December 20, 2021**.

ANNEXATION DESCRIPTION

Annexation Case 21-06 (AN-21-06)

Applicants: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC; and KTK Partners

The property is described as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006 (26.12 acres); and more specifically described as follows:

BEGINNING at a point in the southern right of way of West Wendover Avenue thence running with the right of way North 73°42'00" East, 595.75 feet to a point on the right of way of West Wendover Avenue; thence leaving the right of way of West Wendover Avenue South 2°47'09" West, 905.63 feet to a point, said point is on the property line of D & Q Property, LLC.; thence running North 87°49'51" West, 662.48 feet, to an existing iron pipe, said iron pipe is also the northwestern property corner of Donald W. & Paige N. Matthews and the northeastern property corner of Ronald John & Sylvia Y. Cepulo; thence North 4°25'13" East, 125.23 feet to a point; thence running South 67°32'31" West, 311.21 feet to a stone; said stone is also the northeastern property corner of Calvin D. & Sharon P. Johnson; thence continuing with the Johnson's northern property line South 55°13'45" West, 120.54 feet to an existing iron pipe, said iron pipe is the northwestern property corner of Calvin D. & Sharon P. Johnson and is on the property line of Steven Lim thence running North 36°22'41" West, 199.06 feet to an existing iron pipe; thence running South 54°27'09" West, 108.15 feet to an existing iron rod; thence South 36°11'38" East, 273.32 feet to an existing iron pipe on the northern right of way of Samet Drive; thence running with the right of way of Samet Drive South 52°17'32" West, 289.42 feet to a Right Of Way Disk; thence North 70°33'49" West, 17.45 feet to an existing iron rod on the eastern right of way of Penny Road; thence continuing with the right of way of Penny for the next two calls, (1) North 36°03'00" West, 122.10 feet to a point, (2) thence North 36°21'55" West, 269.95 feet to an existing iron pipe, said iron pipe being the southeastern corner of North State Telephone Company; thence running with the right of way North 37°01'48" West, 324.24 feet to an existing iron pipe; thence running to the right of way of West Wendover Avenue North 20°31'26" East, 89.69 feet to an existing iron pipe; thence continuing with the right of way of West Wendover Avenue for the next five calls, (1) North 74°34'25" East, 286.16 feet to a point; (2) thence North 74°34'25" East, 76.54 feet to a point; (3) thence North 74°34'25" East, 40.38 feet to a point; (4) thence North 74°08'12" East, 175.67 feet to a point; (5) thence North 73°42'00" East, 91.06 feet to a point; said point also being the northwest corner of The Richard C. Haggerty Jr. Living Trust property; thence leaving the right of way South 2°11'23" West, 83.25 feet to an existing iron pipe; thence running North 80°33'52" East, 254.25 feet to a point; thence running North 5°33'25" West, 111.29 feet to a point on the southern right of way of West Wendover Avenue; thence running with the right of way of West Wendover Avenue North 73°42'00" East, 174.88 feet to a point; thence South 16°18'00" East, 32.00 feet to a Right Of Way Disk; thence running North 73°41'41" East, 200.03 feet to a Right Of Way Disk; thence running North 16°21'12" West, 31.98 feet to the point and place of BEGINNING, **containing 26.12 acres, more or less.**

SECTION 2. Upon and after **December 20, 2021**, the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County, North Carolina and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by the City Council
City of High Point, North Carolina
The 20th day of December, 2021.

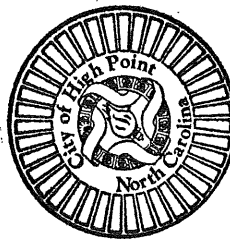
By: _____

Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks

Mary S. Brooks, Deputy City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

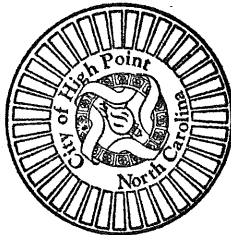


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Mary S. Brooks, Deputy City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on December 20, 2021 and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7777/21-94, page 94, Legislative File No. 2021-504 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 6th day of January 2022.



Mary S. Brooks
Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 6th day of January 2022.

Amy Hannah Myers
Amy Hannah Myers, Notary Public
Commission Expires: 04/30/2025

The notary seal of Amy Hannah Myers, Notary Public, Randolph County, NC. It is a circular seal with a dotted border. The words "AMY HANNAH MYERS" are written around the top inner edge, "NOTARY PUBLIC" is written around the bottom inner edge, and "RANDOLPH COUNTY, NC" is written around the very bottom inner edge.

Petition to Oppose

the commercial development at the intersection of Skeet Club Road and Johnson St. High Point, NC
(for presentation to the High Point Planning & Zoning Board on Oct 26, 2021)

We, the undersigned are opposed to the commercial development proposed at the intersection of Skeet Club Road and Johnson Street, Highpoint, NC for the following reasons:

- to preserve the residential character of our community
- to avoid excessive traffic, noise, litter, at an already busy intersection
- to avoid safety and security issues that come with increased traffic
- to preserve the historical value of the Mendenhall-Blair house
- to keep our current grocery stores and retail establishments thriving (There are currently 6 grocery stores within 4 miles of this intersection).. HT has already cut back hours, other retailers have closed. Let's not dilute the market and have additional bussinesses suffer.

Address	Name	Signature	Date
4304 Chilton Way	Jolee Mayers	Jolee Mayers	9-25-21
4304 Chilton Way	Kim M Plummer	Kim M Plummer	9-25-21
4305 Chilton Way	FRANK MELWRAH	Frank Melwrah	9-25-21
4304 Hunter Oaks Dr	Gina B. Cotton	Gina B. Cotton	9-25-21
4304 Hunter Oaks Dr	John E Cotton Jr	John E Cotton Jr	9-25-21
4105 Cedar Crest Lane	Gail Hughes	Gail Hughes	9-25-21
920 Skeet Club	ROBERT PERMIGAT	Robert Permigat	9-25-21
3912 Johnson St	Devon Harvey	Devon Harvey	9-25-21
4083 SAINT JOHN ST	SEAN WARD	Sean Ward	9-25-21
4083 SAINT JOHN ST	JOE HUGHES	Joe Hughes	9-25-21
3963 LUTTONS LAKE	JAMES TRAMMELL	James Trammell	9-25-21
4312 Poplar Circle Lane	TERIN ROULETTE	Terin Roulette	9-25-21
4312 Poplar Circle	MAIRY LOIS ROULETTE	Mairy Lois Roulette	9-25-21
4460 Garden Lane Street	DANIEL TICKENHOF	Daniel Tickenhof	9-25-21
1400 Woodman Ct	Michelle Abbruto	Michelle Abbruto	9-25-21
3709 Center Street Dr	Smith, Sandra K	Sandra K Smith	9-25-21
3709 Center Street Dr	Smith, Frederick	Frederick Smith	9-25-21
4600 Saddlewood Club Dr.	Jessica Keener	Jessica Keener	9-25-21
4600 Saddlewood Club Dr.	Austin Keener	Austin Keener	9-25-21
4307 Chilton Way	Alicia Taylor	Alicia Taylor	9-25-21
106 Stephen Way	Cindy Tog	Cindy Tog	9-25-21
1505 Glenn Meade	Vanessa Goette	Vanessa Goette	9-25-21
1505 Glenn Meade	Vanessa Goette	Vanessa Goette	9-25-21
4307 Hanberry Dr	Jacob L. M. Lowe	Jacob L. M. Lowe	9-27-21

Petition to Oppose

the commercial development at the intersection of Skeet Club Road and Johnson St. High Point, NC
(for presentation to the High Point Planning Board before Sept 28, 2021)

We, the undersigned are opposed to the commercial development proposed at the intersection of Skeet Club Road and Johnson Street, Highpoint, NC for the following reasons:

- to preserve the residential character of our community
- to avoid excessive traffic flow
- to avoid safety and security issues that come with increased traffic
- to keep our current grocery stores and retail establishments thriving (There are currently 6 grocery stores within 4 miles of this intersection)

Address	Name	Signature	Date
4401 Orchard Knob Lane	Cynethia Moore	<i>Cynethia Moore</i>	10/6/21
4403 Orchard Knob Lane	Nancy Frame	<i>Nancy Frame</i>	9/6/21
4404 Orchard Knob Lane X	David & Karen Black	<i>David Black</i> Karen online	9/25/21
4405 Orchard Knob Lane	William Newman	<i>William Newman</i>	(Signed on-line)
4406 Orchard Knob Lane online	Tara Gregory		9-18-21
4407 Orchard Knob Lane X	John Bishop/Connie Martin	<i>John Bishop</i>	9-18-21
4408 Orchard Knob Lane	Richard Allred	<i>Richard Allred</i>	9-18-2021
4411 Orchard Knob Lane	Melissa Beck	<i>Melissa Beck</i>	
4413 Orchard Knob Lane	Joyce Trescott	<i>Joyce Trescott</i>	
4415 Orchard Knob Lane X	Donald & Bobbie VanDusen	<i>Donald & Bobbie VanDusen</i>	
4417 Orchard Knob Lane	Carolyn R. McCraw	<i>Carolyn R. McCraw</i>	9-18-21
4419 Orchard Knob Lane	Bob & Nancy Bailey X2	<i>Bob & Nancy Bailey</i>	8/15/2021
4421 Orchard Knob Lane	Ron & Cynthia Ryman X2	<i>Ron & Cynthia Ryman</i>	8/15/2021
4423 Orchard Knob Lane	Earl Welborn	<i>Earl Welborn</i>	8/15/2021
4424 Orchard Knob Lane	Paul & Janelle Bolick X2	<i>Paul & Janelle Bolick</i>	9/17/21
4426 Orchard Knob Lane	Martha Walker (Jeannie)	<i>Martha Walker</i>	
4427 Orchard Knob Lane	Dottie Murphy	<i>Dottie Murphy</i>	9-5-21
4428 Orchard Knob Lane	Billy & Linda Cox X2	<i>Billy & Linda Cox</i> Linda online	9-28-21
4429 Orchard Knob Lane X	Brian Lewallen	<i>Brian Lewallen</i>	
4430 Orchard Knob Lane	Kevin Swinehamer X2	<i>Kevin Swinehamer</i>	10-5-21
4431 Orchard Knob Lane	Paul & Connie Sexton X2	<i>Paul & Connie Sexton</i>	10-3-2021
4433 Orchard Knob Lane	Reid & Terri Davis	<i>Reid & Terri Davis</i>	
4441 Orchard Knob Lane	Roger & Jamie Corriher	<i>Roger Corriher</i>	9/17/21
4443 Orchard Knob Lane	Glenda S Joyce	<i>Glenda S Joyce</i>	
4445 Orchard Knob Lane	Rebecca Grubb	<i>Rebecca Grubb</i>	10-6-21
4447 Orchard Knob Lane	Edward & Jane Wilson X2	<i>Edward & Jane Wilson</i>	9/17/21
4449 Orchard Knob Lane	Kalvin & Theresa Harris	<i>Kalvin & Theresa Harris</i>	9/17/21
4451 Orchard Knob Lane	Patricia L. Harrison	<i>Patricia L. Harrison</i>	9/17/21
4452 Orchard Knob Lane	Julia Hinkle	<i>Julia Hinkle</i>	9/25/2021

Address	Name	Signature	Date
4454 Orchard Knob Lane	Sherri Lane	<i>Sherri Lane</i>	10/20/21
4455 Orchard Knob Lane	Janice Glover	<i>Janice Glover</i>	9/17/21
4456 Orchard Knob Lane	John Faircloth	<i>John Faircloth</i>	9/19/21
4457 Orchard Knob Lane	Lucille Salgado	<i>Lucille Salgado</i>	9-18-21
4458 Orchard Knob Lane	Don & Phyllis Price	<i>Don & Phyllis Price</i>	9-20-21
4459 Orchard Knob Lane	Bill & Linda Davidson	<i>Bill & Linda Davidson</i>	9/13/2021
4460 Orchard Knob Lane	Georgette M. Brousseau	<i>Georgette Brousseau</i>	9/12/2021
4461 Orchard Knob Lane	Susan A. Hedgecock	<i>Susan Hedgecock</i>	9/15/2021
4462 Orchard Knob Lane	Alan & Sarah Lawrence	<i>Alan Lawrence</i>	9/23/2021
4463 Orchard Knob Lane	Rodney & Roberta Snipes	<i>Rodney Snipes Roberta Snipes</i>	9/12/2021
4465 Orchard Knob Lane	Judy Stutts	<i>Judy Stutts</i>	9/23/2021
4466 Orchard Knob Lane	John Smith	<i>John Smith</i>	9/16/2021
4467 Orchard Knob Lane	Gary & Jan Williams	<i>Gary Williams</i>	9/24/2021
4468 Orchard Knob Lane	David Williams	<i>David Williams</i>	9-16-21
4469 Orchard Knob Lane	Jane G Baker	<i>Jane G Baker</i>	9-23-21
4470 Orchard Knob Lane	William & Jennie Hall	<i>William Hall, Jr. Jennie Hall</i>	10-5-21
4471 Orchard Knob Lane	Kathy Yetso	<i>Kathy Yetso</i>	7-23-21
4477 Orchard Knob Lane	James & Margaret Mott	<i>James & Margaret Mott</i>	9-17-21
4479 Orchard Knob Lane	James McGill	<i>James McGill</i>	9-20-21
4481 Orchard Knob Lane	Robert Zahn	<i>Robert Zahn</i>	9/17/21
4484 Orchard Knob Lane	Don & Debbie Burton	<i>Don & Debbie Burton</i>	8/15/21
4485 Orchard Knob Lane	Joyce W. Copley	<i>Joyce W. Copley</i>	10/5/21
4487 Orchard Knob Lane	Harold & Glenda Teeter	<i>Glenda Teeter</i>	10/9/21
4488 Orchard Knob Lane	Bonnie Goe/Bryan Stockdale	<i>Bonnie G. Goe</i>	10/3/21
4489 Orchard Knob Lane	Lucile Hurley	<i>Lucile Hurley</i>	10/5/21
4490 Orchard Knob Lane	Charles & Sherry Davis	<i>Charles & Sherry Davis</i>	9/17/2021
4492 Orchard Knob Lane	Carolyn Riddle	<i>Carolyn Riddle</i>	10/5/21
4493 Orchard Knob Lane	Judith Gamroth	<i>Judith Gamroth</i>	9-18-21
4494 Orchard Knob Lane	Eric Rasmussen	<i>Eric Rasmussen</i>	9/18/21
4495 Orchard Knob Lane	Richard & Patty Simons	<i>Patty Simons</i>	9/23/21
4496 Orchard Knob Lane	Linda B. Jordan	<i>Linda B. Jordan</i>	9/25/21
4497 Orchard Knob Lane	Terry & Ann Dawson	<i>Ann Dawson Terry Dawson</i>	10-9-21
4498 Orchard Knob Lane	Anne Carr	<i>Anne Carr</i>	
4496 " " "	Larry & Cheryl Somers	<i>Larry & Cheryl Somers</i>	
4450	Linda Halthcock	<i>Linda Halthcock</i>	
4453	Tony	<i>Tony</i>	

34/40

Address	Name	Signature	Date
1714 Gentry Court	Donna Dantzler	Donna Dantzler Signed online	9/24/2021
4285 Lumsden Lane	Laura Bruner	Laura Bruner	9/24/2021
4286 Lumsden Lane	Therese Waldrop	Therese J. Waldrop	9/24/2021
4287 Lumsden Lane	MARION STEPHENSON	Marion Stephenson	9/24/2021
4287 Lumsden Lane	Donnie Loftin	Donnie Loftin	9-24/2021
1023 Saint Michael's Lane	Margaret Burton	Margaret Burton	9-24-2021
1057 " "	Jacob J. Sitzer	Jacob J. Sitzer	9/24/2021
1055 St. Michael's	Diana Perez	Diana Perez	9/24/2021
1045 St. Michael's	DONNA WILKINS	Donna Wilkins	9/24/21
1043 St. Michael's	Beverly Dahl	Beverly A. Dahl	9/24/21
1041 St. Michael's	Mary Buchanan	Mary Buchanan	9/24/21
1036 Bremen	Jean Devich	Jean Devich	9-24-21
4260 Lumsden Ln	Edna H. Pike	Edna H. Pike	9-24-21
4214 Lumsden Lane	Jacqueline McCarter	Jacqueline McCarter	9-24-21
1012 Abbotts Ford Ct.	Marjorie Blair	Marjorie Blair	9-24-21
1015 ABBOTTS FORD CT	JOSEPH L. HARRIS	Joseph L. Harris	9-24-21
1020 Abbott Ford Ct	J. Chalk	J. Chalk	9-24-21
1024 Abbotts Ford Ct	Constance Dennis	Constance	9-24-21
1027 Abbotts Ford Ct	Constance Dennis	Constance	9-24-21
1026 " "	Becky Ladavog	Becky Ladavog	9-24-21
1007 Abbott Ford Ct	Barbara Nixon	Barbara Nixon	9-24-21
4423 Hunter Oaks	DAWN DOWNS	Dawn Downs	9-24-21
4431 Hunter Oaks	Melanie & Lee Mendonhall	Melanie Mendonhall	9-27-2021
3811 Oak Forest	DO. MITZI ROBERTSON	DO. MITZI ROBERTSON	10-3-2021
3811 Oak Forest	Mel Robertson	Mel Robertson	10-3-2021
1206 Elmwood Ave	JAN MCHONE	Jan Mchone	10-3-21
" "	DONALD MCHONE	Don Mchone	10-3-21
1202 Elmwood Ave	Bill Sykes (William?)	William Sykes	10/12/21
1202 Elmwood Ave	Therese J. Sykes	Therese J. Sykes	10/12/21
1420 Wisteria	Terril Cantrell	Terril Cantrell	10/12/21
4109 STILLBROOK	MARIA HERMAN	Maria Herman	10/15/21
3641 Malibu Dr	DARL Fowler, Jr	Darl Fowler	10/15/21
641 NOVA AVE	Ralph Holmes	Ralph Holmes	10/15/21
4261 Lumsden Lane	AMARILIS DURANTE	Amarilis Durante	10/18/21

791 signers. Add your name now!

Julianne Shamburg

13 Comments



Petition to oppose the commercial development at the intersection of Skeet Club Road and Johnson St. in High Point, NC.

We the undersigned are opposed to the commercial development proposed at the intersection of Skeet Club Road and Johnson Street, Highpoint, NC for the following reasons.

- To preserve the residential character of our community
- To avoid excessive traffic, noise, litter, at an already busy intersection
- To avoid safety and security issues that come with increased traffic
- To preserve the historical value of the Mendenhall-Blair house
- To keep our current grocery stores and retail establishments thriving (There are currently 6 grocery stores within 4 miles of this intersection).. HT has already cut back hours, other retailers have closed. Let's not dilute the market and have additional bussinesses suffer.

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
1	1	9/23/2021 19:13	Julianne Shamburg	27265	HP	4104 St Johns St
2	1	9/23/2021 20:54	John Labban	27265	HP	813 McNair Court
3	0	9/24/2021 1:51	Bill Shamburg	27265	HP	4104 St Johns St
4	1	9/24/2021 2:10	Annette Peck	27265	HP	4501 Rockland Court
5	1	9/24/2021 2:13	Elizabeth Lain	27265-9437	HP	4404 Gower Ct
6	1	9/24/2021 2:24	Tammy Lewis	27265	HP	3811 Rolling Rd High Point
7	1	9/24/2021 2:38	Tammy Burton	27265	HP	1016 Abbotts Ford Court
8	1	9/24/2021 2:40	Debbie Ayscue	27265	HP	1116 Scarlett Dr,
9	1	9/24/2021 2:45	Kathy Taylor	27265	HP	4327 Garden Club St. High Point NC.
10	1	9/24/2021 3:03	Nancy Le	27265	HP	1022 Skeet Club Road
11	1	9/24/2021 3:15	Justin Fain	27265	HP	1414 Wisteria Court
12	1	9/24/2021 3:54	Fred Catalano	27265	HP	1217 Maplewood Ave.
13	1	9/24/2021 4:13	Melody Hansmeyer	27265	HP	4004 Wellingham lane
14	1	9/24/2021 5:11	James Trammell	27265	HP	3963 Huttons Lake Ct High Point
15	0	9/24/2021 8:08	John Pascavage	27265	HP	1146 Hampton Park Drive
16	1	9/24/2021 9:31	Shawn Slade	27265	HP	3964 Claybrooke ct
17	1	9/24/2021 9:33	Deidre Clack	27265	HP	909 Ruskin Dr
18	1	9/24/2021 10:23	Phil Peck	27265	HP	4501 Rockland Court
19	1	9/24/2021 10:34	Cliff Carmichael	27265	HP	1031 Tesh Ct
20	1	9/24/2021 10:44	Ronald Como	27265	HP	1218 Elmwood Avenue High point, NC 27265
21	1	9/24/2021 10:51	Zoe Nixon	27265	HP	2514 Burch Point
22	1	9/24/2021 10:51	John Sowder	27265	HP	1111 Maplevue Ct
23	1	9/24/2021 11:13	Jackie Biggs	27265	HP	1154 Stonebrier Court High Point NC 27265
24	1	9/24/2021 11:28	Alicia Brooks	27235	HP	1517 Castle Way
25	1	9/24/2021 11:47	Christy Wilson	27265	HP	1240 Hampton Park Dr.
26	0	9/24/2021 11:48	Nick Wilson	27265	HP	1240 Hampton Park Dr.
27	1	9/24/2021 11:52	Adrienne Young	27265	HP	1301 Heatherbrook Dr.
28	1	9/24/2021 11:55	Carrie Entsminger	27262	HP	507 Birchwood Drive
29	0	9/24/2021 11:56	Sam Young	27265	HP	1301 Heatherbrook Dr.
30	1	9/24/2021 12:14	Michelle Strenger	27235	HP	8910 Cedar Spring Dr
31	0	9/24/2021 12:21	Nicole Donoghue	27235	HP	1314 Windchime Drive
32	1	9/24/2021 12:33	Donna Fincher	27265	HP	801 Shamrock Road
33	1	9/24/2021 12:37	Eric Shields	27265	HP	4003 Stillbrook Ln
34	1	9/24/2021 12:40	Rosanne Petro	27265	HP	4138 Waterview Road High Point, NC 27265
35	1	9/24/2021 12:49	James G Stallings	27265	HP	508 Shadybrook Road High Point, NC 27265
36	1	9/24/2021 12:58	Bridget Stevenson	27265	HP	3804 Oak Forest Dr High Point
37	1	9/24/2021 12:58	SusanBuie Parrish	27265	HP	4156 Saint Johns Street
38	1	9/24/2021 12:59	Cheryl Lawson	27265	HP	2219 Dover Place High Point,NC
39	1	9/24/2021 13:02	Cherie Maness	27265	HP	1610 Hunterwoods Drive High Point NC
40	1	9/24/2021 13:05	Adam Pallaci	27265	HP	1408 Woodsman Ct.
41	1	9/24/2021 13:08	Joe Pallaci	27265	HP	1166 Double Pond Ln High Point, NC 27265
42	1	9/24/2021 13:08	Russell Pallaci II	27265	HP	4226 Braddock Road
43	1	9/24/2021 13:10	Charles Thompson	27265	HP	1417 Cantwell ct High Point NC 27265
44	1	9/24/2021 13:14	Paula Carney	27265	HP	4104 Stillbrook lane High Point NC 27265
45	1	9/24/2021 13:16	Cindy Toal	27265	HP	106 Stapleton Way
46	1	9/24/2021 13:16	Kenneth Carney	27265	HP	4104 Stillbrook lane High Point, NC 27265
47	1	9/24/2021 13:35	Cliff Gibbs	27265	HP	708 castle oaks cat.
48	1	9/24/2021 13:44	Bob Gold	27265	HP	3951 Navy Pl
49	1	9/24/2021 13:46	Eva Stealey	27265	HP	1380 Afton Park Lane Apt 1E
50	1	9/24/2021 13:48	Mark Day	27265	HP	3900 Fairstone Place
51	1	9/24/2021 13:53	Sandy Underwood	27265	HP	2627 white fence way
52	1	9/24/2021 14:11	Patricia L Lucas	27265	HP	805 Cedarbrook Court
53	1	9/24/2021 14:15	Donna Koerner	27265	HP	4320 Poplar Creek Ln
54	1	9/24/2021 14:43	Inga Streetman	27265	HP	926 Skeet Club Rd
55	1	9/24/2021 14:46	Adrian Finch	27265	HP	1401 Buttonwood Court
56	1	9/24/2021 14:50	Deanna Jones	27265	HP	3616 Lakeshore Drive
57	1	9/24/2021 14:59	Robin Weavil	27265	HP	1102 Maplewood Ave
58	1	9/24/2021 15:14	Maria Purcell	27265	HP	3901 Braddock Road
59	1	9/24/2021 15:17	Neke Baker	27265	HP	2408 Tweedmore court
60	1	9/24/2021 15:18	Ada Elsie Sanchez	27265	HP	3037 Windchase Ct
61	1	9/24/2021 15:39	John Lewis Hooks	27265	HP	4329 Poplar Creek Lane, High Point,NC ,27265
62	1	9/24/2021 15:40	Phillip Shackelford	27265	HP	1812 Hunterwoods Drive
63	1	9/24/2021 15:40	Daija B	27265	HP	1720 Gentry Court
64	0	9/24/2021 15:41	Porsche Jones	27265	HP	1720 Gentry Court High Point NC. 27265
65	1	9/24/2021 15:43	Bradley Wright	27265	HP	1109 Maplewood Ave
66	1	9/24/2021 15:49	Stewart Williams	27265	HP	1172 HAMPTON PARK DRIVE
67	1	9/24/2021 15:53	Paul Annis	27265	HP	4328 poplar creek lane
68	1	9/24/2021 15:55	Barbara Hooks	27265	HP	4329 Poplar Creek Lane, High Point,NC, 27265

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
69	1	9/24/2021 16:03	Sylvia Hale	27265	HP	1212 Maplewood Ave
70	0	9/24/2021 17:05	Keena	27265	HP	1611 Hunterwoods Drive
71	1	9/24/2021 17:11	Eunice Maldonado	27265	HP	4496 Fairport Ct., High Point, NC 27265
72	1	9/24/2021 17:11	Amber Crumpler	27265	HP	3220 Timberwolf Ave High Point
73	1	9/24/2021 17:28	Linda Jordan	27265	HP	4496 Orchard knob High Point NC. 27265
74	1	9/24/2021 17:35	Clair Deese	27265	HP	Hunterwoods
75	1	9/24/2021 17:39	Christopher Deese	27265	HP	1611 Hunterwoods dr
76	1	9/24/2021 17:43	Patsy Manning	27265	HP	1214 Elmwood Avenue
77	1	9/24/2021 17:53	Martha A Taylor	27265	HP	3954 Hutton's Lake Court
78	1	9/24/2021 17:53	Gary Austin	27265-1526	HP	4267 Lumsden Ln
79	1	9/24/2021 18:08	Cassandra Jones	27265	HP	1706 Gentry Ct.
80	1	9/24/2021 18:47	Lynn	27265	HP	1349 Pondhaven Drive
81	1	9/24/2021 19:21	Frances Caspers	27265	HP	3704 Quail Marsh Court Highpoint, Nc
82	1	9/24/2021 19:51	Allen Dantzler	27265	HP	1714 Gentry Court High Point, N.C. 27265
83	1	9/24/2021 19:53	Brian Abee	27265	HP	1714Gentry Court High Point, NC 27265
84	1	9/24/2021 20:01	Judy Cranford	27262	HP	404 Chester Woods Ct
85	1	9/24/2021 20:05	Anna lapping	27265	HP	3509 Brandemere Drive
86	1	9/24/2021 20:17	Alice Caldwell	27265	HP	1120 Scarlett Drive
87	1	9/24/2021 20:31	Susan Day	27265	HP	3900 Fairstone Place
88	1	9/24/2021 20:34	Ann Hartley	27265	HP	1011 Abbotts Ford Court
89	1	9/24/2021 20:35	Terrence rohletter	27265	HP	4312 poplar creek lane
90	1	9/24/2021 20:36	Linda Baldwin	27265	HP	4470 FAIR OAKS LN
91	0	9/24/2021 20:36	Stewart Hartley	27265	HP	1011 Abbotts Ford Court
92	1	9/24/2021 21:25	Pam Myers	27265	HP	4225 Lumsden Lane High Point, NC 27265
93	1	9/24/2021 21:50	Devon Harvey	27265	HP	3912 Johnson St
94	1	9/24/2021 21:54	Scott Bailey	27265	HP	4003 Preswick Ct
95	1	9/24/2021 21:55	Danielle Caldwell	27265	HP	3843 Johnson Street D
96	1	9/24/2021 23:42	Marcy Aho	27265	HP	1227 Watermark Ct
97	1	9/25/2021 0:03	Patti Huggins	27360	Thomas	705 Hasty School Road Thomasville, NC
98	1	9/25/2021 0:12	Julie Clendenin	27265	HP	1101 Hampton Park Dr
99	1	9/25/2021 0:36	Jody Neves	27265	HP	Grindstaff ave
100	1	9/25/2021 0:37	Jean Ellis Buchanan	27265	HP	3721 Pemberton Way
101	1	9/25/2021 0:38	Brian boozor	27265	HP	Grindstaff Ave
102	1	9/25/2021 1:07	Cheryl Cook	27265	HP	2446 Glen Cove Way
103	1	9/25/2021 1:11	Susan Phelps	27235	HP	2165 Starfall Dr Colfax NC 27235
104	1	9/25/2021 1:59	Christina Helms	27284		3319 Abbotts Creek Church Road
105	1	9/25/2021 2:00	Esmeralda Sandoval	27265	HP	Greenhill drive
106	1	9/25/2021 2:08	Germaine Matney	27265	HP	3818 Rolling Road
107	1	9/25/2021 2:33	Linda Royal	27265	HP	801 Mill Rd
108	1	9/25/2021 2:59	Charles Freedle	27265	HP	4277 Lumsden Lane
109	1	9/25/2021 3:04	Terri Hoke	27265	HP	1614 Seven Oaks Pl High Point NC
110	1	9/25/2021 3:10	Greg Link	27265	HP	4915 Kacey Elaine Ct
111	1	9/25/2021 4:07	Lydia Kirkman	27265	HP	3239 Timberwolf Ave.
112	1	9/25/2021 11:45	La Smith	27265	HP	4050 Saint Johns St
113	1	9/25/2021 12:00	Karen Derrick	27265	HP	1132 Wesson Court High Point, NC 27265
114	1	9/25/2021 12:46	Linda Wood	27265	HP	1030 Braemar Ct
115	0	9/25/2021 12:48	Robert Wood	27265	HP	1030 Braemar Ct
116	1	9/25/2021 13:08	Mary Connor-Hill	27265	HP	2518 white fence way high Point, NC
117	1	9/25/2021 14:26	Lori Hedgecock Jackson	27265	HP	3807 Johnson Street
118	1	9/25/2021 14:27	Richard Cox	27265	HP	1716 Gentry Court
119	0	9/25/2021 14:28	Susan Cox	27265	HP	1716 Gentry Court
120	1	9/25/2021 14:43	Mark A Petro	27265	HP	4138 Waterview Road
121	1	9/25/2021 15:17	Daniel Gomez	27265	HP	3032 sycamore point Trl High Point NC 27265
122	1	9/25/2021 16:19	Carl	27265	HP	5713 creek bed lane High Point nc
123	1	9/25/2021 19:54	Glenda A Brown	27265	HP	1723 Mirabeau Court
124	1	9/25/2021 20:48	Robert Miller	27265	HP	4235 Lumsden Lane
125	1	9/25/2021 21:36	Doug Hamilton	27265	HP	2448 Glen Cove Way
126	0	9/25/2021 21:38	Amy Hamilton	27265-9305	HP	2448 Glen Cove Way
127	1	9/25/2021 21:53	Karen Callaci	27265	HP	4240 Brentonshire Lane
128	1	9/25/2021 22:06	Steve Greig	27265	HP	4024 Stillbrook Lane. HP 27265
129	1	9/25/2021 22:22	Kristy Nazzal	27265	HP	High Point NC
130	1	9/25/2021 22:25	crystal rose	27265	HP	404 Wyndham Ave
131	0	9/25/2021 23:13	Penny Catalano	27265	HP	1217 Maplewood Ave. High Point
132	1	9/25/2021 23:30	Susan Harrah	27265	HP	1500 META CT
133	1	9/25/2021 23:32	Dave Harrah	27265	HP	1500 Meta Ct High Point NC 27265
134	1	9/25/2021 23:34	Tim Kritcher	27265	HP	4227 Lumsden Lane. 27265
135	1	9/25/2021 23:35	Robert Moosmann	27265	HP	4414 Saddlewood Club Drive
136	0	9/25/2021 23:36	Nicole Moosmann	27265	HP	4414 Saddlewood Club Drive

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
137	1	9/25/2021 23:39	Patricia Wingard	27265	HP	3501 Imperial Drive
138	0	9/25/2021 23:40	Nicole Harrah	27265	HP	1500 Meta Ct High Point Nc
139	1	9/25/2021 23:43	Heather Hodge	27265	HP	1236 Watermark Ct
140	1	9/25/2021 23:45	Tanya Jenkins	27265	HP	Lumsden Lane
141	0	9/25/2021 23:47	Mike Jenkins	27265	HP	Lumsden lane
142	1	9/25/2021 23:53	Michele Rainey	27265	HP	4226 Sunburst Drive
143	1	9/25/2021 23:54	Edward Smutek	27265	HP	1503 Glenn Meade Dr
144	1	9/26/2021 0:00	Nita Tarbush	27265	HP	637 Tara Drive
145	0	9/26/2021 0:01	David Tarbush	27265	HP	637 Tara Dr
146	1	9/26/2021 0:05	Susan Haynes	27265	HP	4223 Lumsden Lane High Point, N C 27265
147	1	9/26/2021 0:05	Sharde	27265	HP	Avery
148	1	9/26/2021 0:37	Wendy Mitchell	27265	HP	2413 Glen Cove Way
149	1	9/26/2021 1:03	Joseph Perrotta	27265	HP	3252 Timberwolf Ave High Point, NC 27265
150	0	9/26/2021 1:05	Linda Perrotta	27265	HP	3252 Timberwolf Ave
151	1	9/26/2021 1:13	James Manuel	27265	HP	2940 Logbridge Road
152	1	9/26/2021 1:28	Danielle Lapole	27265	HP	3745 Deerfield st
153	0	9/26/2021 1:32	Bryan Shaw	27265	HP	3504 Blairwood St
154	1	9/26/2021 2:22	Brad Strenger	27235	HP	8910 Cedar Spring Dr
155	1	9/26/2021 2:24	Tara Gregory	27265	HP	4406 Orchard Knob Lane
156	1	9/26/2021 3:32	Irene Wolf	27265	HP	1411 Heatherbrook Dr
157	1	9/26/2021 4:33	Sharon Deal	27265	HP	3906 Tanglebrook Rd
158	1	9/26/2021 6:44	Barbara Carr	27265	HP	4200 Blythe ct
159	1	9/26/2021 10:31	Chris Hall	27265	HP	3004 havasu way High Point NC 27265
160	1	9/26/2021 10:58	Donna Federico	27265	HP	3164 Cranberry Ridge Dr
161	1	9/26/2021 11:08	Theresa kritcher	27265	HP	2237 lumsden lane High point nc 2
162	1	9/26/2021 12:00	Kandi Ling Burke	27265	HP	2000 Treyburn Lane High Point, NC 27265
163	1	9/26/2021 12:03	Steven L Stamper	27265	HP	1051 Saint Michaels Ln
164	1	9/26/2021 13:58	Barbara Frye	27265	HP	4281 Lumsden Ln.
165	1	9/26/2021 14:25	jeff traylor	27265	HP	4125 saint johns
166	1	9/26/2021 14:28	Kathleen Baber	27265	HP	4116 Saint Johns Street
167	1	9/26/2021 14:41	Danielle Tickerhoff	27265	HP	4460 Garden Club Street
168	1	9/26/2021 16:31	Marc Puszt	27265	HP	601 Tara Drive High Point, NC 27265
169	1	9/26/2021 18:26	Ryan Schnaith-Ivan	27265	HP	4512 Oak Hollow Dr
170	1	9/26/2021 19:19	RoseMary Hoffay	27265	HP	3576 Oak Chase Dr
171	1	9/26/2021 20:13	Lori	27265	HP	Oak Forest Drive, Blairwood Subdivision
172	1	9/26/2021 20:45	Cynthia Arredondo	27282	HP	5705 Ruffin Road
173	1	9/26/2021 20:46	Jose Arredondo	27282	HP	5701 Ruffin Road
174	1	9/26/2021 21:00	Daniela Trias	27265	HP	Hampton Park Dr
175	1	9/26/2021 21:09	Thomas Shirley	27408		1908 Elkhart drive
176	1	9/26/2021 21:13	David Waeschle	27265-1297	HP	4112 Saint Johns St
177	1	9/26/2021 21:22	Maria Carter	27265	HP	629 Tara Dr.
178	1	9/26/2021 21:25	Joanna c Reich	27265-1208	HP	156 BUENA VISTA AVE
179	1	9/26/2021 21:30	Holly Hedrick	27265	HP	2464 Alderbrook Drive High Point, NC 27265
180	1	9/26/2021 21:30	Anahi	27235	HP	Alamar court
181	1	9/26/2021 22:13	Sabrina	27265	HP	3625 Spanish Peak Dr
182	1	9/26/2021 22:23	Cari DeLille	27262	HP	1101 Greenway Dr High Point nc 27262
183	1	9/26/2021 22:46	Jan Meadows	27265	HP	3624 Fairlane St.
184	1	9/26/2021 22:47	Catherine Binder	27310		7022 Carriage Cove Dr Oak Ridge, NC 27310
185	1	9/26/2021 22:48	Tiffany	27265	HP	1713 Trowbridge Court HighPoint
186	1	9/26/2021 23:10	Rosemarie Specht	27282	HP	4905 Setter Court Jamestown
187	0	9/26/2021 23:10	Jami Smutek	27265	HP	1503 Glenn Meade Drive
188	1	9/26/2021 23:25	Licia Craft	27265	HP	3122 Ironwood Flat Dr., High Point NC 27265
189	1	9/26/2021 23:27	Lenis S Dau	27265	HP	2698 Dandelion Drive
190	1	9/26/2021 23:36	Christine Byrd	27265	HP	4020 Baytree Ct
191	1	9/26/2021 23:54	Candi Montesa	27265	HP	145 Brightleaf Ln High Point
192	1	9/27/2021 0:08	Ellen Adzima	27262	HP	4145 Johnson st
193	1	9/27/2021 0:18	Christina Santovito	27265	HP	4018 Baywater Point
194	1	9/27/2021 0:26	Diane Crawford	27265	HP	625 Tara Drive
195	1	9/27/2021 1:10	Adam oldham	27235	HP	2213 Alamar Court
196	1	9/27/2021 1:41	Bob and Lisa fricke	27265	HP	612 Tara drive
197	1	9/27/2021 1:42	Cassandra N Murphy	27265	HP	1831 Morgans Mill Way
198	1	9/27/2021 2:09	Terri Green	27265	HP	111 Bridlewood Ave High Point, NC 27265
199	1	9/27/2021 2:22	jennifer brooks	27408		608 Rockford
200	1	9/27/2021 3:04	Concetta Libertore	27265	HP	3717 Rolling Rd
201	1	9/27/2021 4:24	Rodney Joslin	27265	HP	719 Old Mill
202	0	9/27/2021 4:27	Tracy Joslin	27265	HP	719 Old Mill
203	1	9/27/2021 4:43	Belle Rosario	27265	HP	4403 Saddlewood Club Drive
204	1	9/27/2021 11:48	Kathryn McKnight	27265	HP	3904 Sandlewood Rd

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
205	1	9/27/2021 13:01	David and Margaret Kenned	27265	HP	610 Tara drive
206	1	9/27/2021 13:09	Phyllis Allen	27265	HP	4241 Lumsden lane
207	1	9/27/2021 13:13	Valerie Chan	27265	HP	911 Skeet Club Rd
208	1	9/27/2021 14:09	Fabio Daccio	27265	HP	2693 Wellfleet Dr. High Point, NC 27265
209	1	9/27/2021 14:17	Patricia Schmitt	27265	HP	4139 St Johns Street, High Point, NC
210	1	9/27/2021 14:17	Margaret Buie	27265	HP	375 Ken Dan Street
211	1	9/27/2021 14:42	mark kalstrup	27265	HP	1822 Runner Stone Drive
212	1	9/27/2021 14:49	Katie Nance	27265	HP	3609 Oak Field Ct.
213	1	9/27/2021 15:12	Angela Garrett	27265	HP	658 Sonoma Lane
214	1	9/27/2021 15:14	Rob GARRETT	27265	HP	658 Sonoma Lane
215	1	9/27/2021 15:15	Katherine Yeager	27282	HP	3994 Katherine Way
216	1	9/27/2021 15:39	Jeannie Giordano	27265	HP	3632 Cottesmore dr
217	1	9/27/2021 17:04	Charles Hutchens	27265	HP	1028 Braemar Court
218	0	9/27/2021 17:06	Susan Hutchens	27265	HP	1028 Braemar Court
219	1	9/27/2021 18:33	Sara Nagy	27265	HP	1115 Skeet Club Rd
220	0	9/27/2021 18:39	Bill Nagy	27265	HP	1115 skeet club road
221	1	9/27/2021 18:59	Ashlie Reaves	27265	HP	1121 Skeet Club Rd
222	0	9/27/2021 19:01	Grace Reaves	27265	HP	1121 skeet club rd
223	0	9/27/2021 19:11	Lydia Reaves	27265	HP	1121 Skeet Club Road
224	0	9/27/2021 19:13	Lawrence reaves	27265	HP	1121 Skeet Club Road
225	1	9/27/2021 19:28	Lee Moore	27265	HP	4302 Johnson St High Point, NC
226	1	9/27/2021 21:06	Ray Deal	27265	HP	3906 Tanglebrook Rd
227	1	9/27/2021 21:35	Patricia Crumpler	27265	HP	4529 Oak Hollow Drive High Point NC
228	1	9/27/2021 22:33	Jim davis	27265	HP	126 skeet club road
229	1	9/27/2021 23:03	Adriana Reyes	27265	HP	Scarlett Court
230	1	9/27/2021 23:04	Angela Adams	27313		6550 Hunt Rd
231	1	9/27/2021 23:44	Holly Nash	27265	HP	2705 Splitbrooke Drive High Point NC
232	1	9/28/2021 0:10	Bruce Watson	27265	HP	4209 Brentonshire Lane
233	1	9/28/2021 1:06	Martin Schlaeppi	27265	HP	4414 Johnson st
234	0	9/28/2021 2:00	Gregory Matthews	27265	HP	1009 Havenridge Drive
235	1	9/28/2021 2:06	David Heath	27265	HP	4427 Hunter Oaks Ct. High Point, NC 27265
236	1	9/28/2021 2:17	Heike Goetsch	27265	HP	4519 Fairport Court
237	0	9/28/2021 2:18	Alexander Goetsch	27265	HP	4519 Fairport Court
238	1	9/28/2021 2:19	Bernhard Goetsch	27265	HP	1021 Lakecrest Avenue
239	0	9/28/2021 2:22	Mary Goetsch	27265	HP	1021 Lakecrest
240	1	9/28/2021 2:37	Jennifer Hewston	27282	HP	4137 Queens Grant RD
241	1	9/28/2021 10:59	Neil Currie	27310		5818 Crutchfield Farm Rd., Oak Ridge, NC
242	1	9/28/2021 11:01	Kelly Gage	27284	Kerners	436 Dilworth Rd
243	0	9/28/2021 11:11	Jim Hewston	27282	HP	4137 Queens Grant Rd.
244	1	9/28/2021 11:24	Jason Harris	27265	HP	1109 Skeet Club Rd High Point, NC 27265
245	1	9/28/2021 12:39	Kathleen Morgan	272651295	HP	McNair Court
246	1	9/28/2021 13:57	Ronnie Brown	27265	HP	2007 Anchoridge Ave
247	1	9/28/2021 14:34	Krisdena Reeser	27282	HP	2621 Glasshouse Rd Jamestown NC 27282
248	1	9/28/2021 15:10	Tom Yaudes	27265	HP	4415hunter oaks court
249	1	9/28/2021 15:43	Sarah Zakaria	27265	HP	3205 Windshore Ct
250	1	9/28/2021 15:43	Lisa Barras	27101		2035 Perrin Ct
251	1	9/28/2021 16:05	Henry Mullen	27265	HP	3713 Wheat St High Point, NC
252	1	9/28/2021 16:21	Timothy R Seman	27265	HP	3958 Huttons Lake Ct
253	1	9/28/2021 16:41	Herman Hunter	27262	HP	1103 Greenway Dr
254	1	9/28/2021 16:41	Chloe fields	27310		5606 bunch rd
255	1	9/28/2021 17:08	Bong Rosario	27265	HP	Saddlewood Club Drive
256	0	9/28/2021 17:19	Jeffrey	27265	HP	3252 Timberwolf Avenue
257	1	9/28/2021 17:25	Janet kramer	27265	HP	644 nikyle circle. High point
258	1	9/28/2021 17:40	Nestor Reyes	27265	HP	4434 Saddlewood Club Drive
259	1	9/28/2021 18:14	Nancy Reaves	27455		5003 Angler Lane
260	1	9/28/2021 18:41	BrendA t bower	27410	HP	22 brookglen dr.
261	1	9/28/2021 18:59	Todd L Hudson	27265	HP	4159 Saint John's St
262	1	9/28/2021 19:15	James Lacy Milloway	27265-9375	HP	3607 Single Leaf Ct
263	1	9/28/2021 19:38	Gina Milloway	27265	HP	Single leaf ct
264	1	9/28/2021 20:53	Rocco Beatrice Pandone	27265	HP	3715 Wheat Street High Point no. 27265
265	1	9/28/2021 21:19	Kathy Palmer	27265	HP	4006 Brayden Drive
266	1	9/28/2021 21:35	Rob Draper	27265	HP	506 Oakview Road
267	1	9/28/2021 22:48	Megan Beck	27284		1852 Cedar Canyon Road
268	1	9/28/2021 22:48	Emily Cochran	27265	HP	710 Ruskin Dr
269	1	9/28/2021 23:20	ROBERT H GOODMAN	27265	HP	808 RUSKIN DRIVE
270	1	9/28/2021 23:38	Van Trivette	27265	HP	3602 Hunting Ridge Drive
271	1	9/29/2021 0:40	Shelia Lupo	27265	HP	4500 Walpole Rd
272	1	9/29/2021 1:29	Pat Annunzi	27310		8231 Stafford Mill Rd

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
273	1	9/29/2021 2:17	Melody Clodfelter	27265	HP	4341 Poplar Creek Lane, High Point, NC 27265
274	1	9/29/2021 3:22	David Williams	27265	HP	712 Ruskin Drive High Point
275	1	9/29/2021 9:10	Nikki Griffith	27265	HP	3948 Fountain Village Lane
276	1	9/29/2021 11:40	John D Baker	27265	HP	3616 Hunting Ridge Dr. High Point, NC 27265
277	0	9/29/2021 11:44	Kim Baker	27265	HP	3616 Hunting Ridge Dr. High Point, NC 27265
278	1	9/29/2021 12:36	Nicole Cagle	27265	HP	1916 Treyburn Lane
279	1	9/29/2021 12:52	Penny Smith	27265	HP	1531 Pondhaven Drive High Point, NC 27265
280	1	9/29/2021 15:14	Cynthia Davis	27262	HP	413 Evergreen Ave
281	1	9/29/2021 16:21	Deborah Lucas	27265	HP	910 Kelton Place
282	1	9/29/2021 16:26	Kathy Fruge	27265	HP	4336 Poplar Creek Lane
283	0	9/29/2021 16:27	Bob Fruge	27265	HP	4336 Poplar Creek Lane
284	1	9/29/2021 16:29	John Lucas	27265	HP	910 Kelton Place
285	1	9/29/2021 19:32	Lee Crews	27265	HP	1229 Heatherbrook Dr. High Point, NC
286	1	9/29/2021 19:46	Stephen W Craig	27265	HP	1709 Hunterwoods Dr
287	1	9/29/2021 19:49	Sarah Charles	27265	HP	1701 Gentry Ct
288	0	9/29/2021 19:50	Keith Charles	27265	HP	1701 Gentry Ct.
289	1	9/29/2021 20:03	Lea Johnson	27265	HP	3526 Huntingridge Drive
290	1	9/29/2021 22:15	Deanne Ebel	27284		314 Serenity Pointe Drive Kernersville NC 27284
291	1	9/29/2021 23:27	Jonathan craft	27265	HP	Ironwood flat drive
292	1	9/29/2021 23:39	Maria Schnaith-Ivan	27265	HP	4512 Oak Hollow Drive
293	1	9/30/2021 0:03	Katie Southerland	27265	HP	3904 La Salle Dr
294	1	9/30/2021 1:33	Jackie see	27265	HP	4309 Talavera Dr
295	1	9/30/2021 7:31	Jenna Schaefer	27265	HP	Oak hollow dr.
296	1	9/30/2021 13:38	John Raczenski	27265	HP	4106 Deloach Court
297	1	9/30/2021 13:41	Alexis Barneycastle	27265	HP	1032 Braemar Court
298	0	9/30/2021 14:28	Crystal Raczenski	27265	HP	4106 Deloach Court
299	1	9/30/2021 14:59	Lynn Ritter	27265	HP	4440 Hunter Oaks Ct
300	1	9/30/2021 16:31	alice janet neighbors	27265	HP	4233 lumsden lane
301	1	9/30/2021 17:26	Paul Zito	27265	HP	4288 LumsdenLane High Point, N.C, 27265
302	1	9/30/2021 20:36	Teresa Williams	27265	HP	1172 Hampton Park Dr
303	1	9/30/2021 21:35	Nicole	27262	HP	Brookwood Dr
304	1	9/30/2021 22:01	Brinson Crotts	27265	HP	3824 marble drive
305	1	9/30/2021 22:05	Beth Watts	27265	HP	1168 Hampton Park dr
306	1	9/30/2021 22:15	Caroline Crotts	27265	HP	3824 Marble Drive
307	1	9/30/2021 23:36	Sharon Fouts	27265	HP	1077 Saint Michaels Lane
308	1	10/1/2021 3:06	Tom Kritcher	27265	HP	4229 st Michael's.
309	1	10/1/2021 13:08	albert jones	27265	HP	926 skeet club rd
310	1	10/1/2021 19:06	CAROLYN A Smith	27265	HP	4293 Lumsden Lane
311	1	10/1/2021 20:08	Carmen R Grady	27265	HP	4291 Lumsden Lane
312	1	10/1/2021 20:33	Jodi Johnson	27265	HP	2429 Nesters Court, High Point NC 27265
313	1	10/1/2021 20:36	Stuart Rush	27265	HP	3908 Fairstone Place
314	0	10/1/2021 20:39	Kathy Rush	27265	HP	3908 Fairstone Pl.
315	1	10/1/2021 21:52	Russell Cummings	27265	HP	1508 Glenn Meade Drive
316	1	10/1/2021 23:38	Sydney Spring	27265	HP	1132 Scarlett Dr.
317	1	10/2/2021 2:48	Jana Hough	27265	HP	2102 La Joy Ct High Point, NC 27265
318	1	10/2/2021 12:00	Christa Hrubik	27265	HP	4310 Talavera Dr
319	1	10/2/2021 13:33	Robert and Gail Collins	27265	HP	1076 Saint Michael's Lane High Point, NC
320	1	10/2/2021 15:15	Martin Creith	27265	HP	686 Scarlett Ct Scarlett Court
321	1	10/2/2021 18:58	Thomas M Warth	27265	HP	3604 Huntingridge Drive
322	1	10/2/2021 19:09	Susan Kramer	27265	HP	3909 Heidi Dr
323	0	10/2/2021 19:11	Joseph Kramer	27265	HP	3909 Heidi Dr
324	1	10/3/2021 5:21	Sunshine Owen	27262	HP	702-Q Westchester Dr. High Point NC 27272
325	0	10/3/2021 11:11	William Gray	27265-9515	HP	1401 Heatherbrook Dr 27265
326	1	10/3/2021 11:20	Larry Henning	27265	HP	3310 Sumter Dr
327	1	10/3/2021 11:28	Mary Ensley	27265	HP	4009 Deerfield Street
328	0	10/3/2021 11:41	Ray Meadows	27265	HP	3624 Fairlane st
329	1	10/3/2021 11:43	Dave Ensley	27265	HP	4009 Deerfield Street
330	1	10/3/2021 12:33	Robert Perkinson	27265	HP	3704 Lexham Court
331	1	10/3/2021 13:11	Deborah Burton	27265	HP	4484 Orchard Knob Ln
332	1	10/3/2021 13:41	Tracy Miller	27265	HP	3915 Kim Drive
333	1	10/3/2021 14:12	Kim Douglas	27265	HP	1833 Runner Stone Drive
334	1	10/3/2021 14:46	Carol Bulger	27265	HP	3700 Sutton Way
335	1	10/3/2021 16:11	Joey and Dorothy Darr	27260	HP	501 W. High Avenue
336	1	10/3/2021 16:18	Liz Day	27265	HP	2197 Glen Cove Way
337	1	10/3/2021 16:22	Sherry Davis	27265	HP	4490 Orchard Knob Lane
338	1	10/3/2021 16:33	Kim Jones	27265	HP	1512 Meta Court
339	1	10/3/2021 16:42	Gloria Halstead	27262	HP	901 Johnson Street
340	1	10/3/2021 17:07	Anne Andrews	27262	HP	717 West Farriss

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
341	1	10/3/2021 17:17	Peter Sojka	27262	HP	900 Arbordale Avenue High Point, NC 27262
342	1	10/3/2021 17:22	Kathy Pascavage	27265	HP	1146 Hampton Park Drive
343	1	10/3/2021 17:24	Lee Bunemann	27262	HP	300 Shadow Valley Rd HP
344	0	10/3/2021 17:26	Jane Bunemann	27262	HP	300 Shadow Valley Road, High Point
345	1	10/3/2021 17:35	Patricia Hanna	27265	HP	4208 Oak Hollow Dr
346	1	10/3/2021 17:37	Danielle Goette	27265	HP	1505 Glenn Meade Drive
347	0	10/3/2021 17:39	Chase Linthicum	27265	HP	1505 Glenn Meade Drive
348	0	10/3/2021 17:40	Greg Goette	27265	HP	1505 Glenn Meade Drive
349	1	10/3/2021 17:41	Marshall Morgan	27265	HP	810 McNair Ct
350	1	10/3/2021 17:46	Tom goldston	27262	HP	1219 Sturbridge Ave
351	1	10/3/2021 17:47	Kim Barker	27265	HP	2006 La Vista Ct. High Point, NC 27265
352	0	10/3/2021 17:47	Paul Barker	27265	HP	2006 LA Vista Court High Point, NC 27265
353	1	10/3/2021 18:50	Verena h Houghtaling	27265	HP	1148 Skeet Club Road
354	1	10/3/2021 21:56	Jesus R Morales	27265-9186	HP	1171 Hampton Park Drive
355	1	10/3/2021 22:04	Bryce Lane	27265	HP	359 Ramsay Street
356	1	10/3/2021 22:14	Danielle Stuart	27360	Thomas	7051 Texas Blvd
357	0	10/3/2021 22:15	Raymond Stuart	27360	Thomas	7051 Texas Blvd
358	1	10/3/2021 22:41	Ali Otwell	27263		6305 Modlin Grove Rd.
359	0	10/3/2021 22:45	Samuel Otwell	27263		6305 Modlin Grove Road
360	1	10/3/2021 22:48	Shira Friend Kazakewich	27407		5307 Coveview Court Greensboro, NC 27406
361	1	10/3/2021 22:54	Larry Porter	27265	HP	4520 Oak Hollow Drive
362	1	10/3/2021 23:58	Brianna Ray	27408		916 Lexington Ave
363	1	10/4/2021 0:36	N Reed	27282	HP	203 e main st
364	1	10/4/2021 0:38	Tonya M King	27265	HP	1007 Flintwood Ct
365	1	10/4/2021 1:07	Cindy Green	27265	HP	1107 Hampton Park Drive
366	1	10/4/2021 1:22	Debi Hughes	27265	HP	4308 Talavera Dr
367	1	10/4/2021 1:40	Sammy Draughn	27263	HP	302 Rand Blvd
368	1	10/4/2021 12:10	Barbara Reese-Heins	27265	HP	212 Wyndham Ave
369	1	10/4/2021 12:20	Deborah Weithofer	27265	HP	4117 Stansbury Lane
370	1	10/4/2021 12:25	Misty Medina	27282	HP	203 Royal Rd. Jamestown
371	1	10/4/2021 12:27	Jay Michael	27265	HP	4307 Gelding Court High Point, 27265
372	1	10/4/2021 12:30	Delores Davis	27262	HP	Moving to River Landing at Sandy Ridge in the n
373	0	10/4/2021 12:34	Gerald Heins	27265	HP	212 Wyndham Ave. High Point,NC
374	1	10/4/2021 13:17	Blair Collins	28779		112 Chicamauga Circle
375	1	10/4/2021 13:58	Terri Ellis	27265	HP	3857 Sandlewood Rd.
376	1	10/4/2021 14:07	Dan Finger	27265	HP	2436 Glen Cove Way
377	1	10/4/2021 14:15	Sarah Dunagan	27265	HP	3903 Heidi Drive High Point, NC 27265
378	1	10/4/2021 14:51	Holly A Davis	27262	HP	307 Otteray Avenue High Point, NC
379	0	10/4/2021 16:11	Lianne Finger	27265	HP	2436 Glen Cove Way High Point, NC 27265
380	1	10/4/2021 16:16	Linda Willard	27265	HP	2520 Willard Road High Point , NC
381	1	10/4/2021 16:51	Laura Alexander	27265	HP	1837 Runner Stone Drive High Point, NC 27265
382	1	10/4/2021 17:30	Soonmin Kwon	27265	HP	3509 Blairwood St, High Point, NC 27265
383	1	10/4/2021 17:44	Mary Powell DeLille	27262-2935	HP	425 Hillcrest Drive High Point, NC 27262
384	1	10/4/2021 18:05	james morgan	27261	HP	p.o. box 2756
385	1	10/4/2021 18:14	Lee Burnette	27265	HP	3507 Woodview Drive
386	1	10/4/2021 18:23	Stephanie C Peters	27265	HP	1809 Dantzler Road, High Point, 27265
387	1	10/4/2021 18:54	Ramon B Caraballo	27265	HP	4051 Saint John's St. High Point, NC
388	1	10/4/2021 18:55	Holly Hengeveld	27265	HP	3906 Heidi Drive
389	1	10/4/2021 19:43	adina p salagean	27265-8501	HP	4419 Hunter Oaks Ct
390	1	10/4/2021 20:53	Debra Sutton	27265	HP	4003 Meadow Valley Drive
391	1	10/4/2021 21:47	Shelli	27265	HP	4094 St John's St
392	0	10/4/2021 21:52	Jason Charles	27265	HP	4094 St John's St
393	0	10/4/2021 21:52	Melinda Sue Stewart	27265	HP	4094 St Johns St
394	1	10/4/2021 22:30	Scott Wojciechowski	27262	HP	704 Ferndale Blvd., High Point, NC 27262
395	1	10/4/2021 22:48	Faye Wilcox	27265	HP	3811 Blairwood Street High Point, NC 27265
396	0	10/4/2021 22:50	Kurt Wilcox	27265	HP	3811 Blairwood Street
397	1	10/4/2021 23:07	Thomas Livengood	27235	HP	8911 Cedar Spring Rd
398	1	10/4/2021 23:17	Mary G Owens	27265	HP	1314 Heatherbrook Drive
399	0	10/5/2021 0:55	David Macchiarolo	27265	HP	1415 Heatherbrook Dr
400	1	10/5/2021 0:56	CORALLE COWAN	27262	HP	905 Johnson Street
401	1	10/5/2021 1:15	Debra Macchiarolo	27265	HP	1415 Heatherbrook Dr
402	1	10/5/2021 1:20	Candace Miller	27265	HP	4080 Saint Johns Street High Point
403	1	10/5/2021 1:27	Becky McFadden	27262	HP	1246 Kensington Drive
404	1	10/5/2021 2:41	MARYANNE SMITH	27265	HP	3706 LAKESHORE DR
405	1	10/5/2021 10:49	Heather Bare	27265	HP	2014 Treyburn Lane High Point NC
406	1	10/5/2021 11:14	Kris Patel	27265	HP	3621 Oak Field Ct
407	1	10/5/2021 11:22	Patty Swider	27282	HP	2620 GLASSHOUSE RD
408	1	10/5/2021 11:42	Kari Thomas	27265	HP	Misty Hill Circle High Point, NC 27265

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
409	1	10/5/2021 11:50	Brandon Marion	27262	HP	Edgedale drive
410	1	10/5/2021 12:23	Anthony Cacace	27265	HP	4303 Ryley Ct High Point NC 27265
411	1	10/5/2021 12:33	Geneva Wynn	27265	HP	4517 Wayland Court
412	1	10/5/2021 12:38	Nancy Ann Twichell	27265	HP	1159 Stonebrier Court
413	1	10/5/2021 12:48	K Speed	27265	HP	River valley rd
414	1	10/5/2021 12:58	Kathy Smith	27265	HP	3429 Pine Valley Rd.
415	1	10/5/2021 13:35	DONNA	27265	HP	3861 HICKSWOOD CREEK DR
416	1	10/5/2021 13:47	Hasmukh Patel	27265	HP	4069 Saint Johns St.
417	1	10/5/2021 14:47	Leonard Rosenfeld	27282	HP	6415Ivy Stone Drive
418	1	10/5/2021 15:03	Bernard G Malamut Jr	27265	HP	1405 Heatherbrook Dr high point nc 27265
419	1	10/5/2021 15:31	Randy Smith	27265	HP	3813 oak forest drive
420	1	10/5/2021 15:36	Phyllis Greene	27265	HP	Wellingford
421	1	10/5/2021 15:37	Theresa O'Rork	27410-3222		6004 Buckhorn Road
422	1	10/5/2021 16:16	Jerry Oxendine	27262	HP	211 Westridge Dr.
423	1	10/5/2021 16:19	Russell Pallaci	27265	HP	4103 Birchgarden Dr
424	1	10/5/2021 16:31	Alisa Saunders	27265	HP	101 Mayview Avenue
425	1	10/5/2021 16:39	Diana Cilovic	27265	HP	Olde Eden Dr
426	1	10/5/2021 17:15	Marie Hurley	27265	HP	4028 Saint John's St., High Point, NC 27265
427	1	10/5/2021 18:06	Mary Nicholas	27265	HP	1411 Olde Eden Drive High Point NC 27265
428	1	10/5/2021 18:08	Sylvia Cook	27265	HP	1404 Olde Eden Drive
429	1	10/5/2021 18:10	Jon Hipps	27265	HP	4000 Stillbrook Lane High point NC 27265
430	1	10/5/2021 19:38	Christopher Cagle	27265	HP	4008 Brayden drive High point, NC
431	1	10/5/2021 19:42	Melissa Bube	27265	HP	1208 Hampton Park Dr, High Point, NC 27265
432	1	10/5/2021 19:49	Iora smith	27265	HP	2517 Old Mill Road
433	1	10/5/2021 20:27	Jennifer Matthews	27265	HP	1009 Havenridge Dr
434	1	10/5/2021 20:37	Erin Kline	27265	HP	4081 Saint Johns St
435	1	10/5/2021 20:40	Lynn Martin	27265	HP	1209 Heatherbrook Dr.
436	1	10/5/2021 20:45	Laura Garcia	27265	HP	4205 Lauren Place
437	1	10/5/2021 20:45	Curtis Martin	27265	HP	1209 Heatherbrook Dr.
438	1	10/5/2021 21:19	Mitzi Koontz	27265	HP	4113 Saint Johns Street
439	0	10/5/2021 21:21	Thomas Koontz	27265	HP	4113 Saint Johns Street
440	1	10/5/2021 21:25	Shawn Sylvester	27265	HP	4113 Stillbrook Ln
441	1	10/5/2021 21:45	Joyce Korabek	27265	HP	2523 Old Mill Road
442	0	10/5/2021 21:48	Bob Korabek	27265	HP	2523 Old Mill Rd.
443	1	10/5/2021 22:13	Nick Quigley	27265	HP	4002 Brayden Dr High Point, NC 27265
444	1	10/5/2021 22:31	Sherri Beck Gerringer	27284		4506 Woodway Drive Kernersville NC 27284
445	0	10/5/2021 22:34	Bryan Gerringer	27284		4506 woodway dr
446	1	10/5/2021 22:43	Les Postel	27265	HP	3898 Fairstone Place
447	1	10/5/2021 22:49	Debbie Hall	27265	HP	430 Shadybrook Road
448	1	10/5/2021 23:17	Charles Heupel	27265	HP	1416 Olde Eden Dr
449	1	10/5/2021 23:35	Tammi Wood	27265	HP	4913 Stillbrook Lane
450	1	10/5/2021 23:36	Jeanne Johnson	27265	HP	2465 Shadow Valley rd., High Point NC
451	1	10/5/2021 23:45	Amanda N Swift	27265	HP	Heatherbrook Drive
452	0	10/5/2021 23:48	Samuel A Swift	27265	HP	Heatherbrook Drive
453	0	10/5/2021 23:49	Steve Bare	27265	HP	2014 Treyburn Lane
454	1	10/6/2021 0:05	Patrick Coble	27265	HP	4029 Deerfield Street High Point NC; 27265
455	1	10/6/2021 0:56	Joni Smith	27265	HP	3813 Oak Forest Dr
456	1	10/6/2021 1:23	Larry Shelton	27265	HP	912 Whitney Court
457	1	10/6/2021 2:20	Elizabeth Edwards	27262	HP	1410 Wales Drive, High Point, NC 27262
458	1	10/6/2021 9:36	Sara	27265	HP	Lakeshore drive
459	1	10/6/2021 9:54	Stephanie Hiatt	27265	HP	3504 Bent Trace Dr.
460	1	10/6/2021 11:22	Cindy Norris	27265	HP	4247 Lumsden Lane
461	1	10/6/2021 11:54	Clifton Mays	27265	HP	905 Ruskin
462	1	10/6/2021 12:58	Bob Haas	27409	HP	3602 Rising River Lane
463	1	10/6/2021 13:03	Donny Frazier	27265	HP	2206 Penny Road
464	1	10/6/2021 13:27	linda hester	27262	HP	333 e. farriss ave
465	1	10/6/2021 13:52	Denise Palmer	27265	HP	4124 Saint Johns Street
466	0	10/6/2021 13:54	Emma Cox	27265	HP	4124 Saint john st
467	1	10/6/2021 14:45	Ada	27265	HP	4260 georgia pond l e
468	1	10/6/2021 15:25	Jessi Warren	27265	HP	408 Wyndham Ave, High Point
469	1	10/6/2021 15:36	JODIE C HILLIARD	27265	HP	4120 CARROLL RIDGE CT
470	1	10/6/2021 16:23	John Adamcik	27265	HP	3407 Langdale Dr.
471	1	10/6/2021 16:51	Mike Lewis	27265	HP	4009 Stillbrook Ln.
472	1	10/6/2021 18:34	Tim Best	27265	HP	4006 Stillbrook Lane High Point
473	1	10/6/2021 19:18	Eric Watkins	27265	HP	4009 Park Springs Drive High Point, NC 27265
474	1	10/6/2021 19:53	Mary Perkins	27265	HP	4112 Still Brook Lane Olde Eden Sub-Division Hi
475	1	10/6/2021 20:19	bobbi ball	27265	HP	147 bridlewood ave
476	1	10/7/2021 0:43	Madison Cave	27265	HP	4085 Cosway Court

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
477	0	10/7/2021 0:46	Jarrod Cave	27265	HP	4085 COSWAY CT
478	1	10/7/2021 0:49	Anali Redmond	27262	HP	1602 Wendover Dr.
479	1	10/7/2021 2:33	Michelle Roddy	27265	HP	Birch view drive
480	1	10/7/2021 6:11	Donna Greene Kaiser	27262	HP	1011 Ferndale Boulevard High Point, North Caro
481	0	10/7/2021 6:15	Robert Earl Kaiser	27262	HP	1011 Ferndale Boulevard High Point, North Caro
482	1	10/7/2021 9:51	AMANDA THOMPSON	27265	HP	6521 Ashebrooke Drive
483	1	10/7/2021 9:55	Susan Hailes	27265	HP	1401 Christopher Court High Point, NC.
484	0	10/7/2021 11:59	Jeff Baker	27265	HP	2408 Tweedmore court
485	1	10/7/2021 12:42	Eric Juday	27265	HP	4112 Jeffrey Lane Point
486	0	10/7/2021 12:58	Lee Legg	27265	HP	3624 Lakeshore Dr.
487	1	10/7/2021 13:43	Tim Wright	27265	HP	Braemar Court
488	1	10/7/2021 13:55	James McGill	27265	HP	4479 Orchard Knob Lane
489	1	10/7/2021 14:41	Judy Marion	27265	HP	4001 Oak Hollow Drive
490	0	10/7/2021 14:41	Judy Marion	27265	HP	4001 Oak Hollow Drive
491	1	10/7/2021 20:27	Alec Cathey	27265	HP	4337 Poplar Creek Ln
492	1	10/7/2021 20:43	Patricia A Klenk	27265-1571	HP	4086 COSWAY CT
493	0	10/7/2021 20:45	David Klenk	27265	HP	4086 Cosway Ct
494	1	10/8/2021 10:34	Katie Gumerson	27282	HP	4648 jamesford drive Jamestown, nc 27282
495	1	10/8/2021 13:07	Betty Bowan	27265	HP	3933 Deerfield St
496	1	10/8/2021 13:13	Doug Bowa	27265	HP	Deerfield Street, High Point NC
497	1	10/8/2021 17:16	James Davis	27265	HP	3831 Langdale Dr., High Point, NC
498	1	10/8/2021 17:34	Lisa Maness	27265	HP	Whites Mill Rd
499	1	10/8/2021 18:43	Lynn Reddeck	27265	HP	3818 Blairwood St High Point. NC 27265
500	0	10/8/2021 18:52	Tom Reddeck	27265	HP	3818 Blairwood St High Point, NC 27265
501	1	10/8/2021 19:29	Carol Wiley	27265	HP	1217 Heatherbrook Dr. High Point NC
502	1	10/8/2021 20:34	Dell Nichols	27265	HP	1702 Hunterwoods Dr
503	0	10/8/2021 20:36	Emerson	27265	HP	1702 Hunterwoods Dr
504	1	10/8/2021 23:08	Ximena Morales	27265	HP	3119 ironwood flat dr
505	1	10/9/2021 11:37	Marcy Parker	27265	HP	3810 Blairwood Streer
506	1	10/9/2021 23:18	Karen Beck	27265	HP	1501 Cardiff Lane, 27265
507	1	10/10/2021 12:53	Walt Hayes	27265	HP	1505 Cardiff Lane
508	0	10/10/2021 12:54	Linda Hayes	27265	HP	1505 Cardiff lane
509	1	10/10/2021 14:35	Amy Honey	27265	HP	4115 Aberdare Drive High Point NC
510	1	10/10/2021 15:24	Kristine Morin	27265	HP	4003 Brayden Drive
511	1	10/10/2021 15:32	Amy Raisner	27265	HP	3502 Corvair Drive
512	1	10/10/2021 15:52	Robert Inman	27265	HP	910 Viking Dr
513	1	10/10/2021 16:09	Cindy Annan	27265	HP	3701 Wheat St High Point NC 27265
514	1	10/10/2021 16:32	Vincent Campbell	27265	HP	4056 Payne Road
515	1	10/10/2021 18:07	Carrie Angeline Brewer	27265	HP	906 Norse Street High Point
516	0	10/10/2021 19:05	Alison Bowen	27265	HP	1417 Cardiff Ln.
517	1	10/10/2021 19:33	Linda	27265	HP	4428 Orchard Knob Ln
518	1	10/10/2021 19:47	Richard Becker	27265	HP	4103 Aberdare dr.
519	1	10/10/2021 20:00	John Henderson	27265	HP	2539 White Fence Way
520	1	10/10/2021 22:26	Robert Smith	27265	HP	3804 Payne Road, High Point, NC 27265
521	1	10/10/2021 22:52	William Robertson	27265	HP	3609 Hollyfield Pl High Point, NC 27265
522	1	10/10/2021 22:57	Chip Holden	27265	HP	4393 KELSO DR
523	1	10/10/2021 23:17	Lacey Armistead	27265	HP	912 Viking Dr
524	1	10/11/2021 0:34	Brian Honey	27265	HP	4115 Aberdare Dr High Point, NC 27265
525	1	10/11/2021 0:50	Cynthia Alston	27265	HP	3620 Hunting Ridge Drive
526	1	10/11/2021 0:58	Ellen Gerber	27265	HP	4202 Cilgerran Ct.
527	1	10/11/2021 1:13	April Lawrence	27370		7110 N.C. Hwy 62 Trinity, NC 27370
528	1	10/11/2021 1:47	Lisa Trevino	27410	HP	5904 Fleming Terrace Rd
529	1	10/11/2021 1:48	Francel Goude	27262	HP	2833 Swan Lake Dr.
530	1	10/11/2021 4:11	Noel McCormick	27265	HP	Rockland Cir High Point NC
531	1	10/11/2021 5:25	Jill Harris	27265	HP	1905 Treyburn Lane
532	1	10/11/2021 5:50	Olen Johnson	27265	HP	1586 Pondhaven Dr
533	1	10/11/2021 6:27	Katie McDonald	27370		5294 Trinity Blvd, Trinity, NC 27370
534	1	10/11/2021 10:42	Karen Guerriero	27265	HP	3552 Lamplight Way
535	1	10/11/2021 11:47	Shelley Garis	27265	HP	327 Traceway Rd
536	1	10/11/2021 12:18	Michael Koch	27265	HP	3957 Claybrooke Court High Point, NC 27265
537	1	10/11/2021 12:31	Charles Freedle	27265	HP	4722 Lumsden Lane
538	1	10/11/2021 13:24	Tammy Royal	27265	HP	4114 Silver Fox Ct
539	0	10/11/2021 13:25	Jane Garis	27265	HP	327 Traceway Rd
540	1	10/11/2021 15:29	Clifford Hurley	27265	HP	4028 Saint John's Street, High Point, NC
541	1	10/11/2021 17:42	Amanda Owen	27265	HP	4001 Briarwood Avenue
542	0	10/11/2021 17:45	Vickie Embry	27265	HP	4001 Briarwood Avenue
543	1	10/11/2021 18:13	Keri Cordell	27265-9105	HP	1412 Cardiff Ln
544	0	10/11/2021 18:15	Krista Cordell	27265	HP	1412 Cardiff Lane

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
545	1	10/11/2021 23:43	Kevin Groce	27265	HP	1705 Hunterwoods Dr
546	1	10/12/2021 4:04	Susan Bowman	27265	HP	4109 Aberdare Drive, High Point, NC 27265
547	1	10/12/2021 10:54	Willia McGhee	27265	HP	1051 St Michaels Lane High Point, NC
548	1	10/12/2021 15:22	Jennifer Absher	27265	HP	4001 Braddock RD
549	1	10/12/2021 15:27	Mark Rees	27265	HP	1216 Hampton Park dr
550	1	10/12/2021 15:29	Karl Taylor	27265	HP	661 Nova Ave
551	1	10/12/2021 15:31	Edward Murphy	27265	HP	3801 Montclair Ct, High Point, NC 27263
552	1	10/12/2021 15:33	Heather Grimsley	27265	HP	3100 Cranberry Ridge Drive
553	1	10/12/2021 15:37	Awilda DeJesus	27265	HP	4101 Hardaway Drive
554	1	10/12/2021 15:43	Anthony wright	27265	HP	1006 havenridge dr
555	1	10/12/2021 15:48	Stephen Ashworth	27265	HP	4213 Lauren Place
556	1	10/12/2021 15:53	Sherry Finch	27265	HP	404 E PeachTree Dt
557	0	10/12/2021 15:58	Donna finch	27255		1015 flintwood ct
558	1	10/12/2021 16:02	Morgan Brannon	27265	HP	3855 Range Crest Ct
559	1	10/12/2021 16:03	Pamela Burkes	27265	HP	4012 Brayden Drive
560	1	10/12/2021 16:09	Russ Peters	27282	HP	3424 Silverlake Ct.
561	1	10/12/2021 16:12	Kim Malocsay	27265	HP	4618 Garden Club Street High Point NC 27265
562	1	10/12/2021 16:19	Kamille Lisonbee	27265	HP	3119 Windchase Ct High Point, NC 27265
563	1	10/12/2021 16:26	Pauline finch	27264	HP	1013 flintwood ct high point nc 27265
564	1	10/12/2021 16:27	Renee Kenan	27265	HP	4108 Jeffrey Lane Points
565	1	10/12/2021 16:35	Heather Johnson	27265	HP	4477 Fairport Court, High Point
566	1	10/12/2021 16:37	Kelley Zittinger	27265	HP	4300 Hunter Oaks Drive High Point NC. 27265
567	0	10/12/2021 16:41	Toni Gray	27265	HP	1401 Heatherbrook Dr.
568	1	10/12/2021 16:43	iliana castro	27265	HP	Sycamore Point Trail
569	1	10/12/2021 16:49	Jeff Tickerhoff	27265	HP	4460 Garden Club St
570	1	10/12/2021 16:52	Carolyn OBrien	27265	HP	Southern Oak Drive
571	1	10/12/2021 16:56	Rachael Moss	27265	HP	2549 Old Mill Rd.
572	1	10/12/2021 16:59	Lisa Neste	27265	HP	4437 Garden Club St
573	1	10/12/2021 17:00	Nadina Rose	27265	HP	3930 Johnson St
574	1	10/12/2021 17:14	Paralee O'Brien	27235	HP	4504 Johnson St Colfax, NC
575	1	10/12/2021 17:15	Lisa W Hancock	27265	HP	1210 Suncrest Dr
576	0	10/12/2021 17:19	Stephen T Hancock	27265	HP	1210 Suncrest Drive
577	1	10/12/2021 17:20	Sanjay Dave	27265	HP	4020 fountain grove drive high point nc
578	1	10/12/2021 17:40	Jenn	22222		No thank you dr
579	1	10/12/2021 17:49	Francia Gomez	27265	HP	3250 Timberwolf Ave
580	1	10/12/2021 18:07	Jen McNamara	27265	HP	2011 Hunterwoods dr High point nc
581	1	10/12/2021 18:33	David Smith	27265	HP	3736 Shadow Ridge Dr.
582	1	10/12/2021 18:46	Ashlee Rhoades	27265	HP	3905 Payne Rd.
583	1	10/12/2021 19:02	Tracy LOWE	27265	HP	4118 Quarterstaff Ct
584	1	10/12/2021 19:13	Laura Dolansky	27265	HP	516 Oakview Rd
585	1	10/12/2021 19:22	Kimberly Dronzek	27265	HP	3864 Tanyard Mill Court
586	1	10/12/2021 19:33	Audrey A Ray	27265	HP	Peaceford Glen Dr.
587	1	10/12/2021 20:07	Kristy Armentrout	27265	HP	1614 Bridgeport Terrace
588	1	10/12/2021 20:28	Patty Cortes	27265	HP	2600 Burch Point
589	1	10/12/2021 20:34	Glenn Hall	27265	HP	4101 Saint Johns Street
590	1	10/12/2021 20:37	Carol Moeser	27262-3149	HP	1204 MADISON ST
591	1	10/12/2021 20:39	Sally Rice	27265	HP	3607 Grindstaff Avenue
592	0	10/12/2021 20:39	Sally Rice	27265	HP	3607 Grindstaff Avenue
593	1	10/12/2021 20:41	Susan Johnson	27265	HP	204 Wyndham Avenue
594	1	10/12/2021 20:55	Jan Wright	27265	HP	3480 Lamuel Field Lane High Point
595	1	10/12/2021 20:56	Monica Doyle	27265	HP	4334 Garden Club St
596	1	10/12/2021 20:57	Mary briley	27282	HP	215 Misty Waters Lane
597	1	10/12/2021 20:58	Noah Wright	27265	HP	3480 Lamuel Field Ln
598	1	10/12/2021 21:01	Bev malouf	27265	HP	2332 Glen Cove Way High point
599	0	10/12/2021 21:10	Jeff Wright	27265	HP	3480 Lamuel Field Lane High Point NC 27265
600	1	10/12/2021 21:11	Jenny Brewer	27262	HP	806 Sunset Dr. 27262
601	1	10/12/2021 21:30	Rebecca Thompson	27284		3953 Abbott's Creek Church Rd
602	1	10/12/2021 21:37	Philip Aiello	27265	HP	3952 Claybrooke ct, High Point, NC
603	1	10/12/2021 22:02	Gina Wear	27265	HP	1706 Whites Mill Rd. High Point, NC 27265
604	1	10/12/2021 22:15	Sarah Kaster	27282	HP	310 Northridge Road
605	1	10/12/2021 22:50	Luisa Flores	27265	HP	4411 Garden Club St High Point NC 27265
606	1	10/12/2021 22:51	Jennifer Sanchez	27265	HP	3907 Cole Ave
607	1	10/12/2021 23:01	Susan Dickenson	27282	HP	608 Havershire Drive
608	1	10/12/2021 23:06	Ali Kirsten	27265	HP	4033 Tarrant Trace Circle
609	1	10/12/2021 23:11	Walter Pavlik II	27265	HP	1501 Misty Hill Circle
610	1	10/12/2021 23:24	Debbie mcneela	27265	HP	3601 grindstaff ave
611	1	10/12/2021 23:50	Marilynn Beaver	27284		1223 grove Kernersville
612	1	10/12/2021 23:59	Mahmood Khan	27409		430 River Bluff Terrace , Greensboro, NC

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
613	1	10/13/2021 0:04	Diane Close	27265	HP	Hunter Oaks Ct, High Point
614	1	10/13/2021 0:19	John Bilhardt	27407	HP	4004 Brambletye Ct
615	1	10/13/2021 0:25	Brenda Forlines	27265	HP	4618 White Beard Road
616	1	10/13/2021 0:25	Debbie Triplett	27265	HP	4323 Garden Club St.
617	0	10/13/2021 0:57	Elizabeth Fain	27265	HP	1414 Wisteria Court
618	1	10/13/2021 0:58	Courtney Fleming	27265	HP	4610 Garden Club Street
619	0	10/13/2021 1:00	Darrick Fleming	27265	HP	4610 Garden Club Street
620	1	10/13/2021 1:05	Carolina Escudero	27265	HP	1855 Francis Mill Ct, High Point
621	1	10/13/2021 1:21	Dustin	27310		Linville Ridge Dr. Oak Ridge
622	1	10/13/2021 1:31	Ellen Christina Southern	27265	HP	3627 grindstaff ave
623	1	10/13/2021 1:35	Debra Sullivan	27265	HP	1321 Primrose Ln. High Point
624	1	10/13/2021 1:56	Jennifer Kivett	27265	HP	5908 Mineral Springs Court
625	1	10/13/2021 2:05	Linda Kirkman	27235	HP	1304 Windchime Drive
626	1	10/13/2021 2:42	Daniel Gardner	27265	HP	2620-2A Ingleside Dr.
627	0	10/13/2021 3:02	Katie Webb	27265	HP	3627 GRINDSTAFF AVE
628	1	10/13/2021 4:02	Odell Benfield	27265	HP	4109 aberdare dr High point be 27265
629	1	10/13/2021 9:42	Jeroen Lysse	27265	HP	4010 Payne Rd
630	1	10/13/2021 9:57	Jennifer Preuss Osborne	27410	HP	3235 Cheswick Drive
631	1	10/13/2021 10:05	Karris Chatman	27265	HP	3911 Fountain Village Lane
632	1	10/13/2021 10:18	Krystal Talley	27265	HP	4329 Twistig Creeks Drive
633	1	10/13/2021 11:05	Noble McGregor	27265	HP	600 Nova Avenue
634	1	10/13/2021 11:15	Fannie Cheng	27265	HP	3452 Jake white Ct. high point
635	1	10/13/2021 11:35	Laurie Mendenhall	27265	HP	3891 Eagleston Court
636	1	10/13/2021 11:47	Lauren Basham	27265	HP	1009 Shamrock Road High Point, NC 27265
637	1	10/13/2021 12:12	Debra Warner	27265	HP	1606 Lakeland Point
638	1	10/13/2021 12:35	Aimee Jackson	27265	HP	4612 saddlewood club dr, High point, NC 27265
639	1	10/13/2021 13:05	Caroline Bronson	27407	HP	6 Sawmill Court
640	1	10/13/2021 13:34	Stephen Brooks	27265	HP	4207 Aberdare Drive
641	0	10/13/2021 13:53	Kathleen Brooks	27265	HP	4207 Aberdare Drive
642	1	10/13/2021 13:59	Kathy Jakubowski	27265	HP	3835-A Johnson Street
643	1	10/13/2021 14:07	Josh Perrotta	27265	HP	1004 Woodview ct
644	1	10/13/2021 14:07	Naureen khan	27265	HP	3107 Timberwolf Ave
645	1	10/13/2021 14:49	Justin	27265	HP	No thanks
646	0	10/13/2021 16:13	Pat Nabel	27262	HP	1321 Robin Hood Road
647	1	10/13/2021 16:25	Valerie Berryer	27409	HP	Morris Farm Dr
648	1	10/13/2021 17:11	John Mitchell	27265	HP	1418 Wisteria Court
649	1	10/13/2021 18:11	Ashley Pendley	27265	HP	Bent Trace Dr.
650	1	10/13/2021 18:20	Julianna Luchau	27265	HP	2005 La Dora dr
651	1	10/13/2021 20:23	Sonja Islip	27284		455 Hancock Dr
652	1	10/13/2021 21:15	Marjorie Liles	27410	HP	5819 green Meadow Dr
653	1	10/13/2021 21:54	Deborah Mitchell	27265	HP	1404 Cardiff Lane
654	1	10/13/2021 22:06	Beth Burgess	27265	HP	4084 Cosway Court
655	1	10/14/2021 0:44	Alicia Hurley	27235	HP	8640 Adkins Rd, Colfax
656	1	10/14/2021 1:37	Tanya curry	27265	HP	3428 obsidian court
657	1	10/14/2021 1:41	Marie Elaine Johnson	27265	HP	3904 Payne Road, High Point, NC, 27265
658	0	10/14/2021 3:12	Amber Pavlik	27265	HP	1501 Misty Hill Circle
659	1	10/14/2021 3:32	Robert Brewer	27265	HP	906 Norse Street
660	1	10/14/2021 10:06	Leslie Griffin	27235	HP	8303 Lakedale Cir
661	1	10/14/2021 18:06	Residents of Huttons Lake	27265	HP	Huttons Lake residents 601 Tara drive 27265
662	1	10/14/2021 19:42	Jordan Gibson	27262	HP	215 W State Ave
663	1	10/14/2021 19:50	John Macrae	27265	HP	2904 Firethorn Dr High Point, NC
664	0	10/14/2021 20:02	Lisa Rees	27265	HP	1216 Hampton Park Drive High Point, 27265
665	1	10/14/2021 20:15	Chris Ferguson	27265	HP	6030 Red Cedar Drive, Apt 3D, High Point, NC 2
666	1	10/14/2021 20:42	Amy	27265	HP	160 Wyndham ct
667	1	10/14/2021 22:57	DesTri Martin	27265	HP	Glen Cove Way
668	1	10/15/2021 0:16	Mason	27265	HP	2523 white fence way
669	1	10/15/2021 1:17	Sal Pennisi	27265	HP	2162 Glen Cove Way
670	1	10/15/2021 2:15	Terri Young	27265	HP	4559 FAIRPORT CT
671	1	10/15/2021 10:08	Ryan Marshburn	27265	HP	4485 Fairport Ct. High Point, NC 27265
672	1	10/15/2021 10:31	Daisy Thompson	27265	HP	2607 Wexford place
673	1	10/15/2021 12:01	Claudia Johnson	27265	HP	Kelso Drive
674	1	10/15/2021 12:03	Melissa Lee	27265	HP	604 Nova Avenue High Point NC 27265
675	0	10/15/2021 12:23	Sylvia Groce	27265	HP	1705 Hunterwoods Dr High Point, NC
676	1	10/15/2021 14:10	Donna Dantzler	27265	HP	1714 Gentry Court High Point, NC 27265
677	1	10/15/2021 16:28	Deborah Hamblen	27265	HP	4129 Saint Johns Street
678	1	10/15/2021 20:27	JUSTIN WHITE	27265	HP	4007 MEADOW VALLEY DR
679	1	10/15/2021 20:31	Jennifer Barbee	27265	HP	4007 Meadow Valley Dr
680	0	10/15/2021 20:46	Tony F Federico	27265	HP	3164 Cranberry Ridge Drive

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
681	1	10/15/2021 21:47	Chris F	27265	HP	2305 Glen Cove Way, High Point, NC 27265
682	1	10/16/2021 5:21	Elizabeth A Mendez	27265	HP	810 NEWELL ST
683	1	10/16/2021 12:52	Samuel Keathley	27265	HP	3856 Tanyard Mill Ct
684	1	10/16/2021 17:43	Ed Piacentino	27265	HP	652 Nova Avenue
685	0	10/16/2021 18:15	Diane Piacentino	27265	HP	652 Nova Avenue
686	1	10/16/2021 20:40	Gurney Brown	27265	HP	4111 Aberdare Dr.
687	1	10/16/2021 22:39	Jennifer Farlow	27265	HP	507 Nova Ave
688	1	10/17/2021 12:57	Jeannine Wandrey	27265	HP	2921 Firethorn Dr
689	1	10/17/2021 14:01	Shay Campbell	27265	HP	424 Shadybrook Rd
690	1	10/17/2021 14:52	Paul Hassell	27265	HP	513 Nova Ave. High Point, NC. 27265
691	1	10/17/2021 19:10	Janie Reed	27265	HP	2001 Treyburn Lane
692	0	10/17/2021 19:13	Steve Reed	27265	HP	2001 Treyburn Lane
693	1	10/17/2021 19:58	Alex Frey	27265	HP	2516 White Fence Way
694	1	10/17/2021 20:11	Maddie McFarland	27265	HP	3924 Wynne Brook ct
695	1	10/17/2021 20:30	LOUIS Xavier THIBODEAUX	27262-7323	HP	1242 Kensington Dr
696	1	10/17/2021 20:35	Gino Santovito	27265	HP	4018 bay water point
697	1	10/17/2021 20:39	Zuzana rose	27265	HP	4003 wellingham lane
698	1	10/17/2021 20:56	Kurt Emsermann	27265	HP	1837 Runner Stone Dr. High Point, NC 27265
699	1	10/17/2021 20:56	Jenny Stevenson	27265	HP	1110 Maplewood Ave High Point NC 27265
700	1	10/17/2021 21:04	Amy	27265	HP	4018 Baywayer Point
701	1	10/17/2021 22:27	Samuel Tesfay	27265	HP	197 Wyndham Ave
702	1	10/17/2021 22:30	Robert Patterson	27265	HP	4108 Stansbury Ln
703	1	10/18/2021 0:27	Claudine Hernandez	27282	HP	103 pearce drive
704	1	10/18/2021 0:29	Karen Beck	27265	HP	313 Wyndham Ave
705	1	10/18/2021 0:31	Gary Mott	27265	HP	4477 orchard knob ln
706	1	10/18/2021 1:32	Corrie Darby	27265	HP	913 Ruskin Drive
707	0	10/18/2021 2:15	Mark Darby	27265	HP	913 Ruskin Dr High Point, NC
708	1	10/18/2021 9:57	Melissa Grella	27265	HP	2625 White Fence Way
709	1	10/18/2021 10:06	Wayne Anderson	27284		9127 Fenway rd Kernersville nc 27284
710	1	10/18/2021 10:14	Megan Stewart	27235	HP	8739 Bame Rd
711	0	10/18/2021 10:38	Zeb Stewart	27235	HP	8739 Bame Rd
712	1	10/18/2021 11:38	Amy Braica	27265	HP	2201 Anchoridge Avenue
713	1	10/18/2021 13:46	Lawrence Korson	27265	HP	4358 Cedar Trail Ct HIGH Point
714	0	10/18/2021 14:02	Don Beck	27265	HP	313 Wyndham Avenue
715	1	10/18/2021 15:11	Karen Black	27265	HP	4404 Orchard Knob Lane
716	1	10/18/2021 15:49	Barbara Carder	27265	HP	3624 Malibu Dr
717	1	10/18/2021 16:41	Sarah J Canning	27265-1158	HP	304 STAPLETON WAY
718	1	10/18/2021 17:07	Debra Cottonaro	27265	HP	200 Wyndham Ave
719	1	10/18/2021 18:17	Dayna Dunlap-Hinds	27265	HP	4082 Cosway Ct. High Point, NC 27265
720	1	10/18/2021 22:35	Charles Lankford	27265	HP	2100 Bay Court
721	1	10/18/2021 22:43	Merilla Barrier	27265	HP	182 Wyndham Court
722	1	10/18/2021 23:01	Tammy Russell	27265	HP	207 Stapleton Way
723	1	10/18/2021 23:03	H Danzis	27265	HP	300 Wyndham Avenue
724	0	10/18/2021 23:03	Scott Russell	27265	HP	207 Stapleton Way
725	1	10/18/2021 23:56	Vicki Warren	27265	HP	2601 White Fence
726	1	10/18/2021 23:59	Curtis Nichols	27265	HP	3914 Sandlewood Rd
727	1	10/19/2021 0:35	Bruno Daniel Bonilla Aguilar	27265	HP	4101 HARDAWAY DR
728	1	10/19/2021 11:23	Jeanne Turner	27265	HP	168 Wyndham Court High Point NC 27265
729	1	10/19/2021 11:57	Frank Morelli	27265	HP	2516 White Fence Way High Point, NC 27265
730	1	10/19/2021 13:14	Theresa Greenwell	27265	HP	105 Stapleton Way
731	1	10/19/2021 13:35	Cheryl Bolick	27265	HP	2113 Anchoridge Ave High Point 27265
732	1	10/19/2021 13:59	Dawn Howey	27265	HP	4120 Stansbury Lane, High Point, NC 27265
733	0	10/19/2021 13:59	Frank Cybulski	27265	HP	4120 Stansbury Lane, High Point, NC
734	0	10/19/2021 14:00	Cassidy Howey	27265	HP	4120 Stansbury Lane, High Point, NC 27265
735	0	10/19/2021 14:01	Parker Howey	27265	HP	4120 Stansbury Lane, High Point, NC 27265
736	1	10/19/2021 14:09	Cindy Stokes	27265	HP	515 Nova Ave
737	1	10/19/2021 15:24	Eileen Pachasa	27265	HP	4104 Stansbury Lane
738	1	10/19/2021 19:13	Barbara Harrold	27265	HP	114 Stapleton Way, High Point, NC 27265
739	1	10/19/2021 19:53	Jean Michie	27265	HP	1118 Elmwood Ave.
740	0	10/19/2021 20:03	Craig	27265	HP	1118 Elmwood Ave.
741	1	10/19/2021 20:37	Susan Butcher	27265	HP	4002 Stillbrook Lane
742	1	10/19/2021 21:02	Kathleen Cavanaugh	27265	HP	3803 Edgewater
743	0	10/19/2021 21:06	Bill Cavanaugh	27265	HP	3803 Edgewater
744	1	10/19/2021 21:14	Cristina Herteg	27265	HP	2420 Lake Oak Ct
745	1	10/19/2021 21:18	Tyler Butcher	27265	HP	4002 Stillbrook Lane
746	1	10/19/2021 23:05	Ina Siler	27265	HP	2298 Glen Cove Way High Point, NC 27265
747	1	10/19/2021 23:14	Cristian Muntean	27265	HP	3979 Navy Pl.
748	1	10/19/2021 23:29	Wahida Mitchell	27265	HP	2269 Glen Cove Way

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
749	1	10/20/2021 14:43	Susan and David Alexander	27265	HP	3835-D Johnson Street
750	1	10/20/2021 14:44	Jan Pursley	27265	HP	2509 Burch Point
751	1	10/20/2021 15:35	Heather H	27265	HP	3633 Malibu Dr
752	1	10/20/2021 15:45	Lisha Phillips	27265	HP	2314 Glen Cove Way
753	1	10/20/2021 17:11	Gregory Grady	27265	HP	2419 Lake Oak Ct.
754	0	10/20/2021 17:31	Amy Blum-Grady	27265	HP	2419 Lake Oak Court
755	1	10/20/2021 19:43	Ernestine Curlee	27265	HP	1400 Pondhaven Drive
756	1	10/20/2021 19:54	Michael Harroun	27265	HP	502 Payne Ct.
757	1	10/20/2021 22:54	charles dallicardillo	27265	HP	3513 blairwood st
758	1	10/21/2021 0:53	Keith Morin	27265	HP	4003 Brayden Drive High Point, NC 27265
759	1	10/21/2021 13:05	Greg Robinson	27265	HP	3436 Hillside Drive
760	1	10/21/2021 13:58	Walter Baker	27265	HP	166 Wyndham Ct high point NC
761	1	10/21/2021 16:10	Anna Sibley	27265	HP	4210 LAUREN PL
762	1	10/21/2021 18:06	Kelly Robbins	27282	HP	2017 Shimer Drive, Jamestown
763	1	10/21/2021 19:09	Candace Farrar	27235	HP	4917 Legacy Dr.
764	1	10/21/2021 20:14	Pamela Greene	27265	HP	3946 Huttons lake Ct High point NC 27265
765	1	10/21/2021 20:47	Ron and Lori Hassell	27265	HP	3919 Cedar Crest Lane
766	1	10/22/2021 1:03	Debra Adams	27265	HP	3907 Kim Drive High Point NC 27265
767	0	10/22/2021 13:38	Michael Parker	27265	HP	3810 Blairwood Street
768	1	10/22/2021 16:09	Carol Whitley	27265	HP	4107 stansbury lane
769	1	10/22/2021 21:01	Janet Clement	27265	HP	2541White Fence Way High Point NC
770	1	10/22/2021 22:51	Casey Lehner	27265	HP	3802 Blairwood St
771	0	10/22/2021 22:52	Blaine Lehner	27265	HP	3802 Blairwood St
772	1	10/23/2021 1:13	Rachel Cole	27265	HP	752 Carneros Circle High point NC 27265
773	1	10/23/2021 17:24	Penelope Desoutter	27265	HP	Stapleton Road
774	1	10/23/2021 20:21	harold danzis jr	27265	HP	167 Wyndham Ave
775	1	10/23/2021 21:12	Mark Johnston	27265	HP	3901 Waldorf Ct. High Point, NC 27265
776	0	10/23/2021 21:42	Charles Hutchens	27265	HP	1028 Braemar Ct,
777	1	10/24/2021 15:06	Jane Stutler	27265	HP	4505 Oak Hollow Dr.
778	1	10/24/2021 15:11	William jordan	27265	HP	2404 Tweedmore ct
779	1	10/24/2021 17:58	Amy Ayres	27265	HP	3835 Edgewater St
780	1	10/24/2021 21:47	Joe Shez	27265	HP	3948 Johnson St, High Point, NC 27265, USA
781	1	10/25/2021 16:36	Ronald D DeBord	27265	HP	209 Stapleton Way
782	1	10/25/2021 17:05	Kaye B House	27265-1381	HP	1728 MIRABEAU CT
783	1	10/25/2021 18:48	Julie Dykhoff	27265	HP	3872 TANYARD MILL CT
784	1	10/25/2021 22:57	M Malcolm	27265	HP	3905 Kim Dr
785	0	10/25/2021 23:07	C Malcolm	27265	HP	3905 Kim Dr
786	0	10/25/2021 23:40	Kelly Johnston	27265	HP	3901 Waldorf Ct
787	1	10/26/2021 13:24	Daniel Bustos	27265	HP	Nova Avenue
788	0	10/26/2021 15:24	Angela Spring	27265	HP	1132 Scarlett Dr
789	1	10/26/2021 16:38	Stacey Pepe	27265	HP	685 southwest st
790	1	10/26/2021 17:07	Elizabeth Kelly	27265	HP	4209 Jeffrey Lane Pt
791	1	10/26/2021 17:16	Jason Eanes	27265	HP	216 Wyndham Ave

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 21-06**
 (Maria T. Montoya-Couch et al.)

From: Chris Andrews,
 Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: October 21, 2021 and
 November 5, 2021

Attachments: A. Staff Report
 B. Map
 C. Annexation Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK Partners for a voluntary contiguous annexation of approximately 26.76 acres, located at the southeast corner of W. Wendover Avenue and Penny Road. The property is known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends ***approval*** of Annexation 21-06.

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

**STAFF REPORT
ANNEXATION 21-06
November 15, 2021**

Request	
Applicant: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK Partners	Owners: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK Partners
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 21-23

Site Information	
Location:	The site is located at the southeast corner of W. Wendover Avenue and Penny Road.
Tax Parcel Number:	Guilford County Tax Parcels 196671, 196672, 70002, 170004, 170005 and 170006
Site Acreage:	Approximately 26.76 acres
Current Land Use:	Single family dwellings, rural residential dwelling, utility building and undeveloped parcel.
Current Fire District:	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
Proposed Development:	The property owners have a buyer that is proposing to develop an approximately 160,000 square feet of commercial/retail uses and approximately 180 multifamily residential units on the site and additional abutting lands at this intersection.
Proposed Unit Type, Number and Average Value:	As of the date of this report, and with project layout still fluctuating, it is anticipated the project could have a \$75,000,000 market value at build out.
Proposed Build-out Schedule:	Unknow at this time. Infrastructure can be installed with 1 – 2 years; however, it may be several years before complete built-out.
Proposed City of High Point Council Ward:	The proposed annexation site is surrounded Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The topography of the site ranges from relative level adjacent to the abutting roads and to steep towards the interior of the site. The eastern portion of the site is encumbered by a pond. Also, a 50 foot wide Piedmont Natural Gas easement runs through the middle of the site, from north to south.

Water and Sewer Proximity:	A 12-inch and 16-inch City water line lie adjacent to the site along Penny Road and W. Wendover Avenue. An 8-inch City sewer line lies adjacent to the site along W. Wendover Avenue and along the southern boundary of the site.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CZ-RC PDM	Conditional Zoning Retail Center District Planned Development – Mixed District	Commercial development (<i>Shoppes at Deep River and Palladium Shopping Centers</i>)
South:	R-5 RS-40	Residential Single Family – 5 District Residential Single Family – 40 District (<i>Guilford County</i>)	Single-family dwellings
East:	AG	Agricultural District (<i>Guilford County</i>)	Rural residential
West:	CZ-RC	Conditional Zoning Retail Center District	Commercial (<i>Wendover Crossing Shopping Center</i>)

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Wendover Avenue Penny Road	Major Thoroughfare Major Thoroughfare	1,685 ft. 785 ft.
Vehicular Access:	W. Wendover Avenue, Penny Road, Samet Drive Extension		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is surrounded by the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant is requesting annexation to have access to City utilities to facilitate development of a commercial shopping center. There has been numerous annexation approvals in this area since the 1990s, and the site is completely surrounded by the High Point corporate limits. This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation will not negatively impact the City's ability to provide services in this area.

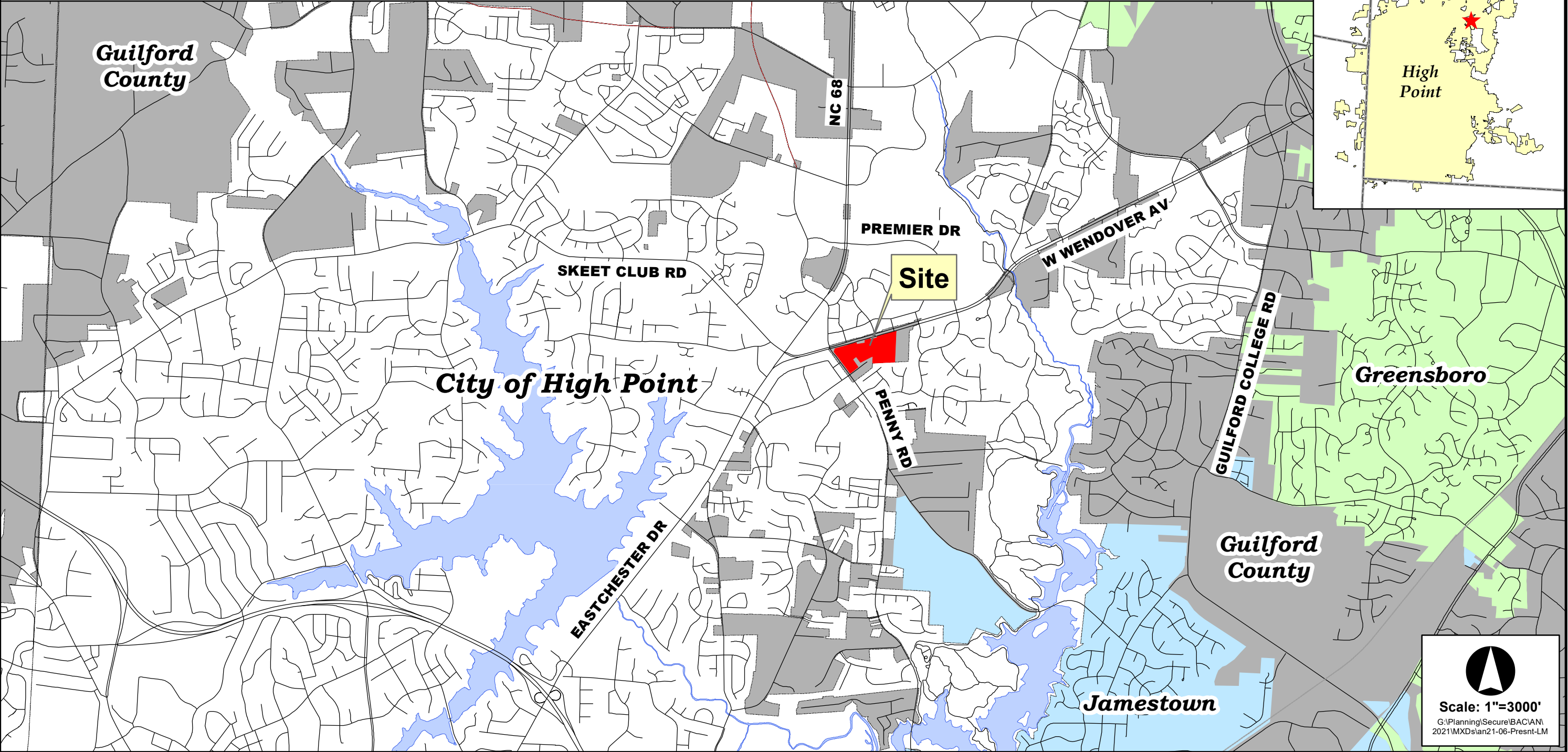
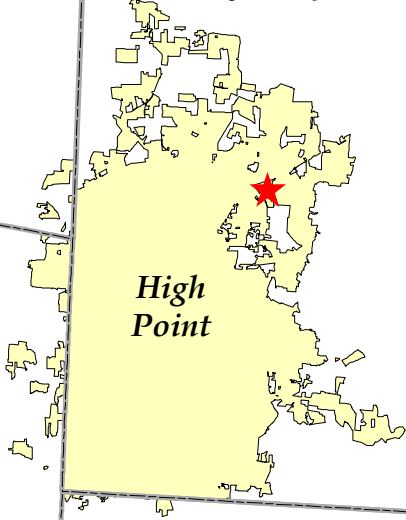
Report Preparation

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

ANNEXATION REQUEST: AN-21-06
Applicant: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim,
Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC & KTK Partners

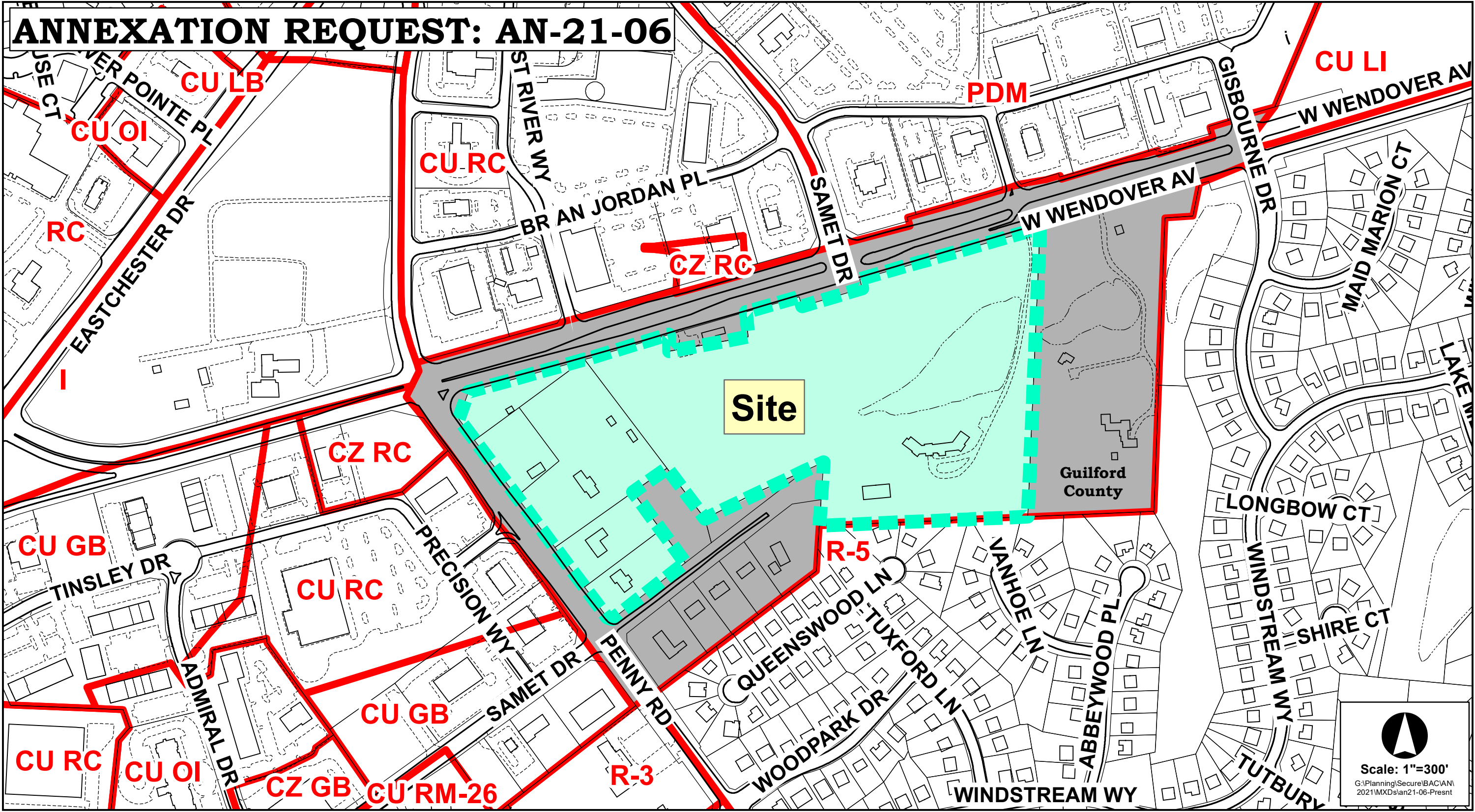
Vicinity Map



Scale: 1"=3000'

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2021\MXDs\an21-06-Presnt-LM

ANNEXATION REQUEST: AN-21-06



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 1st day of November, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **November 1, 2021**.

ANNEXATION DESCRIPTION

Annexation Case 21-06 (AN-21-06)

Applicants:

Maria T. Montoya-Couch,
SV LIM Holdings,

LLC, Steven Lim,
Barbara M. Jordan,
Darrin R. Jordan,
NorthState Telephone LLC; and
KTK Partners

Guilford County Tax Parcels 196671, 196672, 70002, 170004 (portion), 170005 and 170006
(25.5 acres).

SECTION 2. Upon and after **November 15, 2021** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for **Guilford** County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by the City Council
City of High Point, North Carolina
The **15th** day of **November, 2021**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 2429 West Green Street – Travel Inn Express Restaurant

**From: Reggie Hucks
Inspections Director**

Meeting Date: Nov. 15, 2021

Public Hearing: No

**Advertising Date /
Advertised by:**

**Attachments: A. Condemnation Letter
B. Condemnation Hearing
C. Hearing Determination
D. Pictures of structure**

PURPOSE:

A request by the City of High Point Inspections Department to adopt an ordinance authorizing the demolition of an unsafe commercial structure located at 2429 West Green Street.

BACKGROUND:

After a site visit was made, this building at 2429 West Green Street was placarded as condemned due to failing construction. A notice was sent to the owner to attend the condemnation hearing. The determination after the hearing was to demolish the building.

BUDGET IMPACT:

\$35,000 Estimated plus asbestos removal if required.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this unsafe commercial structure, based upon the enclosed condemnation procedure.







Harris Khan, LLC f/k/a Harris Kahn, LLC
Tahir Hamid Khan
2429 W Green Dr
High Point, NC 27260

November 24, 2020

Dear Owner,

A site visit was made to 2429 W Green Dr. High Point, NC 27260 at the request of the City of High Point Fire Marshals Office after discovering possible violations in the building. It was discovered that the building is especially dangerous life due to defective construction, decay, unsafe wiring, and other causes including water intrusion from the roof that covering has exceeded his lifespan. As a result of our inspection, this structure has been cited as defective and in a hazardous condition pursuant to NC General Statute 160A-426 and condemnation placards have been affixed to the rear portions building (former restaurant).

You are hereby notified to take immediate corrective action to safeguard the site by repairing or demolishing the structure. Please respond within ten (10) days of receipt of this letter with an immediate timeline for repair or demolition. If no reply has been received after ten days of receipt of this letter, the City of High Point Inspections Department will schedule a condemnation hearing to determine the best course of action in the interest of public safety.

If you have any questions regarding this letter, please contact me at 336-883-3275.

Sincerely,

Christopher Whaley

City of High Point Inspections Manager

City of High Point
February 17, 2021



Harris Khan, LLC f/k/a Harris Kahn, LLC
Tahir Hamid Khan
2429 W Green Dr
High Point, NC 27260

Dear Owner,

An administrative hearing was held on February 17, 2021 at 10:30am at 211 S Hamilton St. High Point, NC 27260 concerning 2429 W Green Drive High Point, NC 27260. Attends of the meeting were Mr. Khan (owner), Chris Whaley (Inspections Manager), and Reggie Hucks (Inspections Director). During the hearing we discussed the order to take corrective action for the restaurant/office building that was condemned for defective construction, decay, unsafe wiring, and other causes including water instruction from the roof covering and materials that have exceeded its lifespan.

Conclusion of the meeting and agreed upon terms:

June 1, 2021 a permit will be obtained by Mr. Kahn or representative for a roof replacement to this structure.

July 1, 2021 the work will be completed, all inspection approved, and Certificate of Compliance issued by the City of High Point Inspections Services Department.

These are the agree upon terms. If these terms are not met, then the City of High Point will take next step in the best interest of public safety.

Sincerely,

Christopher Whaley

City of High Point Inspections Manager



Harris Kahn LLC.
2429 West Green Street
High Point, NC 27260

Tahir Hamid Kahn
2429 West Green Street
High Point, NC 27260

October 25, 2021

Dear Mr. Kahn,

We have received an estimate from Causey's Demolition to demolish the restaurant and office at Travelers Inn (2429 West Green Street). The estimate is attached to this email and a hard copy will be sent to your business address. If you do not take immediate corrective action to demolish the structure yourself, this matter will be presented to the High Point City Council on November 15, 2021.

If you have any questions regarding this letter, please contact me at 336-883-4249.

Sincerely,

Reggie Hucks

City of High Point Inspections Director



TIMMY CAUSEY
Grading & Demolition

4617 Robbins Circle
Asheboro, NC 27205

DATE 10/25/21

ADDRESS

2429 W. Green Drive
High Point, NC

Thank you for your business!

BV-20-0017
2429 W Green Dr Timeline

<i>Description</i>	<i>Date</i>	<i>Inspector</i>	<i>Action</i>	<i>Other Notes</i>
Site Visit	11/22/2020	Chris Whaley	Building Condemned	Construction decay and allowing water intrusion
Ownership Validation	11/23/2020	Sharon Livengood	Title Search	
Notice Sent	11/24/2020	Chris Whaley	Notice Sent	No Action from owner
Hearing Held	02/17/2021	Chris Whaley	No Change	Owner agreed to repair roof
Order Corrective Action	02/17/2021	Chris Whaley	Order Sent	Gave owner until July 1, 2021, to make repairs
Follow-up Inspection	08/18/2021	Chris Whaley	No Change	No Change to the building
Notice Sent	8/30/2021	Chris Whaley	Notice Sent	Notice sent concerning hearing before Council



Memorandum

FROM: Herbert Shannon Jr., Senior Planner

TO: High Point City Council

SUBJECT: Request for continuance of Shamrock Petey, LLC Planning Agenda Cases

A development proposal has been submitted for approximately 37 acres located at the southeast corner of W. Wendover Avenue and Penny Road. The representative for Shamrock Petey, LLC has requested postponement of his applications to the November 15, 2021 City Council public hearing.

Staff recommends the City Council continue the following applications to your November 15, 2021 public hearing:

- Plan Amendment 21-06
- Annexation Case 21-06
- Zoning Map Amendment 21-20

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 21-06
(Shamrock Petey, LLC)

From: Heidi H. Galanti, Planning Services
Administrator

Meeting Date: November 1, 2021

Public Hearing: Yes

Advertising Date: October 20, 2021, and
October 27, 2021

Attachments: A. Staff Report
B. Land Use Plan Resolution

Advertised By: Planning & Development

PURPOSE:

A request by Shamrock Petey, LLC. to change the Land Use Map designation for approximately 41 acres from the Office and Medium-Density Residential classifications to the Community/Regional Commercial classification. The site is located at the southeast corner of West Wendover Avenue and Penny Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their September 28, 2021 public hearing. All members of the Commission were present except for Ms. Angela McGill, Mr. Ray Wheatley and Mr. Thad Juszcak. Ms. Heidi Galanti, Planning Services Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's attorney, Mr. Tom Terrel, Fox Rothschild LLP, 529 W Parkway Ave., High Point, and applicant Mr. Dennis Bunker, 1140 Dilworth Crest Road, Charlotte, spoke in favor of the request.

All other speaker comments pertained to the zoning request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

The Planning and Zoning Commission recommended ***approval*** of this request, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
PLAN AMENDMENT 21-06
September 28, 2021**

Requests		
Applicant: Shamrock Petey, LLC	Owner: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, North State Telephone LLC and KTK Partners	
Plan Amendment Proposal: To change the land use classification for approximately 41 acres to the Community/Regional Commercial land use classification.	From:	Office and Medium-Density Residential
	To:	Community/Regional Commercial

Site Information	
Location:	The site is located at the southeast corner of W. Wendover Avenue and Penny Road.
Acreage:	Approximately 41 acres
Current Land Use:	Single family dwellings, rural residential dwelling, utility building and undeveloped parcel.

Adjacent Property Current Land Use	
North:	Commercial development <i>(Shoppes at Deep River shopping center and Palladium Shopping Center)</i>
South:	Single-family dwellings
East:	Common Area, primary stormwater control device and dedicated open space for the Nottingham subdivision
West:	Commercial

Adjacent Land Use Plan Designations	
North:	Community/Regional Commercial and Mixed-Use Development
South:	Medium Density Residential and Low-Density Residential
East:	Low-Density Residential
West:	Community/Regional Commercial

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	Medium-Density Residential: This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. Office: This classification includes professional, personal and business service uses.

Proposed Designation:	Community/Regional Commercial: This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
------------------------------	--

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement	The following goals and objectives of the Community Growth Vision Statement are relevant to this request: <u>Obj. 5B:</u> Focus particular attention on the appearance of key gateways into High Point to convey to visitors a positive first and last impression of the community. <u>Obj. 5H:</u> Limit extremely large-scaled stores - “big box retail” - to key street intersections to best accommodate their potentially high traffic volumes
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. 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. Obj.#1. Encourage the preservation of existing trees along the City’s gateway corridors and within street rights-of-way and areas of forest cover. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan(s): <i>West Wendover Avenue/Guilford</i>	Due to this being an important gateway into the city, the plan recommends maintaining the corridor’s visual quality through buffering and landscaping requirements, sign control, and development standards or design guidelines that address topics such as roof pitch, exterior building materials, color, awnings, and building height and

College Road Corridor Plan	orientation. It also recommends protection of the historic Deep River Friends Meeting property.
LUPA History:	This area was designated as Office and Medium Density Residential in 1992. There have been two plan amendments adjacent to this area, they are as follows: <u>PA 01-04</u> On November 15, 2001, approximately 5 acres on the southwest corner of West Wendover Avenue and Penny Road were amended from Office to Community/Regional Commercial; and <u>PA 03-03</u> On December 18, 2003, approximately 70 acres on the northeast corner of Samet Drive and West Wendover Avenue were amended from Office and Restricted Industrial to Community/Regional Commercial.

Details of Proposal

Summary of Land Use Plan Amendment Request:

The applicant is proposing a large retail commercial development on the southeast corner of the West Wendover Avenue and Penny Road intersection and is therefore requesting a Land Use Plan amendment from Office and Medium-Density Residential to Community/Regional Commercial. The Office classification supports professional, personal and business service uses and the Medium-Density Residential supports a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing at a density between eight and sixteen dwelling units per gross acre. The proposed Community/Regional Commercial classification supports a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

This proposed development site is approximately 41 acres and it is located at the intersection of two major thoroughfares. This site is adjacent to two shopping centers on opposing corners and the Deep River Friends Church.

Staff Analysis

The proposed Land Use Plan amendment area has been designated as Office and Medium-Density Residential since 1992 and the Land Use Plan has been amended to Community/Regional Commercial for the Palladium Shopping Center across West Wendover Avenue and the Wendover Crossing shopping center across Penny Road. Land use policies support large retail at key street intersections and protecting gateway corridors. The conditions placed on the property and the required Development Ordinance standards for large retail uses, will ensure that this proposed site is developed in a manner that is in keeping with land use policy and compatible with the area.

Recommendation

Staff Recommends Approval:

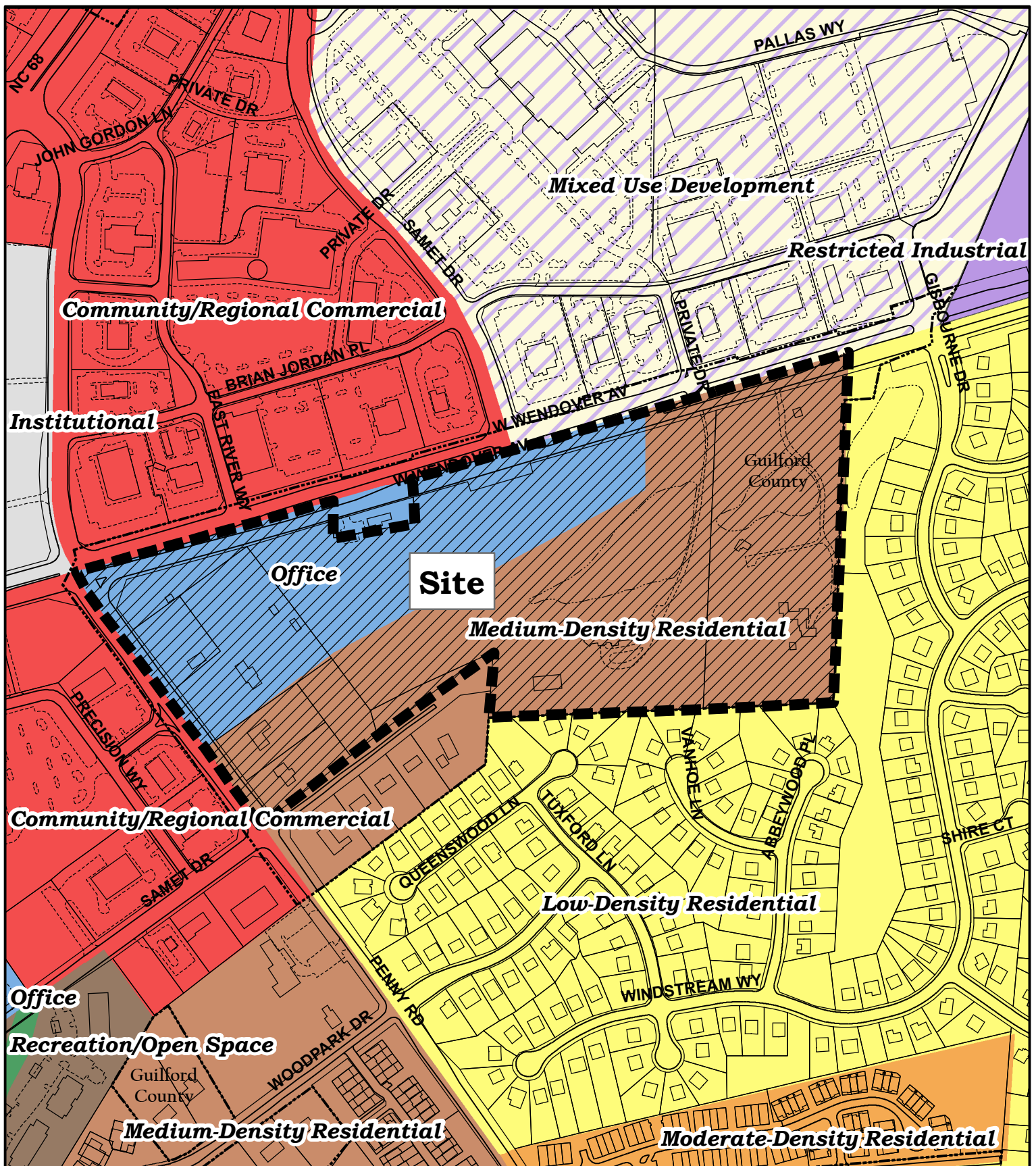
Staff recommends approval of the request to change the future land use designation for approximately 41 acres to the Community/Regional Commercial land use classification. The request meets the goals and objectives of the Community Growth Vision Statement and the Land Use Plan and will be in harmony with the land use pattern of the surrounding area.

Report Preparation

This report was prepared by Planning and Development Department staff member Heidi Galanti AICP, Planning Services Administrator, and reviewed by Chris Andrews AICP, Interim Director.

List of Attachments:

Land Use Map



PLAN AMENDMENT: PA-21-06

From: Office and Medium-Density Residential
To: Community/Regional Commercial

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point



Scale: 1"=400'
G:/Planning/Secure/BAC/
PA/2021/MXD/pa21-06

A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on September 28, 2021 and before the City Council of the City of High Point on November 1, 2021, regarding this proposed amendment (PA 21-06) to said *Land Use Plan for the High Point Planning Area*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 41 acres (as shown on the attached map) from Office and Medium-Density Residential to Community/Regional Commercial.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
City of High Point, North Carolina
The 1st day of November 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATIONOWNER (S)

1834 Willard Rd

Heirs of Blanche Kinley
2217 Union Cross Rd
Winston-Salem, NC 27107

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 15th day of November, 2021

Mary S. Brooks, Deputy City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Mary S. Brooks, Deputy City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 15, 2021 and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7767/21-84, page 84, Legislative File No. 2021-500 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 16th day of November 2021.



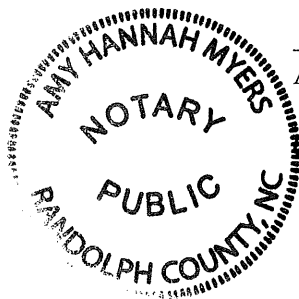
Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 16th day of November 2021.



Amy Hannah Myers
Amy Hannah Myers, Notary Public

Commission Expires: 04/30/2025

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 21-20 (withdrawn)**
Zoning Map Amendment 21-23 (Shamrock Petey, 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

PURPOSE: **Zoning Map Amendment 21-20** AND **Zoning Map Amendment 21-23**

A request by Shamrock Petey, LLC to rezone approximately 34.7 acres from the Agricultural (AG) District, Residential Single Family – 40 (RS-40) District and Mixed Use (MXU) District all within Guilford County's zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation requests.

BACKGROUND:

These cases proposed to rezoned lands at the southeastern corner of W. Wendover Avenue and Penny Road for a proposed commercial development. Staff has no objections with the concept of allowing commercial development at this location. However; over the past several months there have been numerous meetings with the applicant to attempt to come to terms on the specific zoning conditions. As of the submittal date of this request to the City Council, the applicant and the Transportation Department are not in agreements as to various transportation-related conditions.

Zoning Map Amendment 21-20

(Reviewed by the Planning and Zoning Commission on September 28, 2021)

Staff recommended approval of the request, with five recommended amendments (4 planning-related amendments and one transportation-related amendment) to the conditional zoning ordinance. The applicant's representative noted that with one minor adjustment they would accept all of the Transportation Department conditions. That change was accepted by the Transportation Department representative, leaving four planning-related issues.

The Planning and Zoning Commission recommended approval of ZA-21-20, by a vote of 5-1, with all the amendments to the Conditional Zoning Ordinance recommended by staff.

NOTE: *After this public hearing, the applicant and planning staff met and addressed the various planning-related issues. Thus, resolving all of the 5 amendments raised by staff at the September hearing.*

Zoning Map Amendment 21-23

(Reviewed by the Planning and Zoning Commission on October 26, 2021)

After the September Planning and Zoning Commission public hearing, the applicant desired to add additional parcels to their proposed commercial development, and submitted ZA-21-23. To prevent confusion by having two similar requests for the same area, ZA-21-20 has been administratively withdrawn

and combined into ZA-21-23. As part of this updated application, the applicant desired to amend several of the transportation-related conditions which they previously agreed to at the prior public hearing. The Transportation Department did not agree to the applicant's proposed changes.

The Planning and Zoning Commission recommended approval of ZA-21-23, by a vote of 8-1, with the new transportation-related conditions offered by the applicant.

Speaking on these requests:

At these two public hearing, speaking in favor of the request were the applicant's representative Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro, the applicant, Mr. Dennis Bunker, 1140 Dilworth Crescent Road, Charlotte, Mr. David Chrismon, 3722 Queenswood Lane, Jamestown and Ms. Maria Montoya, 5225 W Wendover Avenue, High Point.

Speaking in opposition to the request were Ms. Jackie Allen, 3763 Windstream Way, Jamestown and Ms. Laura Jenkins, 4016 Tutbury, Drive, High Point. These speakers expressed the following concerns:

- Buffers: The maximum landscaping yards/buffer standards should be required next to the Nottingham Subdivision and the developer should be required to retain existing trees along the property borders, and to install a fence and berms.
- No Plan: There isn't a specific plan for the property that they can see. The lack of a specific site plan makes them uncomfortable. They also do not want lighting facing the residential neighborhoods.
- Traffic: An additional traffic light is needed on Penny Road, at entrance to the Nottingham subdivision. They feel the Samet Drive extension will be important to mitigate the traffic impacts.
- Stormwater: There are concerns about the stormwater runoff from the proposed development.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

The Planning & Development Department recommends **approval**.

The Transportation Department recommends **approval subject to amendments**. They recommend the Conditional Zoning Ordinance be amended to reflect the transportation-related conditions agreed upon by all parties at the September 28, 2021 public hearing.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, with the revised transportation-related conditions offered by the applicant at their October 28, 2021 public hearing. This approval was by a vote of 8-1.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission is forwarding the following Consistency and Reasonableness statement for City Council's consideration.

That Zoning Map Amendment 21-23 is consistent with the City's adopted policy guidance because of the proposed CZ-RC District, would be supported by adopted policy guidance documents, including the City's Land Use Plan. Furthermore, the request is reasonable and in the public's interest because, as conditioned, the requested CZ-RC District would be similar and compatible with previous conditional zoning approvals granted in this area. Mr. Walsh seconded the motion.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-23
November 15, 2021
(Revised)**

Request	
Applicant: Shamrock Petey, LLC	Owners: Maria T. Montoya-Couch, SV LIM Holdings LLC, Steven Lim, Barbara & Darrin Jordan, KTK Partners, Mark & Carolyn Austin and North State Telephone Company
Zoning Proposal: To annex and apply initial City zoning	From: AG Agricultural RS-40 Residential Single Family – 40 MXU Mixed-Use (all within Guilford County) To: CZ-RC Conditional Zoning Retail Center

Site Information	
Location:	The site is located at the southeast corner of W. Wendover Avenue and Penny Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 196671, 196672, 196673, 70002, 170004, 170005, 170006, 170007
Site Acreage:	Approximately 34.7 acres.
Current Land Use:	Single family dwellings, rural residential dwelling, utility building and undeveloped parcel.
Physical Characteristics:	The topography of the site ranges from relative level adjacent to the abutting roads and to steep towards the interior of the site. The eastern portion of the site is encumbered by a pond. Also, a 50 foot wide Piedmont Natural Gas easement runs through the middle of the site, from north to south.
Water and Sewer Proximity:	A 12-inch and 16-inch City water lines lie adjacent to the site along Penny Road and W. Wendover Avenue. An 8-inch City sewer line lies along W. Wendover Avenue and along the southern boundary of the site.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CZ-RC PDM	Conditional Zoning Retail Center District Planned Development – Mixed District	Commercial development (Shoppes at Deep River and Palladium Shopping Centers)
South:	R-5	Residential Single Family – 5 District	Single-family dwellings

	RS-40	Residential Single Family – 40 District (<i>Guilford County</i>)	
East:	AG	Agricultural District (<i>Guilford County</i>)	Rural residential
West:	CZ-RC	Conditional Zoning Retail Center District	Commercial (<i>Wendover Crossing Shopping Center</i>)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following objectives of the Community Growth Vision Statement are relevant to this request: <u>Obj. 5B:</u> Focus particular attention on the appearance of key gateways into High Point to convey to visitors a positive first and last impression of the community. <u>Obj. 5H:</u> Limit extremely large-scaled stores - “big box retail” - to key street intersections to best accommodate their potentially high traffic volumes.
Land Use Plan Map Classification:	The site has a Medium-Density Residential and an Office land use classification. The applicant has submitted a Plan Amendment application (PA-21-06) to change the Land Use Plan designation to the Community/Regional Commercial classification. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers. This request received a favorable recommendation from the Planning and Zoning Commission by a vote of 6 to 0 on September 28th and will be heard by the City Council on November 15, 2021.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: 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. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	<u>West Wendover Avenue/Guilford College Road Corridor Plan:</u> Due to this being an important gateway into the city, the plan recommends maintaining the corridor’s visual quality through buffering and landscaping requirements, sign control, and development standards or design guidelines that address topics such as roof pitch, exterior building materials, color, awnings, and building height and orientation. It also recommends protection of the Historic Deep River Friends Meeting property. Furthermore, this corridor plan recommends transportation related conditions to protect W. Wendover Avenue as a commuting corridor by restricting the number of access points and that the number of median crossings not be increased.
Zoning History:	<u>North:</u> Adjacent lands to the north, along the opposite side of W. Wendover Avenue, are part of the Shoppes at Deep River commercial development and the Palladium at Deep River commercial development. This commercially

	zoned area was annexed in 1999 and 2003 and granted a CU-RC, CZ-RC and PDM District zoning through a series of zoning approvals and updates in 1999, 2003, 2011, 2012, 2015 and 2017. <u>West:</u> Adjacent lands to the west, along the opposite side of Penny Road, are part of the Wendover Crossing commercial development. This commercially zoned area was annexed in 1997 and granted a CU-GB, CU-RC and CZ-RC District zoning via a series of zoning approvals and updates in 1998, 1999, 2014 and 2018.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Wendover Avenue		Major Thoroughfare	1,685 ft.
	Penny Road		Major Thoroughfare	740 ft.
	Samet Drive		Local Street	360 ft.
Vehicular Access:	W. Wendover Avenue, Penny Road, Samet Drive Extension			
Traffic Counts:	Wendover Avenue		33,000 AADT (NCDOT 2019 traffic counts)	
(Average Daily Trips)	Penny Road		22,000 AADT (NCDOT 2019 traffic counts)	
Estimated Trip Generation:	An approximate 160,000 square foot commercial development and 180 unit multifamily use is proposed to be developed. Such a development is anticipated to generate approximately 17,464 daily trips (during a 24-hour time period) with approximately 1,578 AM peak-hour trips and approximately 1,810 PM peak-hour trips			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u> X	<u>No</u>	This development generates more than 150 trips in the peak hour which will requires a TIA to be submitted as part of the rezoning application.	
Conditions:	See Conditional Zoning Ordinance.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2021 – 2022 (20 th day of class)	Maximum Design / Built Capacity: (2020 – 2022):	Mobile Classrooms:	Projected Additional Students:
Florence Elementary School	620	698	11	101 - 103
Southwest Middle School	1,117	1,223	10	52 - 54
Southwest High School	1,669	1,506	11	46 – 48
School District Remarks: 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.				

Details of Proposal

The applicant has submitted this zoning map amendment request, and a separate corresponding land use plan amendment and annexation petition, for lands at the southeast corner of W. Wendover Avenue and Penny Road to support development of a shopping center. Due to the intensity of development a Traffic

Impact Analysis (TIA) was required to be submitted with this zoning application. Based on information noted in the TIA, this will be a significantly sized commercial development with approximately 160,000 square feet of commercial/retail uses and approximately 180 to 360 multifamily residential units.

In conjunction with this request the applicant has submitted a proposed Conditional Zoning Ordinance in which they have offered conditions pertaining to permitted and restricted uses, development and dimensional requirements, landscaping, buffering, screening, vehicular access and road improvements.

Staff Analysis

Adopted policy guidance documents, including the Land Use Plan, W. Wendover Avenue Corridor Plan and conditions established from prior zoning approvals, have set land use policy and precedent to support commercial development with specific development standards at this intersection. Zoning and development conditions established for surrounding commercial developments have established this area as a standard for commercial development in the northeastern portion of the City. This has included:

- Development meeting the higher standards of the Eastchester Gateway Corridor Overlay District;
- Prohibiting and restricting certain uses along a commercial development's perimeter or road frontages;
- Requiring development in the proximity of the Historic Friends Meeting Church to incorporate a similar brick facade, colors and pitched roof pattern in their building design; and
- Transportation related conditions that limit the number of access points and the installation of various improvements to keep abutting roads as free flowing traffic movement corridors.

The applicant has expressed a desire to produce a high quality commercial development and has addressed these issues in their updated conditional zoning ordinance. 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-RC District, would be supported by adopted policy guidance documents, including the City's 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.

As conditioned, the requested CZ-RC District would be similar and compatible with previous conditional zoning approvals granted in this area.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.

- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ As conditioned, to require higher architectural design standards at the northwestern corner of the site (opposite the Historic Friends Meeting Church), the zoning request will support development that can be compatible with this historic site. Furthermore, it will ensure similar zoning conditions as have been approved for other RC-zoned lands near the subject site.
- ❖ As conditioned to meet various standards of the Gateway Corridor Overlay District, future development provides for a complimentary character and the higher development standards that have been established for adjacent commercial developments.
- ❖ Conditions offered by the applicant to restrict commercial uses and for higher landscaping standards, especially where the site abuts the Nottingham subdivision, will assist to ensure development will be more compatible with the abutting residential development.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ The southwestern portion of the site abuts single family homes that lie along the south side of Samet Drive. Based on conditions offered by the applicant, if the rear of structures face these homes, a higher landscaping standard shall apply to assist in mitigating some of the visual impacts. ❖ Based on information provided within the applicant's Traffic Impact Analysis (TIA), the proposed commercial development will generate over 17,500 daily trips anticipated at build-out. The applicant has offered access, and roadway improvement conditions to mitigate impacts from development at buildout.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. The applicant has offered higher landscaping and screening standards than what is required by the Development Ordinance to mitigate adverse impacts upon adjacent single family lands at the southwestern and southeastern boundaries of the site.

Supportive Changes in the Area

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

Adopted policy guidance, including prior zoning approvals, has set land use policy and precedent to support commercial development with specific development standards 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.

Adopted policy guidance documents, including the Land Use Plan, W. Wendover Avenue Corridor Plan and conditions established from prior zoning approvals, have set land use policy and the preferred development pattern for commercial development at this intersection. As conditioned, the proposed CZ-RC District will assist to ensure the preferred development pattern, which has been established through prior zoning approvals, will be met and continuously applied by future property owners.

Recommendation

Staff Recommends Approval:

Staff recommends approval, as conditioned the requested CZ-RC District will be compatible with the surrounding area and in conformance with adopted policy guidance documents.

However, as of the submittal date of this report, the applicant and the Transportation Department are not in agreements as to various transportation-related conditions.

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.

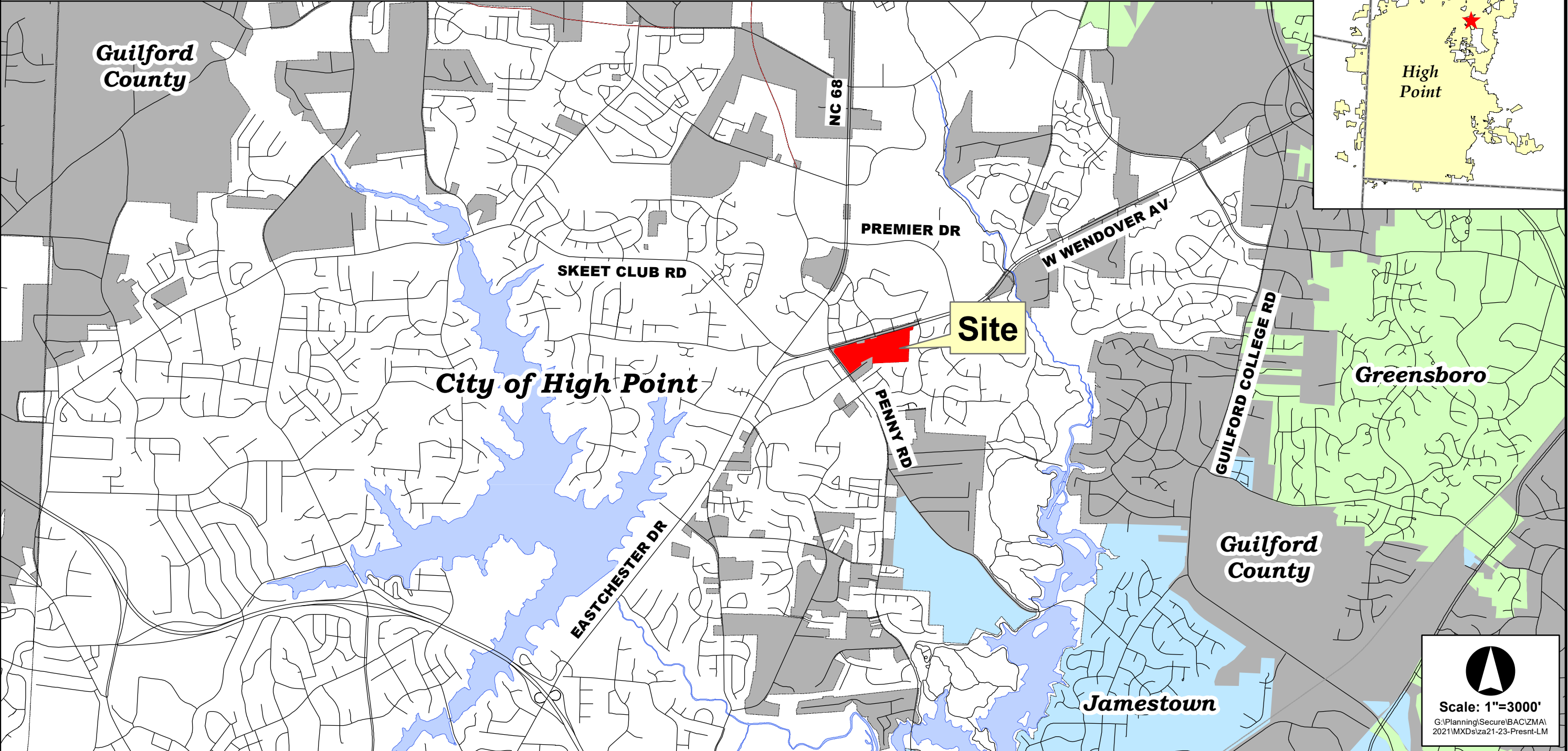
Report Preparation

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-21-23
Applicant: Shamrock Petey, LLC

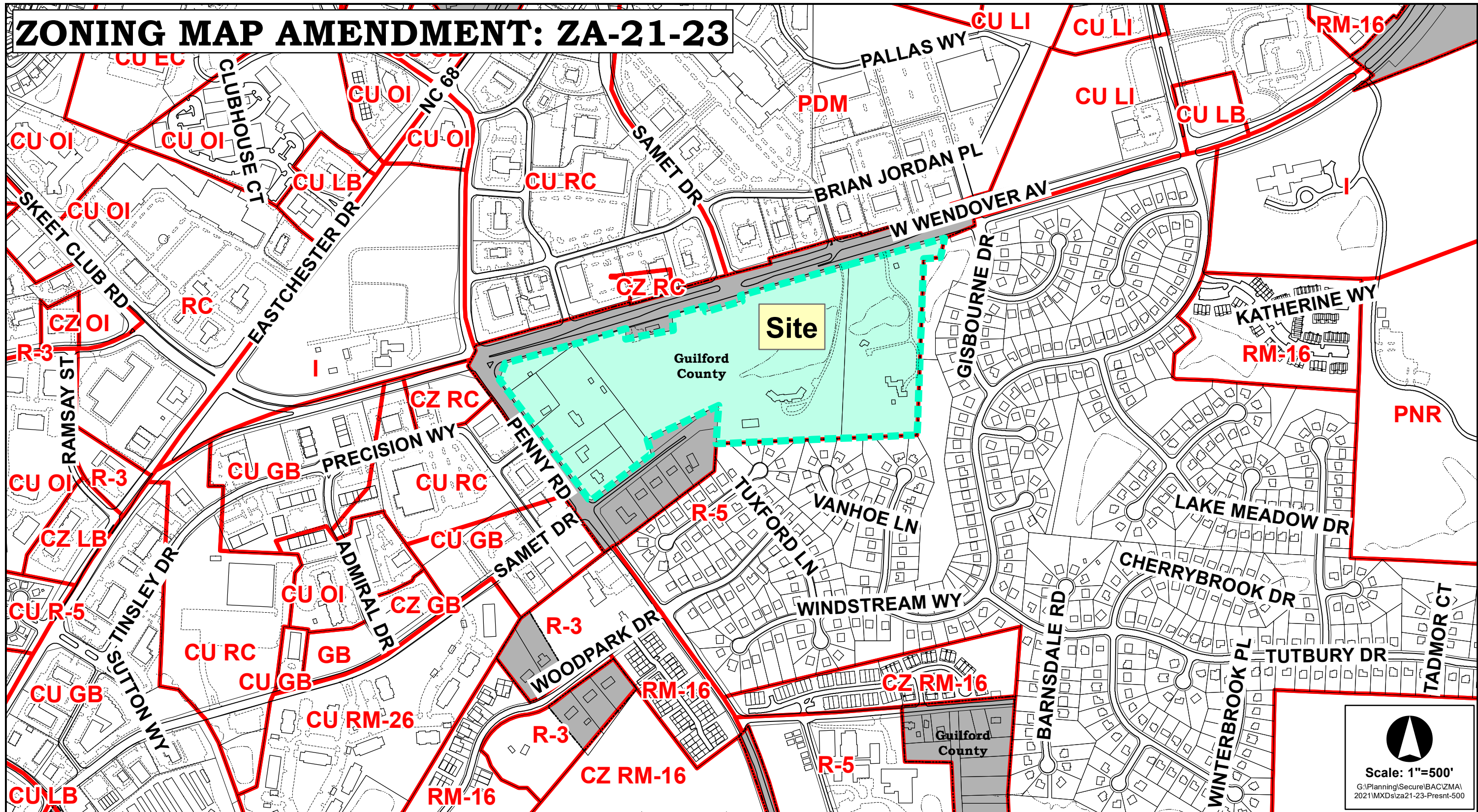
Vicinity Map



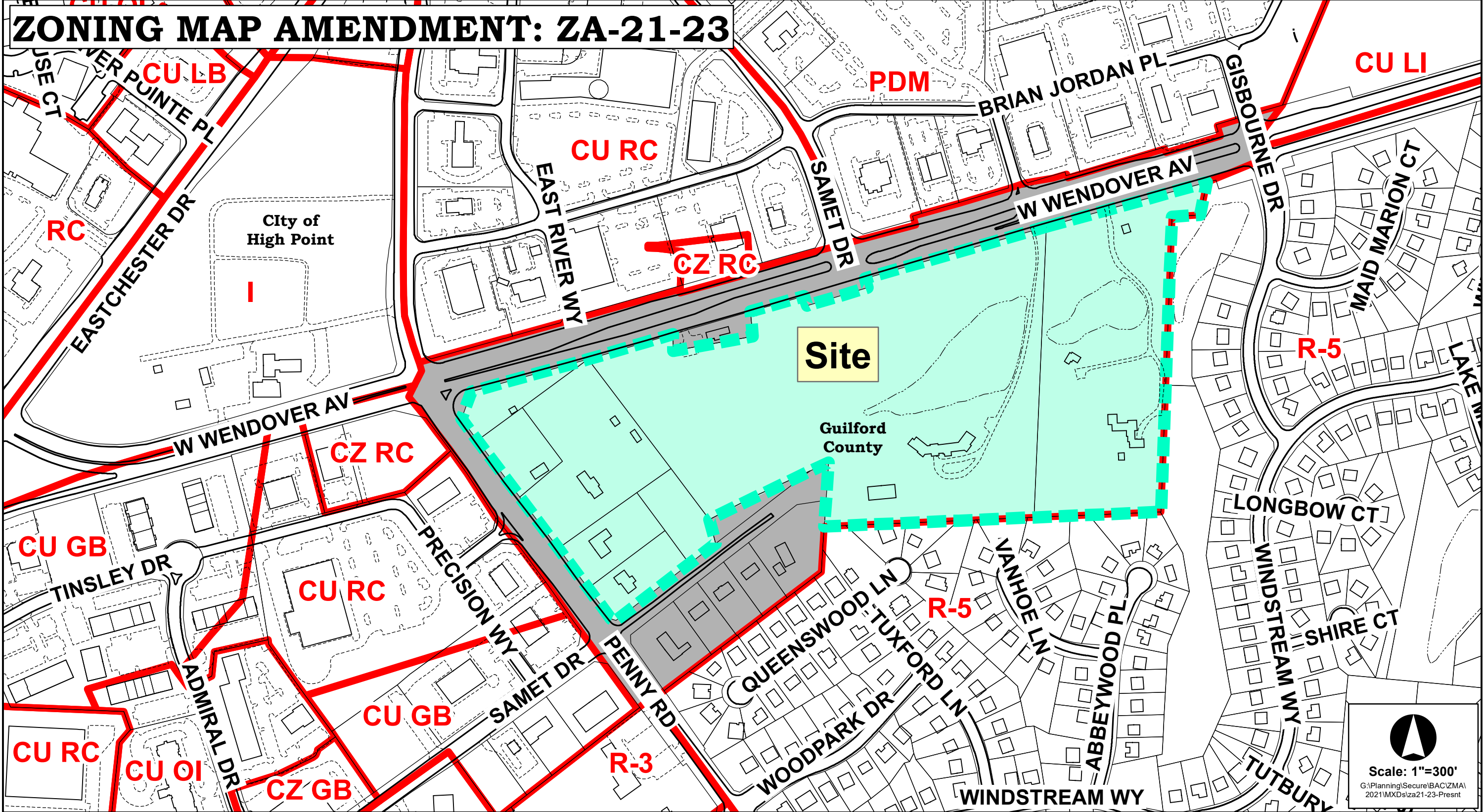
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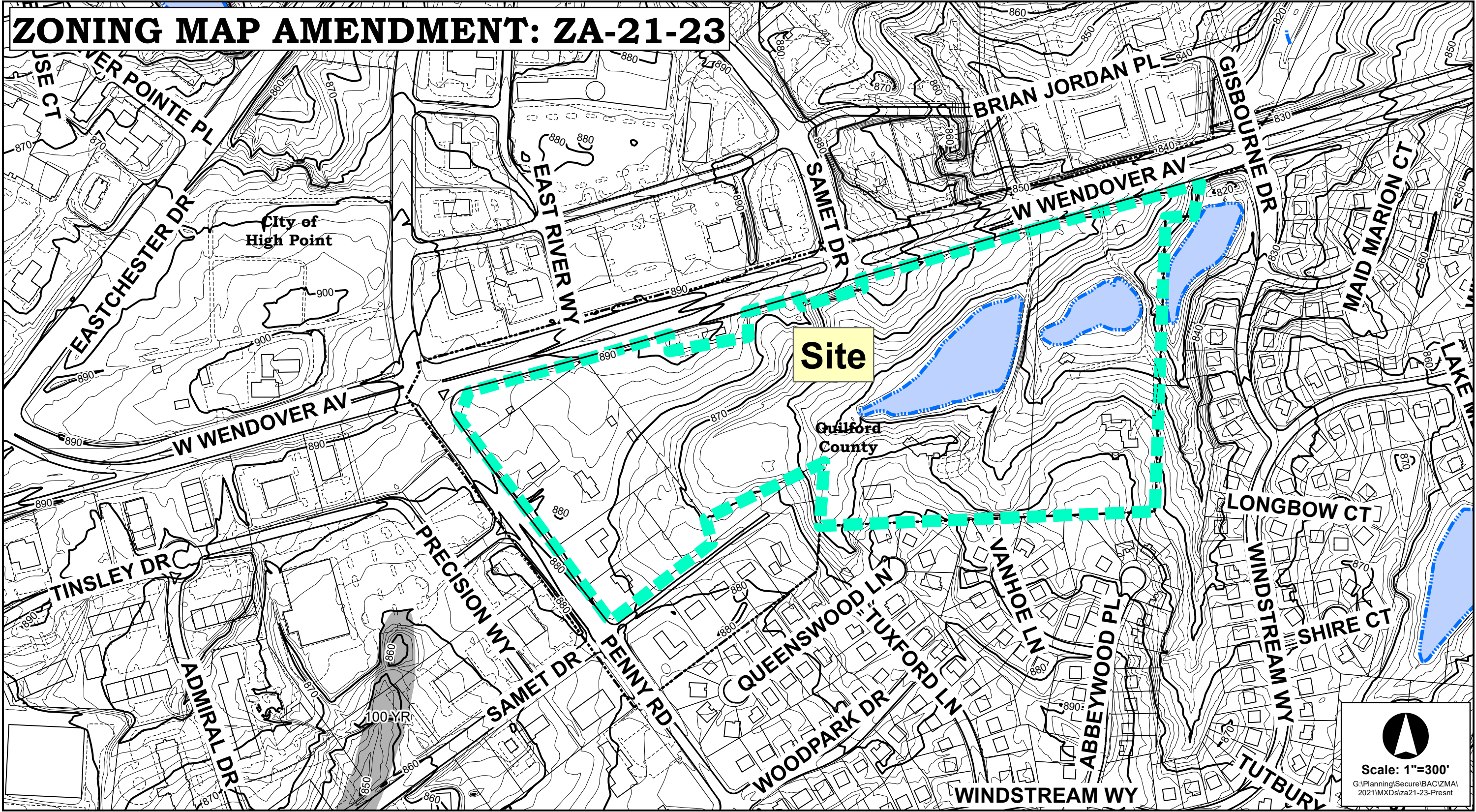
ZONING MAP AMENDMENT: ZA-21-23



ZONING MAP AMENDMENT: ZA-21-23



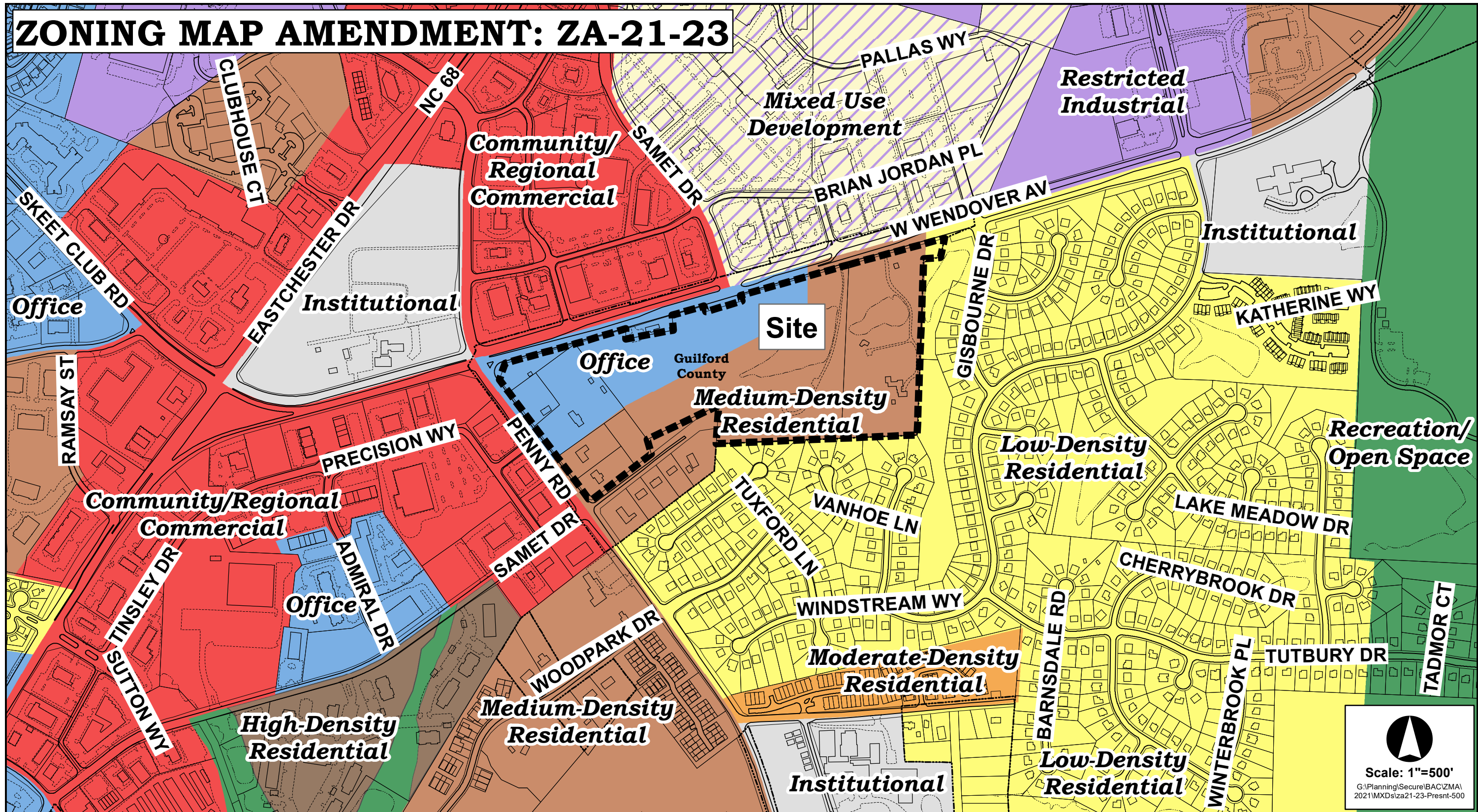
ZONING MAP AMENDMENT: ZA-21-23



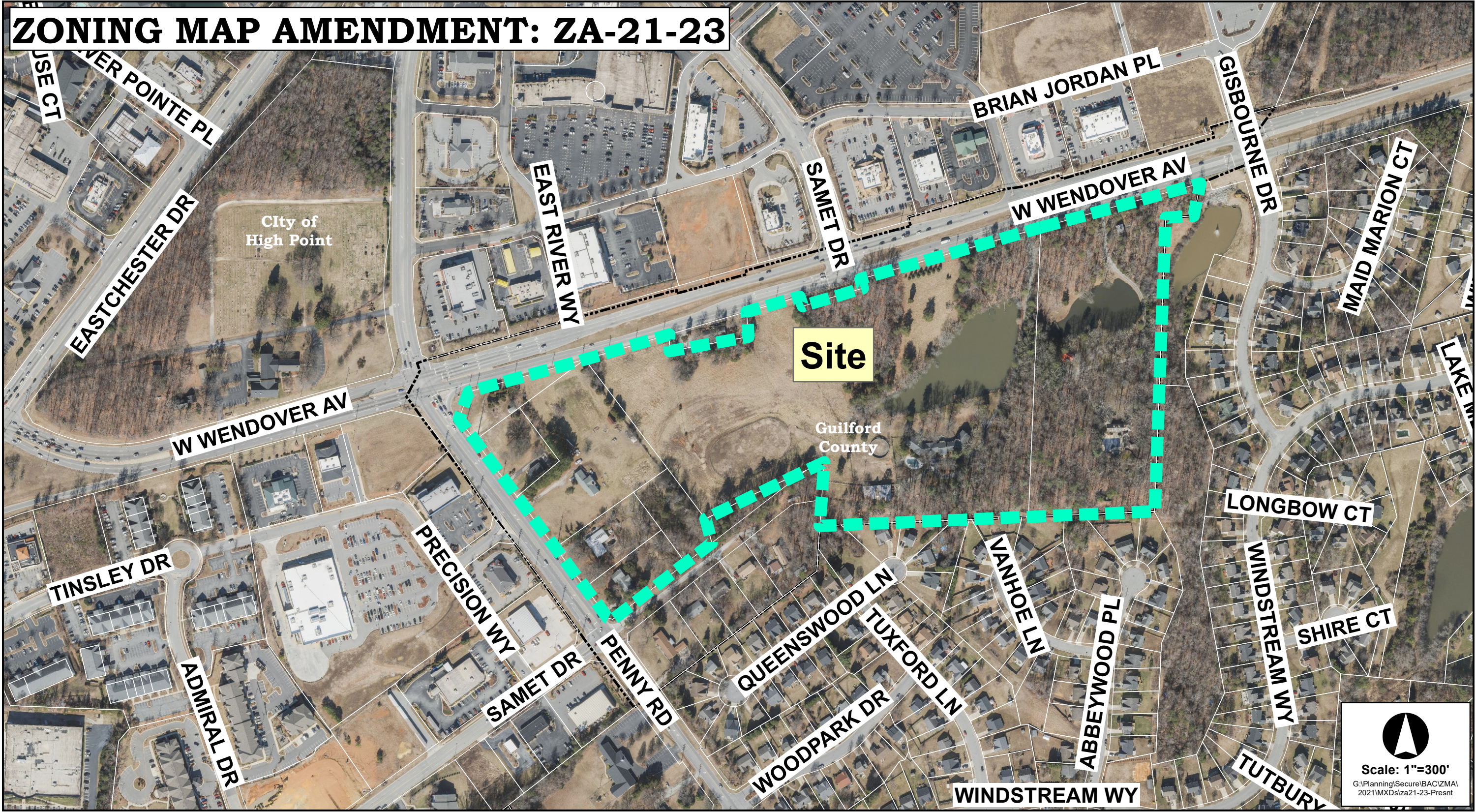
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ZONING MAP AMENDMENT: ZA-21-23



ZONING MAP AMENDMENT: ZA-21-23



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, 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 21-23 (ZA-21-23)** 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 5, 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**. The property is approximately 37 acres, lying at the at the southeast corner of W. Wendover Avenue and Penny Road. The site is also known as Guilford County Tax Parcels 196671, 196672, 196673, 170002, 170004 (portion), 170005 and 170006 and 170007.

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:**

Any of the land uses allowed in the Retail Center (RC) District shall be permitted subject to the requirements of the Development Ordinance and subject to the specific conditions of this Permit.

B. **Restricted Uses:**

1. Within 250 feet of the W. Wendover Avenue right-of-way and within 250 feet of the Penny Road right-of-way, the following land uses shall be prohibited:
 - a) Wireless telecommunication facility.

2. Within 200 feet of the southeastern property boundary of Guilford County Tax Parcel 17005 and the southern boundary of Tax Parcel 17007 (where this parcel abuts the Nottingham Subdivision) all land uses under the Commercial Use Classification shall be prohibited. Except that the following Use Types under the Commercial Use Classification shall not be part of this use restriction:
 - a) Office Use Types
 - b) Personal Services Use Types

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Multiple Lot Development

As part of land development permit approval, the property owner shall submit and obtain approval for a Multiple Lot Development (Section 5.14.5 of the Development Ordinance) for the entire zoning site.

2. The following standards shall apply to all parcels abutting W. Wendover Avenue and to all parcels abutting Penny Road:

- a) No outdoor storage, outdoor display or outdoor retail sales activity shall be permitted between the road rights-of-way (W. Wendover Avenue and Penny Road) and the principal building.
- b) Automobile bays shall not face Penny Road or W. Wendover Avenue.
- c) Air hoses, vacuum pedestals and other outdoor automobile service equipment shall not be located between the road rights-of-way (W. Wendover Avenue and Penny Road) and the principal building principal.

3. Development at the northwestern corner of the rezoning site (opposite historic Deep River Friends Meeting):

At the northwestern corner of the rezoning site, all principal building(s) located within 250 feet of the Penny Road right-of-way and within 250 feet of the W. Wendover Avenue right-of-way shall be designed to ensure that such building(s) will be architecturally compatible with the historic Deep River Friends Meetinghouse. Building design standards will include compatible building materials, compatible colors, and a roof design (a pitched roof or a parapet wall system that visually conceals the roof and roof-mounted HVAC systems from the road).

4. Eastchester Gateway Corridor Overlay District Standards:

The following standards from the Eastchester Gateway Corridor Overlay District Standards shall apply:

- a) Site Standards: The rezoning site shall be subject to the Site Standards requirements of the Eastchester Gateway Corridor Overlay District, Section 3.8.7.F.4 (Site Standards) of the Development Ordinance.

- b) Signage: The rezoning site shall be subject to the Signage Standards requirements of the Eastchester Gateway Corridor Overlay District, Section 3.8.7.F.6 and Table 3.8.7.F.6 (Signage) of the Development Ordinance.
- c) Building Standards: The rezoning site shall be subject to the Building Standards requirements in Section 3.8.7.F.7 (Building Standards) of the Development Ordinance
- c) Landscaping: The rezoning site shall only be subject to Section 3.8.7.F.5(a) and (b) (Landscaping Standards) of the Eastchester Gateway Corridor Overlay District.

B. Landscaping, Buffers and Screening.

1. Higher Landscaping at the southeastern boundary of the zoning site
For nonresidential uses, a minimum 25 foot wide perimeter planting yard shall be installed along the southeastern property boundary of Guilford County Tax Parcel 17005 and 17007 (where this parcel abuts the Nottingham Subdivision) . At a minimum, this planting yard shall consist of a double row of evergreen trees. The evergreen trees are to be planted approximately fifteen (15) feet on center with an approximate five (5) foot offset between the rows. The evergreen trees shall be a plant species that will have a minimum height at maturity of 25 feet.
2. Required Streetyard (Perimeter Landscape Yards), along the W. Wendover Avenue and Penny Road frontages of the zoning, site shall be planted at a rate of 4 canopy trees per 100 linear feet and 17 shrubs per 100 linear feet.
3. Along the southwestern boundary of the rezoning site (northwestern boundary of Samet Drive facing the single-family homes to the south), a minimum 25-foot landscaping street yard (planted to the Type C-Yard Rate) shall be installed along the north side of Samet Drive if the back of any future building(s) face Samet Drive. This higher landscape standard shall not apply where front or sides of any building(s) face Samet Drive.

Note regarding Transportation Conditions for the November 15, 2021 City Council Public Hearing: The bold/highlighted text is the language offered by the applicant at the Oct. 26, 2021 Planning & Zoning Commission public hearing, and approved by the Commission.

C. Transportation Conditions.

1. Right-of-way Dedication

- a) Samet Drive Extension: As part of Land Development approval, the property owner **upon design and construction of Samet Drive as described in the TIA by Davenport Engineering, the developer** shall dedicate sufficient right-of-way **from land that it owns or controls,** to achieve 10 feet of right-of-way from the back of curb on each side of the proposed Samet Drive Extension. The right-of-way shall be enough to include all necessary lane configurations at intersections and to accommodate sidewalks and planting strips on both sides of Samet Drive Extension.
- b) West Wendover Avenue: As part of Land Development approval, where turn lanes are required, an additional 10 feet of right-of-way shall be dedicated from the new back of curb of all turn lanes.

2. Access

- a) West Wendover Avenue: Three points of access will be allowed to West Wendover Avenue (pending NCDOT approval)
 - i. One full movement access (Samet Drive Extension)
 - ii. One Right in/right-out between Penny Road and Samet Drive Extension (Site Access 1).
 - iii. One Right-in/right-out with a left-over on westbound Wendover Avenue across from Brian Jordan Place (Site Access 2)
- b) Penny Road: Two points of access will be allowed to Penny Road (pending NCDOT approval)
 - i. One full movement access (Samet Drive)
 - ii. One right-in/right-out across from the Walmart Neighborhood Market Driveway (Site Access 3).
- c) Samet Drive Extension: Five points of **full** access will be allowed to Samet Drive Extension. The exact location and design of these access points will be determined during the plan submittal process.

3. Improvements:

- i. The following improvements **shall be** ~~are generally~~ consistent with the improvements recommended in the TIA provided by Davenport, Project #: 200064
 - i. The **developer** ~~property owner~~ shall construct the Samet Drive Extension from Penny Road to West Wendover Avenue and associated improvements related to Samet Drive Extension as described in Table A of the TIA.

- ii. Intersections: As part of ~~driveway permit approval~~, **the city road project Samet extension** the following improvements shall be installed.
(NOTE TO CITY COUNCIL: The above noted change was submitted by the applicant after the Oct. 26 P&Z public hearing)
- i. West Wendover Avenue at Penny Road
 - a. Remove the northbound channelized right turn lane on Penny Road
 - b. Provide a northbound right turn lane on Penny Road with 150 feet of storage and appropriate taper
 - c. Remove the outside acceleration lane on eastbound West Wendover Avenue
 - d. Update the signal plans for the signal.
 - ii. West Wendover Avenue and Samet Drive
 - a. Restripe the southbound lanes on Samet Drive (north side of the intersection) to include dual left turn lanes with 150 feet of storage and appropriate taper, a through lane and a right turn lane with 150 feet of storage and appropriate taper.
 - b. Construct northbound lanes (south side of the intersection) on Samet Drive Extension with a 150-foot left turn lane and 300-foot right turn lane with appropriate tapers.
 - c. Construct an additional westbound left turn lane on Wendover Avenue with 275 feet of storage and appropriate taper
 - d. Construct an eastbound right turn lane on Wendover Avenue with 150 feet of storage and appropriate taper
 - e. Construct a southbound lane on Samet Drive Extension to accommodate the dual left turn lanes
 - f. Update the signal plans and construct the fourth leg of the intersection.
 - iii. Penny Road and Samet Drive
 - a. Restripe the eastbound lanes (west side of the intersection) on Samet Drive to an exclusive left turn lane and through-right turn lane
 - b. Construct westbound lanes (east side of the intersection) on Samet Drive Extension with dual 200-foot left turn lanes, through lane and 100-foot right turn lane
 - c. Construct a northbound 150-foot right turn lane on Penny Road
 - d. Construct a southbound lane on Penny Road to provide two lanes southbound to accommodate the dual left turn lanes from Penny Road Extension
 - e. Update the signal plans for the signal
 - iv. West Wendover Avenue and Site Access 1 – Right-in/right-out
Provide an east bound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper
 - v. West Wendover Avenue and Site Access 2 – Right-in/right-out with a left-over
 - a. Provide an eastbound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper

- b. Provide a westbound left-over on West Wendover Avenue with 200 feet of storage and appropriate taper
- vi. Penny Road and Site Access 3 – Right-in/right-out
 - a. Provide a northbound right turn lane on Penny Road with 100 feet of storage and appropriate taper
 - b. A minimum four (4) foot wide monolithic median island is required to be installed on Penny Road **in front of Access 3**. The design and length of this median will be determined **by NCDOT** during the plan submittal process.

(NOTE TO CITY COUNCIL: The above noted change “in front of Access 3” was submitted by the applicant after the Oct. 26 P&Z public hearing)

- 4. Other Transportation Conditions: The City of High Point Transportation **Department Director** and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements. However, location and design shall not materially depart from the information within the TIA.

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 15th day of November, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Neighborhood Communications Report

Shamrock Petey, Inc.

ZA-21-23

Wendover, Penny, and Samet Dr. Ext.

Submitted by
Thomas E. Terrell, Jr.
October 18, 2021

1. Invitation

All neighbors within 300 feet were sent the letter attached as **Exhibit A** which included the city's prepared statement. The letter included (a) a vicinity map showing the location of the property; (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; (d) ways the neighbors could personally contact the attorney for Shamrock Petey with questions; and (e) a way for neighbors to attend a virtual meeting.

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

2. Pre-meeting Communications

Ms. Patrina Hardison called for instructions on how to attend the neighborhood meeting by phone rather than Webex. We promised that she would get a personal call from Dennis Bunker if we could not figure it out.

3. Neighborhood Meeting

A virtual meeting was held between 5:00 and 6:15 on October 18, 2021. In attendance were Christy and Jason Dvorscak, Rochelle and Lee Coleman, Rusty Smith and Laura Jenkins, and Patrina Hardison. Tom Terrell, Dennis Bunker (Shamrock Petey) and Jim Grdich, consultant to the developer.

The tone of the meeting was cordial, professional, and productive. There was a short presentation from developer and representatives, followed by questions and discussions.

Ms. Coleman, who lives on Gisbourne, expressed concerns about the following: pollution, trash, overcrowded schools, crime, noise, loss of wildlife, traffic, and losing her view of the pond in front of her house. She asked about construction timeline in case she decides to move.

Ms. Hardison echoed Ms. Coleman's concerns.

Both Ms. Dvorscak and Ms. Jenkins stated that development on a major corridor is inevitable and appreciated that Samet Ext. might alleviate the cut-through traffic from Wendover to Penny through Nottingham.

Mr. Bunker explained that this has been a long process and reviewed the use and development restrictions protecting Nottingham. He also explained that no tenants have been selected and the timetable for development.

Exhibit A



230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
www.foxrothschild.com

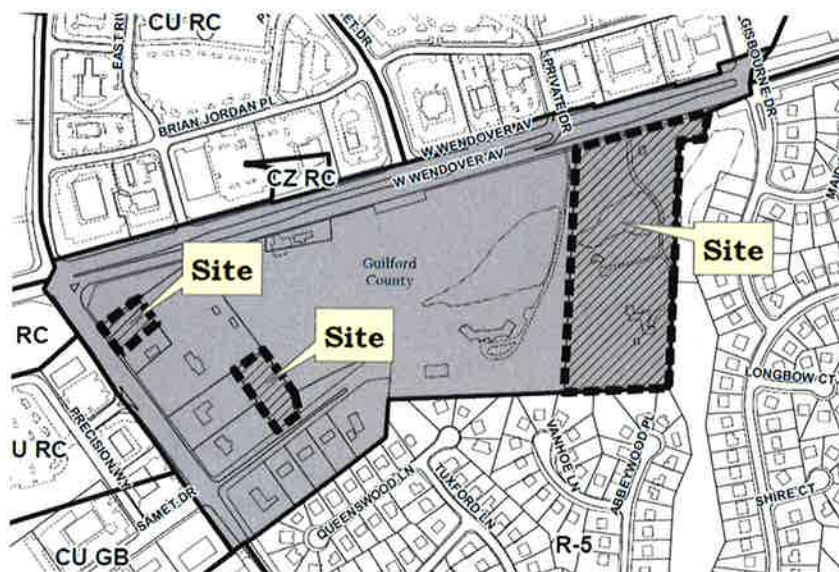
TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

October 7, 2021

Dear Neighbor,

On September 28, the High Point Planning & Zoning Commission recommended favorably to the High Point City Council the rezoning of several tracts at Penny and Wendover. The City Council will consider the annexation and rezoning of those tracts on November 1.

Three additional tracts, which were not be part of that original application, will now be considered by the Planning & Zoning Commission on October 26 and will be joined with the first tracts for consideration by the City Council on November 1. The applications have been filed under the name Shamrock Petey, LLC, a company established for this project by well-known development company Bunker Land Group. The original tracts (shaded gray) and added tracts (tracts with lines) are shown below:



Several development restrictions are offered for this project, including higher architectural standards along Penny and Wendover to respect the historic Deep River Friends Meeting.

A Pennsylvania Limited Liability Partnership

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



Fox Rothschild LLP
ATTORNEYS AT LAW

Adjacent to Queenswood and Vanhoe Lanes, uses are limited to residential and office, and a wider buffer with a double row of tall evergreens will be provided for visual screening.

These tracts were identified as part of a "regional center" in the mid-1980s, and the extension of Samet Drive was added to High Point's long-range transportation plan in the mid-1990s. The largest of these tracts is approximately 20 acres and is still zoned for farm use, despite its frontage on Wendover Ave across from a regional shopping center.

You are receiving this letter because you own property within 300 feet of this site. If one of your neighbors has not received this letter it is because they live farther away and are not on the city's notification list. I understand that some neighbors would prefer that this land stay open and undeveloped forever and may wish to express their opinion in that regard. Part of the rezoning process is having public hearings at which neighbors are allowed to speak. An official statement prepared by the city is included with this letter.

In the meantime, if you are interested in learning more about this development, go to the link below to join the development in a virtual discussion of what is planned. Alternatively, you can click "more ways to join" and use the number provided to call in. If you cannot join at this time, send me an email at tterrell@foxrothschild.com or call me at my direct number (336-378-5412) or email Dennis Bunker at dnb@bunkerlandgroup.com. This virtual neighborhood meeting will be held on Monday, October 18, from 5:00 to 6:00 p.m. Please note that this is not a regular website but a link that is similar to a Zoom meeting. We will try to open the link a few minutes before 5:00 p.m.

<https://foxrothschild2.webex.com/meet/tterrell>

Very truly yours,

Thomas E. Terrell, Jr.
TET:kwc

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

Exhibit B

AJIT PROPERTIES LLC
101 WHIRLAWAY LN
CHAPEL HILL NC 27516

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

AMOS, GILBERT WAYNE;MCLAUGHIN, AUDREY
LEIGH
3713 QUEENSWOOD LN
JAMESTOWN NC 27282

API - HIGH POINT LLC
106 WOODWINDS INDUSTRIAL CT
CARY NC 27511

AUSTIN, MARK J;AUSTIN, CAROLYN P
5223 W WENDOVER AVE
HIGH POINT NC 27265

BAILEY, MICHAEL D
164 KEEL CT
STOKESDALE NC 27357

BELEUZ, LIVIU;PASCALIN, VIOLETA
3715 QUEENSWOOD LN
JAMESTOWN NC 27282

BELMAR RIO LLC
PO BOX 51166
NEW BEDFORD MA 02740

BOND STREET FUND 9 LLC;SCALTN
INVESTMENTS LLC;SUMTER CROSSING I LLC
701 E BAY ST STE 515
CHARLESTON SC 29403

BRAWNER, AMANDA LYNNE;EVANS,
CHRISTOPHER E
3720 QUEENSWOOD LN
JAMESTOWN NC 27282

Bunker Land Group - Dennis Bunker
1140 Dilworth Crescent Row
Charlotte NC 28203

CALM III LLC
8000 TOWER POINT DR
CHARLOTTE NC 28227

CAROLINA BANK
PO BOX 10209
GREENSBORO NC 27404

CASNER CONSOLIDATED LLC
1020 HUNTINGTON DR
SAN MARINO CA 91108

CEPULO, RONALD JOHN;CEPULO, SYLVIA Y
2008 LA VISTA CT
HIGH POINT NC 27265

CHRISMON, DAVID L;CHRISMON, PAMELA P
3722 QUEENSWOOD LN
JAMESTOWN NC 27282

CLINE, DANIEL R;YOWELL, BETHANY
3817 ABBEYWOOD PL
JAMESTOWN NC 27282

COPPER, KEITH T;COPPER, CHAE D
3721 QUEENSWOOD LN
JAMESTOWN NC 27282

CPT Engineering and Surveying Inc - Chuck Truby
4400 Tynning St
High Point NC 27265

D & Q PROPERTY LLC
3703 QUEENSWOOD LN
JAMESTOWN NC 27282

DEEP RIVER CENTER LLC
2209 EASTCHESTER DR STE 107
HIGH POINT NC 27265

DEEP RIVER FRIENDS CHURCH
5300 W WENDOVER AVE
HIGH POINT NC 27265

DEGRAFENARIED, DARIN K;LILLEVIG, SARAH KATE
3728 TUXFORD LN
JAMESTOWN NC 27282

DG HIGH POINT LLC
2234 WHEAT ST
COLUMBIA SC 29205

Fox Rothschild, LLP - Thomas E. Terrell, Jr.
300 N Greene Dr, Suite 1400
Greensboro NC 27401

GOODWILL INDUSTRIES OF CENTRAL NORTH
CAROLINA INC
125 S EUGENE ST
GREENSBORO NC 27406

GUTIERREZ, JOSE LARA;LEMUS, RUTH ZAMORA
2116 PENNY RD
HIGH POINT NC 27265

HAGGERTY, RICHARD C JR TRUSTEE;THE
RICHARD C HAGGERTY JR LIVING TRUST
5231 W WENDOVER AVE
HIGH POINT NC 27265

HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255

HANNAH, FREDERICK W;HANNAH, KRISTA ANN
3815 ABBEYWOOD PL
JAMESTOWN NC 27282

HIGH POINT BK POOH LLC
101 W 55TH ST
NEW YORK NY 10019

HINES, MYRA P
3707 QUEENSWOOD LN
JAMESTOWN NC 27282

HOCHERL, LAURA A
3705 QUEENSWOOD LN
JAMESTOWN NC 27282

HOMELIKE APARTMENTS INC
PO BOX 644
SPRINGFIELD MA 61690

JACOBS, URSULA S
3797 VANHOE LN
JAMESTOWN NC 27282

JOHNSON, CALVIN D;JOHNSON, SHARON P
7701 SAMET DR
HIGH POINT NC 27265

JORDAN, BARBARA M;JORDAN, DARRIN R
PO BOX 16172
HIGH POINT NC 27261

KTK PARTNERS
PO BOX 1653
KILL DEVIL HILLS NC 27948

LIM, STEVEN
441 N CHIMNEY ROCK RD
GREENSBORO NC 27410

M J K INVESTORS LLC
307 WINROW DR
JAMESTOWN NC 27282

MATTHEWS, DONALD W JR;MATTHEWS, PAIGE N
3719 QUEENSWOOD LN
JAMESTOWN NC 27282

MATURINO, JUAN M;MATURINO, ELEINA N
3790 VANHOE LN
JAMESTOWN NC 27282

MAUCERE, CHRISTOPHER C
3726 TUXFORD LN
JAMESTOWN NC 27282

MCCARTY, DOUGLAS E;MCCARTY, JENNIFER
3725 TUXFORD LN
JAMESTOWN NC 27282

MONTOYA COUCH, MARIA T
5225 W WENDOVER AVE
HIGH POINT NC 27265

MORELLI, JOYCE
117 DUCHESS CT
JAMESTOWN NC 27284

NOHO OST HIGH POINT LLC
PO BOX 1098
ALPINE NJ 07620

NORTH STATE TELEPHONE CO
111 N MAIN ST
HIGH POINT NC 27260

OREILLY AUTOMOTIVE STORES INC
PO BOX 9167
SPRINGFIELD MO 65801

PAGE, BRYAN T;PAGE, CHITOSE PAGE
3788 VANHOE LN
JAMESTOWN NC 27282

PALLADIUM DEVELOPMENT V LLC
P O BOX 36799
CHARLOTTE NC 28236

PALLADIUM RETAIL LLC
5826 SAMET DR STE 105
HIGH POINT NC 27265

PARKER, JAMES H;WHITE RESIDENTIAL TRUST
3109 LODGE DR
JAMESTOWN NC 27282

PARKWOOD BAPTIST CHURCH
2107 PENNY RD
HIGH POINT NC 27265

PASSMORE, CURTIS M;PASSMORE, SUGANTHINI
10018 DRESSAGE LN
MIDLAND NC 28107

RICHARDSON, THAXTON JR;RICHARDSON, RUTH
1350 W LAKE DR
GREENSBORO NC 27408

RIVAS, MARKO;RIVAS, VICTORIA
3795 VANHOE LN
JAMESTOWN NC 27282

RODRIGUEZ, EDUARDO LUIS CASTR;CASTRO,
ISABEL LOPEZ
3789 VANHOE LN
JAMESTOWN NC 27282

SC CAR WASHES LLC
PO BOX 116
COLFAX NC 27235

SCRIBNER, PETER ROSS;SCRIBNER, MARIE
LOUISE
3724 TUXFORD LN
JAMESTOWN NC 27282

SHUE, RACHEL S
1707 LAND ESTATES DR
STALEY NC 27355

SUNBELT INVESTMENTS LLC
530 MCCALL RD STE 110
MANHATTAN KS 66502

SV LIM HOLDINGS LLC
441 N CHIMNEY ROCK RD
GREENSBORO NC 27410

TECHNICAL METHODS LLC
307 S SWING RD
GREENSBORO NC 27409

TURNER, FREELAN TONDA;TURNER, ROBERTA
LYNN G
7707 SAMET DR
HIGH POINT NC 27265

WALMART REAL ESTATE BUSINESS TRUST -
ATTN: 0555
PO BOX 8050
BENTONVILLE AR 72716

WEST WENDOVER LAND DEVELOPMENT LLC
5826 SAMET DR STE 105
HIGH POINT NC 27265

YOOK, SEUNG HEE;YOOK, SUNHEE
3711 QUEENSWOOD LN
JAMESTOWN NC 27282

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 21-07**
 (Bencini Realty Limited Partnership)

From: Chris Andrews,
 Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: November 5, 2021

Attachments: A. Staff Report
 B. Map
 C. Annexation Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Bencini Realty Limited Partnership for a voluntary contiguous annexation of approximately 68.5 acres located south of the southern leg of Joyce Circle, approximately 270 feet west of Skeet Club Road and north of I-74. The property is known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends ***approval*** of Annexation 21-07.

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

**STAFF REPORT
ANNEXATION 21-07
November 15, 2021**

Request	
Applicant: Bencini Realty Limited Partnership	Owner: Bencini Realty Limited Partnership
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 21-22

Site Information	
Location:	The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74.
Tax Parcel Number:	Guilford County Tax Parcel 198681 (portion) Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011
Site Acreage:	Approximately 68.5 acres
Current Land Use:	Undeveloped
Current Fire District:	The site is within the Horneytown Special Fire District
Proposed Development:	A 550 to 600-unit townhome subdivision is proposed to be developed.
Proposed Unit Type, Number and Average Value:	The proposed developer has noted that the townhomes are anticipated to be marketed at a sales price of \$300,000 to \$350,000 per unit.
Proposed Build-out Schedule:	The proposed developer anticipates it will take approximately 3 to 4 years (by the end of 2025) to completely develop the planned townhome development.
Proposed City of High Point Council Ward:	The proposed annexation site is abutting Ward 5. If approved, the annexation area will be part of Ward 5.
Physical Characteristics:	The site is heavy wooded with moderate to severely sloping terrain. A perennial stream runs through the northeastern and southeastern portion of the site. A separate perennial stream runs through the northwestern portion of the site with 100 & 500-year flood zones lying along both sides of this stream corridor.
Water and Sewer Proximity:	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 a 12-inch sewer line lying adjacent and on the western boundary of the site.
General Drainage and Watershed:	The site drains in a southwesterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Stormwater control measures may be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	RS-20	Residential Single Family - 20 (Forsyth County)	Single family dwellings (<i>west of Joyce Circle in unincorporate Forsyth County</i>)
	CZ RM-16	Conditional Zoning Residential Multifamily – 16 District	A single family and townhome subdivision is under construction
South:	RS-20	Residential Single Family - 20 (Forsyth County)	A single family dwellings and I-74 corridor
	R-3	Residential Single Family – 3	
East:	R-3	Residential Single Family – 3	Single family dwellings
West:	RS-20	Residential Single Family - 20 District (Forsyth County)	Single family dwelling

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Skeet Club Road	Major Thoroughfare	
	Joyce Circle	Local Street	650 ft. 1,020 ft.
Vehicular Access:	Via public street extension into the site from Skeet Club Road and Joyce Circle.		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant is requesting annexation to have access to City utilities to facilitate development of a residential subdivision (townhome development). The approximately 68.5 acres associated with this request are within the western part of the City's Planning Area and abuts the corporate limits along its northern and eastern boundary. This portion of the City's Planning Area has experienced steady growth from the approval of numerous annexations, since the early 1980s, along both sides of the Skeet Club Road corridor. A similar annexation request was recently approval for lands to the north, along Joyce Circle, for a mixed residential development in 2019. The site is within an area currently served by City of High Point utilities and municipal services, including a new sanitary sewer outfall that has been installed along the western boundary of this annexation site. Furthermore, City vehicles currently travel Skeet Club Road in conjunction with the City providing services to the various residential developments

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site abuts the City's corporate limits and City services are already present in this area. The annexation of this parcel will not negatively impact the City's ability to provide services in this area.

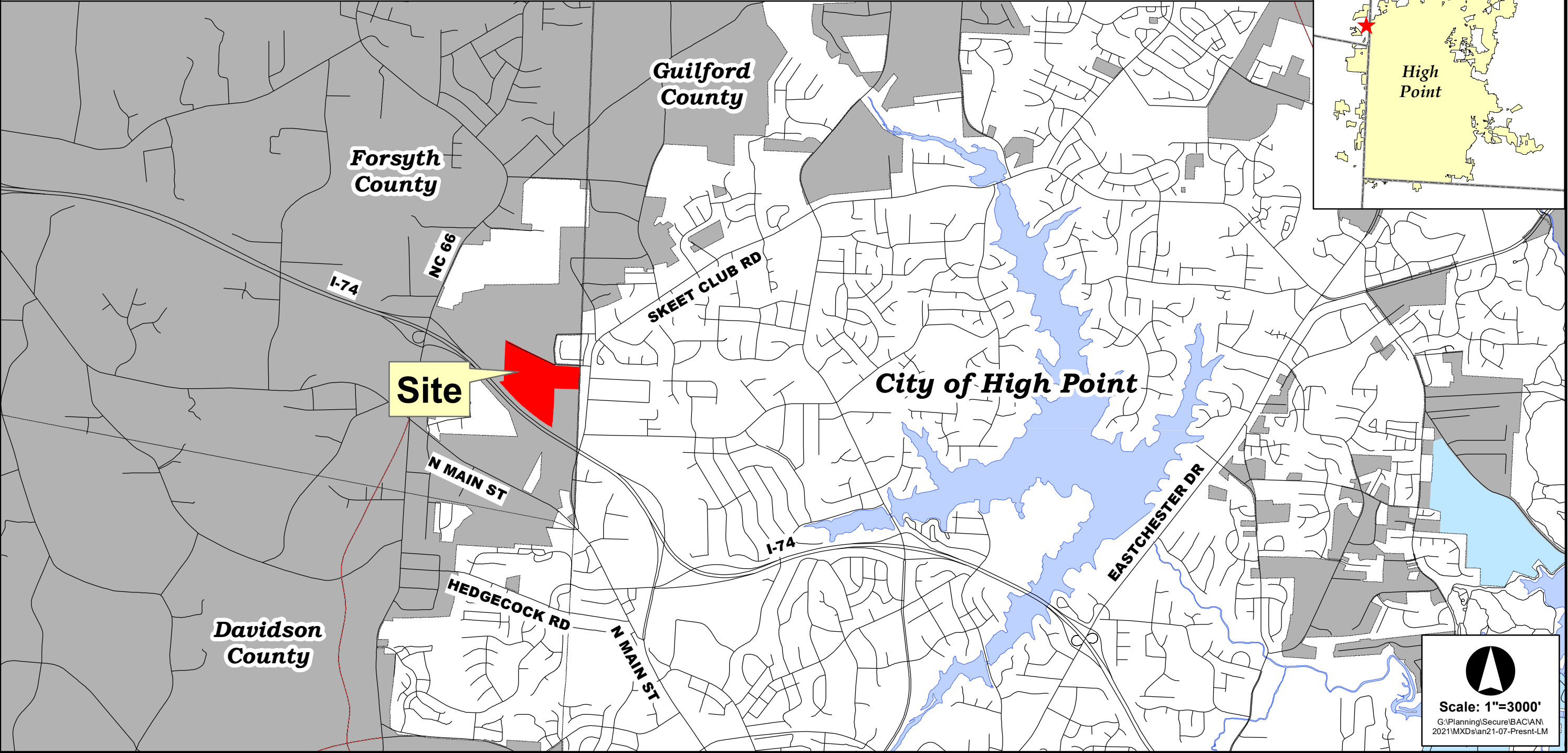
Report Preparation

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

ANNEXATION REQUEST: AN-21-07
Applicant: Bencini Realty Limited Partnership

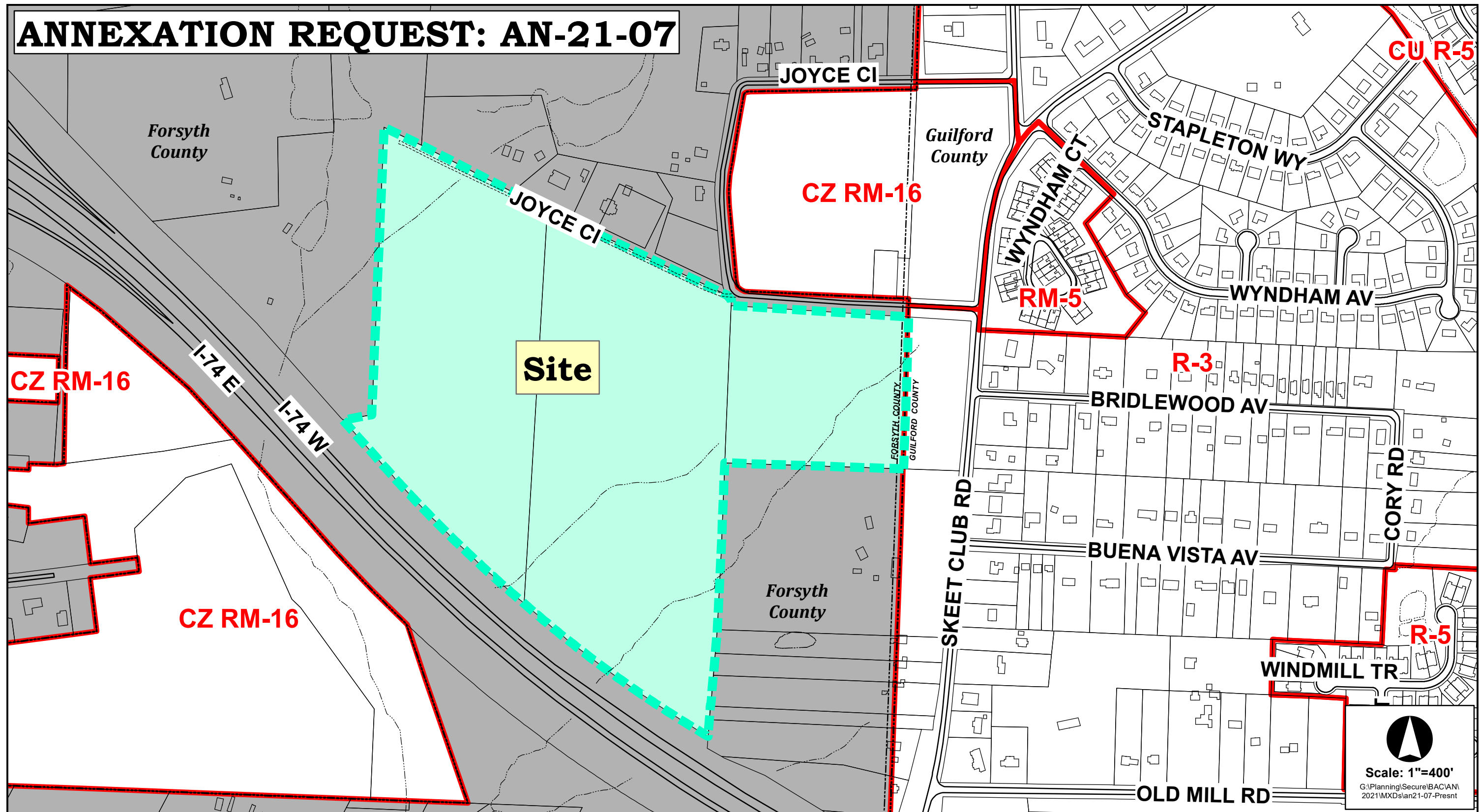
Vicinity Map



Scale: 1"=3000'

G:\Planning\Secure\BAC\AN
2021\MXDslan21-07-Presnt-LM

ANNEXATION REQUEST: AN-21-07



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 15th day of November, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
HIGH POINT, NORTH CAROLINA:**

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 15, 2021.

ANNEXATION DESCRIPTION

Applicant : Bencini Realty Limited Partnership

Annexation Case #21-07 (AN-21-07): The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. Guilford County Tax Parcel 198681 (portion) and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

SECTION 2. Upon and after **November 15, 2021** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The **15th** day of **November, 2021**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7764 / 21-81

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

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**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
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and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011. The site is more specifically described as follows:

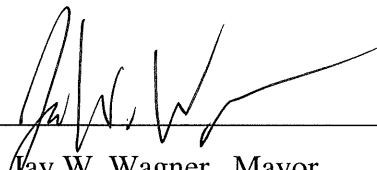
Beginning at a new iron pin set in the Forsyth County/Guilford County line, and in the south right of way line of Joyce Circle, being located North 00 Degrees 38 Minutes 41 Seconds East, 2,360.22 feet from North Carolina Geodetic Survey station "Old Mill" having state plane coordinates (3200NC) of North 826,852.74 feet and East 1,691,601.59 feet; thence along the county line and current west limits of the City of High Point as described in Deed Book 3284, Page 709, South 02 Degrees 08 Minutes 07 Seconds West, 627.46 feet, to a new iron pin set in the county line and in the North property line of David B. Wall and wife, Agnes Blake Wall, Deed Book 6066 Page 527; thence the following two calls with Wall (1) North 87 Degrees 34 Minutes 03 Seconds West, 737.98 feet to an existing concrete monument found marking the northwest corner of Wall, (2) South 03 Degrees 04 Minutes 18 Seconds West, 721.60 feet to an existing concrete monument found marking the southwest corner of Wall and the northwest corner of The Virginia House Flip Company, LLC, Deed Book 8438 Page 384; thence with The Virginia House Flip Company, LLC, Michael Scott Riffell, Deed Book 3984 Page 68, and Bencini Realty Partnership, Deed Book 4607 Page 1108 South 05 Degrees 17 Minutes 05 Seconds West, 359.35 feet to an existing iron pin, northwest corner of Margaret R. Hinkle, Deed Book 7606 Page 482; thence with Hinkle the following two calls (1) South 05 Degrees 29 Minutes 54 Seconds West, 117.06 feet to an existing iron pin; (2) South 05 Degrees 29 Minutes 54 Seconds West, 4.09 feet to a new iron pin set in the north right of way of U.S. Highway 311/I-74; thence with the northern right of way, the following three calls (1) 1025.38 feet along a curve to the right of radius 7439.44 feet, a chord bearing and distance of North 53 Degrees 04 Minutes 00 Seconds West, 1024.57 feet to an existing concrete right of way monument (2) 825.26 feet along a curve to the right of radius 7439.44 feet, a chord bearing and distance of North 45 Degrees 52 Minutes 02 Seconds West, 824.83 feet to an existing concrete right of way monument (3) North 42 Degrees 11 Minutes 39 Seconds West, 197.50 feet to an existing concrete right of way monument, the southeast corner of Stephen B. Jacobs, Trustee of the Trust Under Will of Wilma P. Crissman, for the benefit of Walter E. Crissman, Sr. Deed Book 3167 Page 833; thence with four calls with Jacobs, (1) North 79 Degrees 49 Minutes 15 Seconds East, 123.20 feet to an existing concrete monument, (2) North 02 Degrees 43 Minutes 10 Seconds East, 294.48 feet to an existing iron pin, (3) North 02 Degrees 39 Minutes 37 Seconds East, 924.70 feet to a new iron pin set (4) South 64 Degrees 14 Minutes 04 Seconds East, 175.28 feet to an existing iron pin, southwest corner of Maple Grove Farm LLC, Deed Book 3548 Page 4133; thence South 64 Degrees 12 Minutes 13 Seconds East, 423.90 feet to an existing iron pin, southwest corner of Nathan T. Rinehart Deed Book 3598 Page 3266; thence South 64 Degrees 39 Minutes 32 Seconds East, 267.45 feet to an existing iron pin, southwest corner of Tanya Glidewell Davis, Deed Book 1486 Page 1121, thence South 64 Degrees 40 Minutes 18 Seconds East, 736.34 feet to an existing iron pin, southeast corner of Tanya Glidewell Davis; thence North 53 Degrees 53 Minutes 46 Seconds East, 1.85 feet to a new iron pin set in the southwest right of way of Joyce Circle, said point being 25 feet from the center line of road; thence with the southern right of way the following three calls, (1) 97.14 feet along a curve to the left of radius 130.00 feet, a chord bearing and distance of South 57 Degrees 30 Minutes 34 Seconds East, 94.89 feet to a new iron pin set, (2) 109.23 feet along a curve to the left of radius 755.57 feet, a chord bearing and distance of South 83 Degrees 03 Minutes 23

Seconds, East 109.14 feet to a new iron pin set, (3) South 87 Degrees 11 Minutes 53 Seconds East, 573.57 feet to the Point and Place of Beginning **containing 68.87 acres, more or less.**

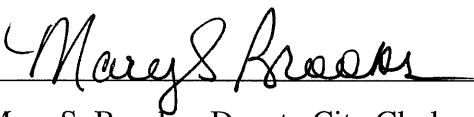
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Adopted by the City Council
City of High Point, North Carolina
The **15th** day of **November, 2021.**

By: 
Jay W. Wagner, Mayor

ATTEST:


Mary S. Brooks, Deputy City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Mary S. Brooks, Deputy City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 15, 2021 and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7764/21-81, page 81, Legislative File No. 2021-511 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 28th day of December 2021.

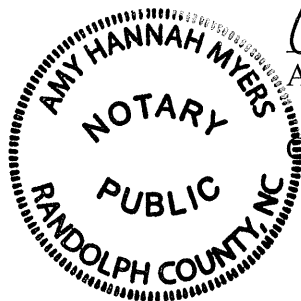


Mary S. Brooks
Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 28th day of December 2021.



Amy Hannah Myers
Amy Hannah Myers, Notary Public
Commission Expires: 04/30/2025

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment- Parks & Recreation Commission

From: City Clerk's Office

Meeting Date: November 15, 2021

Public Hearing: N/A

Advertising Date /

Advertised By: N/A

Attachments: N/A

PURPOSE:

To confirm the appointment of Jennifer Mays to the Parks & Recreation Commission; appointment to be effective immediately and will expire 7/1/2024.

BACKGROUND:

Council Member Williams is recommending the appointment of Jennifer Mays to the Parks & Recreation Commission as his Ward 2 appointee. She will be filling Jerry Archie's term that expired on 7/1/2021.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Jennifer Mays to the Parks & Recreation Commission as Council Member Williams' Ward 2 appointee. Appointment to be effective immediately and will expire on 7/1/2024.

Profile

Jennifer

First Name

Mays

Last Name

jennifer.j.mays@gmail.com

Email Address

810 Parkwood Circle

Street Address

Suite or Apt

High Point

City

NC

State

27262

Postal Code

Mobile: (336) 491-9602

Primary Phone

Alternate Phone

Self Employeed

Employer

Which Boards would you like to apply for?

Parks and Recreation Commission:

Submitted Ward you reside in? Ward 4

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

Avid community tennis player (leagues and tournaments). Won ladies doubles City of High Point Championship. Organize teams and promote the sport. Volunteer with the USTA and a chair in the High Point Guild for Family Service. Business owner. Please see attached resume for more detailed experience.

[Jennifer Mays Resume 2021.pdf](#)

Upload a Resume

Have you participated in Leadership High Point?☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender☒ Female



JENNIFER MAYS

BUSINESS OWNER

EXECUTIVE SUMMARY

Entrepreneur with six years of experience guiding business from creation to thriving. Community advocate and volunteer. Mother, wife, and avid tennis player.

AREAS OF EXPERTISE

- Budgets and Finance
- Data Analysis
- Wordpress
- Organization
- Data Analysis
- Market Research
- System Development
- Customer Service
- Microsoft

CONTACT INFORMATION

Cell: 336.491.9602
Email: jennifer.j.mays@gmail.com
Address: 810 Parkwood Circle,
High Point, NC 27262

REFERENCES

Available upon request.

CAREER SUMMARY

Owner

Parkwood Property Inspections- 2015 to Present

NC Home Inspector License Number 3653

- Creates Budgets and manages company finances
- Website design and online presence
- Designs and monitors marketing campaigns
- Oversees hiring of inspectors and office staff
- Creates effective business systems (scheduling, ordering, tracking, etc)

Owner

Dunwell Structural Repair- 2021- Present

- Development of business systems and scalability strategies
- Develop and implement marketing campaigns
- Create Budgets and oversee finances

Realtor/ Broker

Wilkinson ERA- 2017 to Present

NC Real Estate License Number 294043

- Serve buyer and seller clients
- Maintain databases
- Marketing and advertising
- 2018 office award winner
- Relationship management
- Sales and negotiating

Laboratory Technician III

Wake Forest Baptist Health- 2005-2012

- Execute experiments designed by the principal investigator
- Compile data and present results
- Database management
- Coordinate experiments and create schedules
- Several experiments resulted in papers where I was published as co-author

PREVIOUS EDUCATION

North Carolina Home Inspector Education and Licensure

License Number 3653 obtained in 2015

NC Real Estate Education and Licensure

License Number 294043, obtained in 2017

North Carolina State University

Bachelor of Science in Microbiology, 2005

Bachelor of Science in Animal Science, 2005

Minors in Genetics and Biotechnology

VOLUNTEER WORK

Social Media Chair for the High Point Guild for Family Service of the Piedmont

2018 to Present

- Designed a new website for the High Point Guild
- Manage all social media correspondence for the guild

United States Tennis Association Grievance Committee

2018 to Present

- Meet with committee members to discuss filed league grievances and issue findings for the board

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7764 / 21-81

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 15th day of November, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
HIGH POINT, NORTH CAROLINA:**

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 15, 2021.

ANNEXATION DESCRIPTION

Applicant : Bencini Realty Limited Partnership

Annexation Case #21-07 (AN-21-07): The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. Guilford County Tax Parcel 198681 (portion)

and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011. The site is more specifically described as follows:

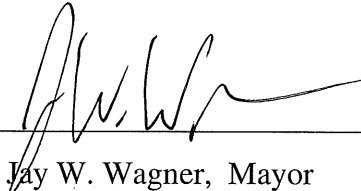
Beginning at a new iron pin set in the Forsyth County/Guilford County line, and in the south right of way line of Joyce Circle, being located North 00 Degrees 38 Minutes 41 Seconds East, 2,360.22 feet from North Carolina Geodetic Survey station "Old Mill" having state plane coordinates (3200NC) of North 826,852.74 feet and East 1,691,601.59 feet; thence along the county line and current west limits of the City of High Point as described in Deed Book 3284, Page 709, South 02 Degrees 08 Minutes 07 Seconds West, 627.46 feet, to a new iron pin set in the county line and in the North property line of David B. Wall and wife, Agnes Blake Wall, Deed Book 6066 Page 527; thence the following two calls with Wall (1) North 87 Degrees 34 Minutes 03 Seconds West, 737.98 feet to an existing concrete monument found marking the northwest corner of Wall, (2) South 03 Degrees 04 Minutes 18 Seconds West, 721.60 feet to an existing concrete monument found marking the southwest corner of Wall and the northwest corner of The Virginia House Flip Company, LLC, Deed Book 8438 Page 384; thence with The Virginia House Flip Company, LLC, Michael Scott Riffell, Deed Book 3984 Page 68, and Bencini Realty Partnership, Deed Book 4607 Page 1108 South 05 Degrees 17 Minutes 05 Seconds West, 359.35 feet to an existing iron pin, northwest corner of Margaret R. Hinkle, Deed Book 7606 Page 482; thence with Hinkle the following two calls (1) South 05 Degrees 29 Minutes 54 Seconds West, 117.06 feet to an existing iron pin; (2) South 05 Degrees 29 Minutes 54 Seconds West, 4.09 feet to a new iron pin set in the north right of way of U.S. Highway 311/I-74; thence with the northern right of way, the following three calls (1) 1025.38 feet along a curve to the right of radius 7439.44 feet, a chord bearing and distance of North 53 Degrees 04 Minutes 00 Seconds West, 1024.57 feet to an existing concrete right of way monument (2) 825.26 feet along a curve to the right of radius 7439.44 feet, a chord bearing and distance of North 45 Degrees 52 Minutes 02 Seconds West, 824.83 feet to an existing concrete right of way monument (3) North 42 Degrees 11 Minutes 39 Seconds West, 197.50 feet to an existing concrete right of way monument, the southeast corner of Stephen B. Jacobs, Trustee of the Trust Under Will of Wilma P. Crissman, for the benefit of Walter E. Crissman, Sr. Deed Book 3167 Page 833; thence with four calls with Jacobs, (1) North 79 Degrees 49 Minutes 15 Seconds East, 123.20 feet to an existing concrete monument, (2) North 02 Degrees 43 Minutes 10 Seconds East, 294.48 feet to an existing iron pin, (3) North 02 Degrees 39 Minutes 37 Seconds East, 924.70 feet to a new iron pin set (4) South 64 Degrees 14 Minutes 04 Seconds East, 175.28 feet to an existing iron pin, southwest corner of Maple Grove Farm LLC, Deed Book 3548 Page 4133; thence South 64 Degrees 12 Minutes 13 Seconds East, 423.90 feet to an existing iron pin, southwest corner of Nathan T. Rinehart Deed Book 3598 Page 3266; thence South 64 Degrees 39 Minutes 32 Seconds East, 267.45 feet to an existing iron pin, southwest corner of Tanya Glidewell Davis, Deed Book 1486 Page 1121, thence South 64 Degrees 40 Minutes 18 Seconds East, 736.34 feet to an existing iron pin, southeast corner of Tanya Glidewell Davis; thence North 53 Degrees 53 Minutes 46 Seconds East, 1.85 feet to a new iron pin set in the southwest right of way of Joyce Circle, said point being 25 feet from the center line of road; thence with the southern right of way the following three calls, (1) 97.14 feet along a curve to the left of radius 130.00 feet, a chord bearing and distance of South 57 Degrees 30 Minutes 34 Seconds East, 94.89 feet to a new iron pin set, (2) 109.23 feet along a curve to the left of radius 755.57 feet, a chord bearing and distance of South 83 Degrees 03 Minutes 23

Seconds, East 109.14 feet to a new iron pin set, (3) South 87 Degrees 11 Minutes 53 Seconds East, 573.57 feet to the Point and Place of Beginning **containing 68.87 acres, more or less.**

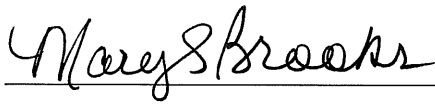
SECTION 2. Upon and after **November 15, 2021** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

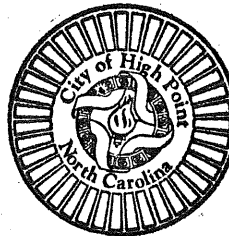
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The **15th** day of **November, 2021.**

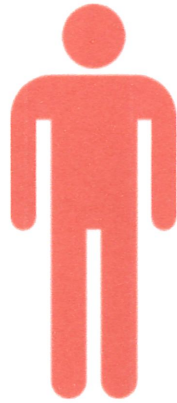
By: 
Jay W. Wagner, Mayor

ATTEST:


Mary S. Brooks, Deputy City Clerk



**Summary of online and paper petitions for those opposed to High Point
rezoning request ZA-21-18 for Skeet Club Rd & Johnson St**
Updated for presentation to HP City Council January 4, 2022



985 signatures
950 live in High Point



853 households
822 located in High Point

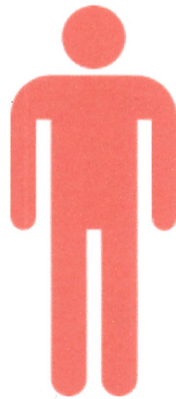
Data cleansed to correct zip codes, count households and remove duplicate signatures

Petition Additions since 11-15-21

#	Household	Date	Name	Zip	City	Please Enter Your Street Address
848	1	11/16/2021 11:34	George Sparks	27265	HP	1907 Hunterwoods Drive
849	1	11/17/2021 14:24	Megan Hekman Miller	27265	HP	2407 Lake Oak
850	1	11/22/2021 2:01	Kristie Austin	27265	HP	819 Skeet Club Rd
852	1	11/24/2021 11:59	BILL HALE	27265	HP	4015 Wellingham Lane
853	1	11/25/2021 2:04	Amber Belangia	27265	HP	905 Norse St.
854	0	11/27/2021 9:40	Frances SCHULTES	27265	HP	3906 Mill Pond St
855	0	11/29/2021 10:54	Brian Brooks	27235	HP	1517 Castle Way
856	1	12/2/2021 20:10	Bo Hanlin	27265	HP	4203 Cilgerran Ct
857	0	12/4/2021 0:53	Tanner Hanlin	27265	HP	4203 Cilgerran Ct
858	1	12/4/2021 14:09	Dan Moore	27235	HP	1305 Windchime Dr.
859	1	12/14/2021 1:42	Dennis Fields	27265	HP	1116 Elmwood Ave
860	1	1/3/2022 4:05	Nancy Iasiello	27265	HP	3110 Ironwood Flat Drive
12	9					

Summary of online and paper petitions for those opposed to High Point rezoning request ZA-21-18 for Skeet Club Rd & Johnson St

Updated for presentation to HP City Council November 15, 2021



973 signatures
938 live in High Point



844 households
813 located in High Point

Data cleansed to correct zip codes, count households and remove duplicate signatures

the commercial development at the intersection of Skeet Club Road and Johnson St. High Point, NC
(for presentation to the High Point Planning & Zoning Board on Oct 26, 2021 & City Council on Nov 15, 2021)

- to preserve the residential character of our community
- to avoid excessive traffic, noise, litter, at an already busy intersection
- to avoid safety and security issues that come with increased traffic
- to preserve the historical value of the Mendenhall-Blair house
- to keep our current grocery stores and retail establishments thriving (There are currently 6 grocery stores within 4 miles of this intersection). HT has already cut back hours, other retailers have closed. Let's not dilute the market and have additional businesses suffer.
- to prevent this application from setting a precedent to all future commercial re-zoning requests

Page 1 of 4

#	Households	Name	Zip Code	Please Enter Your Street Address
792	1	Joseph M McFarland	27265	3906 Mill Pond St
793	1	Edward Soto	27265	4281 Kathert Court High Point NC 27265
794	1	Kasie Marrufo	27265	2416 Glen Cove Way
795	1	Emily Fields	27265	4311 Chilton Way
796	1	Nya McGregor	27265	600 nova avenue
797	1	Danielle Renfrow	27265	615 Piedmont Crossing drive
798	1	Danielle Duncan	27265	3343 Timberwolf Ave, High Point NC 27265
799	1	Pat Laws	27265	4045 Saint Johns Street
800	1	Mary Purcell	27265	3901 Braddock Rd
801	1	DAWN Schoeppner	27265	219 Moffitt Drive High Point, NC 27265
802	1	Tory Darling	27265	805 Burguss Rd
803	1	Alycia	27265	2321 Alderbrook dr. High point, NC 27265
804	1	Tracy Gokey	27235	2177 Starfall Dr. Colfax, NC 27235
805	1	Jacob Dettloff	27265	1534 Pondhaven Dr High Point NC 27265
806	1	Paul Slade	27265	816 Skeet Club Road Highpoint
807	1	Stephen Hastings	27265	1021 Oakview Road
808	1	Cindy Dambrosio	27265	Sawyer ave
809	1	Claudia Calle	27265	1607 Glenn Meade Dr
810	1	Linda Moore	27284	322 Mountain Street
811	0	Melynda Brewer	27265	903 Norse St.
812	1	David Brewer	27265	903 Norse St
813	1	Anum Hicks	27265	1356 Pondhaven Dr
814	1	Melissa Pollio	27265	4408 Edbury Ct
815	1	Erica Batorick	27265	1477 Cantwell Ct
816	1	Jeff Browning	27265	4552 Wayland Court
817	1	Scott Behe	27265	4548 Fairport Ct
818	1	Carl A Youngdale	27265	3940 Navy Place
819	1	Jill Harris	27265	1905 Treyburn Lane
820	1	Carol Caltabiano	27265	2328 CASTLELOCH CT
821	1	Robin Tomalka	27265	3918 Cedar Crest Lane
822	1	Bruce Viars	27265	3903 Cedar Crest Lane High Point, NC 27265
823	0	Susan Tomalka	27265	3918 Cedar Crest Lane High Point, NC 27265
824	1	Carol Pierro	27265	2363 Topaz Lane
825	1	Nancye Bright	27265	1590 Pondhaven Dr
826	0	Paul Wood	27265	3944 Navy Place High Point, NC 27265
827	1	Kirby Heard	27262	333 E Farriss Av
828	0	Suzanne Mann	27262	720 Forrest Street
829	1	Rachel Mann	27235	2128 Sandy Ridge Drive Colfax
830	1	Scott A Mann	27262	720 FORREST ST
831	1	Abigaile Pittman	27262	210 Louise Ave and own 1451 Skeet Club Road
832	1	Tracy Dixon	27265	174 Wyndham Ct. High Point NC 27265
833	1	Traci Wood	27265	3944 Navy Place
834	1	Debra stockdale	27265	4488 Orchard Knob Lane High point, NC 27265
836	1	Jeanne Hubler	27265	3912 Cedar Crest Lane, High Point, NC 27265
837	1	Linda Coggins	27265	4202 Cedar Crest Lane
838	1	Rebecca elizabeth Ingram	27260	844 Willow Pl

839	0	Antawon Ingram	27260	844 Willow Place
840	1	Barbara Pierce	27265	1009 Abbotts Ford Court
841	1	Steve Powell	27265	4296 Hunter Oaks Dr
842	1	Theresa M Crouse	27265	3216 Rockingham Road
843	0	Maddy wills	27265	4410 deacon ct
844	1	Whitney Wills	27265	4410 Deacon Ct
845	0	Jeremy Wills	27265	4410 deacon ct
846	1	Katie Harrison	27265	900 Havenridge dr
847	1	Sherrie Collins	27262	Lived in Blairwood for 28 years. This is ridiculous!
	48			

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 21-09**
 (Piedmont Triad Airport Authority)

From: Chris Andrews,
 Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: November 4, 2021

Attachments: A. Staff Report
 B. Map
 C. Annexation Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the Piedmont Triad Airport Authority for a voluntary contiguous annexation of approximately 13 acres, located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends **approval** of Annexation 21-09.

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

**STAFF REPORT
ANNEXATION 21-09
November 15, 2021**

Request	
Applicant: Piedmont Triad Airport Authority	Owner: Piedmont Triad Airport Authority
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 21-24

Site Information	
Location:	The site is located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway.
Tax Parcel Number:	Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798
Site Acreage:	Approximately 12.2 acres
Current Land Use:	The western half of the site is developed with a 33,500 square-foot structure and surface parking associate with a major vehicle (truck repair) facility. The western half of the site is undeveloped.
Current Fire District:	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
Proposed Development:	Not applicable, there is a current industrial use on the site.
Proposed Unit Type, Number and Average Value:	Not applicable, there is a current industrial use on the site.
Proposed Build-out Schedule:	Not applicable, there is a current industrial use on the site.
Proposed City of High Point Council Ward:	The proposed annexation site abuts Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The site has no noteworthy features.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line both lie adjacent to the site along National Service Road.
General Drainage and Watershed:	The site drains in a southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area Airport Overlay District – Zone 1

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District (City of Greensboro)	Interstate 40
South:	CU-LI	Conditional Use Light Industrial District	Undeveloped
East:	CU-LI	Conditional Use Light Industrial District (Guilford County)	Industrial fabrication and warehousing
West:	CZ-LI	Conditional Use Light Industrial District (Guilford County)	Undeveloped

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	National Service Road	Minor Throughfare	500 ft.
Vehicular Access:	Via driveway access from National Service Road.		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant is requesting annexation to formalize a prior annexation agreement with the City of High Point. The property is owned by a governmental entity (PTIA), and such organizations may request an exemption to the City's utility extension policy. When developed for the current industrial use, PTIA requested and was granted an exemption to connect to city utilities without annexation. The property is to be sold in the upcoming months and will no longer be governmentally owned land. To meet the spirit of the utility exemption agreement, they have submitted this annexation petition prior to the sale the property.

There have been a number of annexation approvals to allow Restricted Industrial type uses in this portion of the City's planning area since the 1990s. The site abuts the City's corporate limits, and this annexation petition represents a logical progression of the City's annexation policy for this area. This annexation request will not negatively impact the City's ability to provide services in this area.

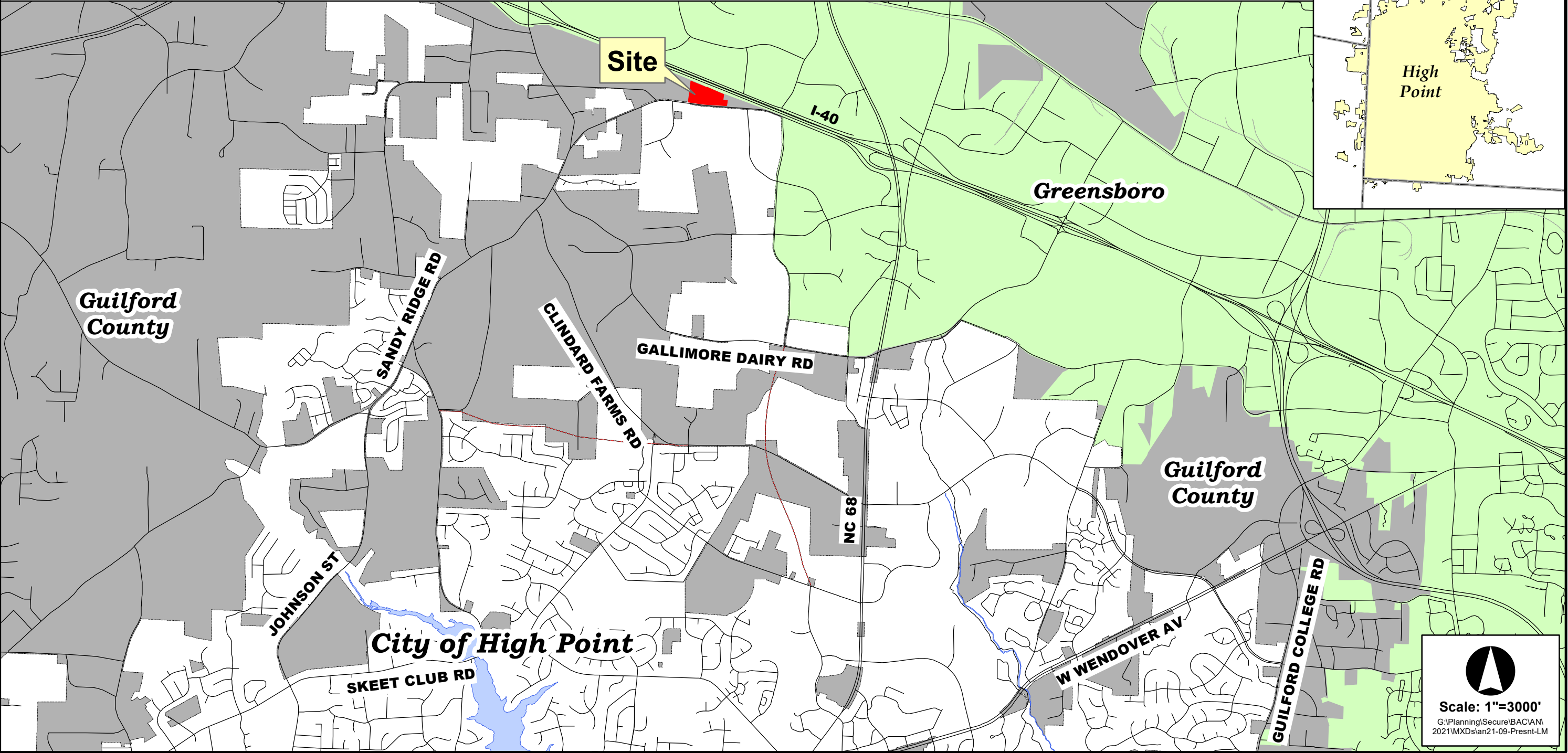
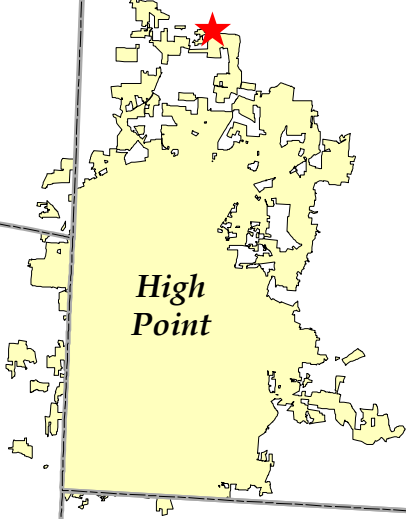
Report Preparation

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

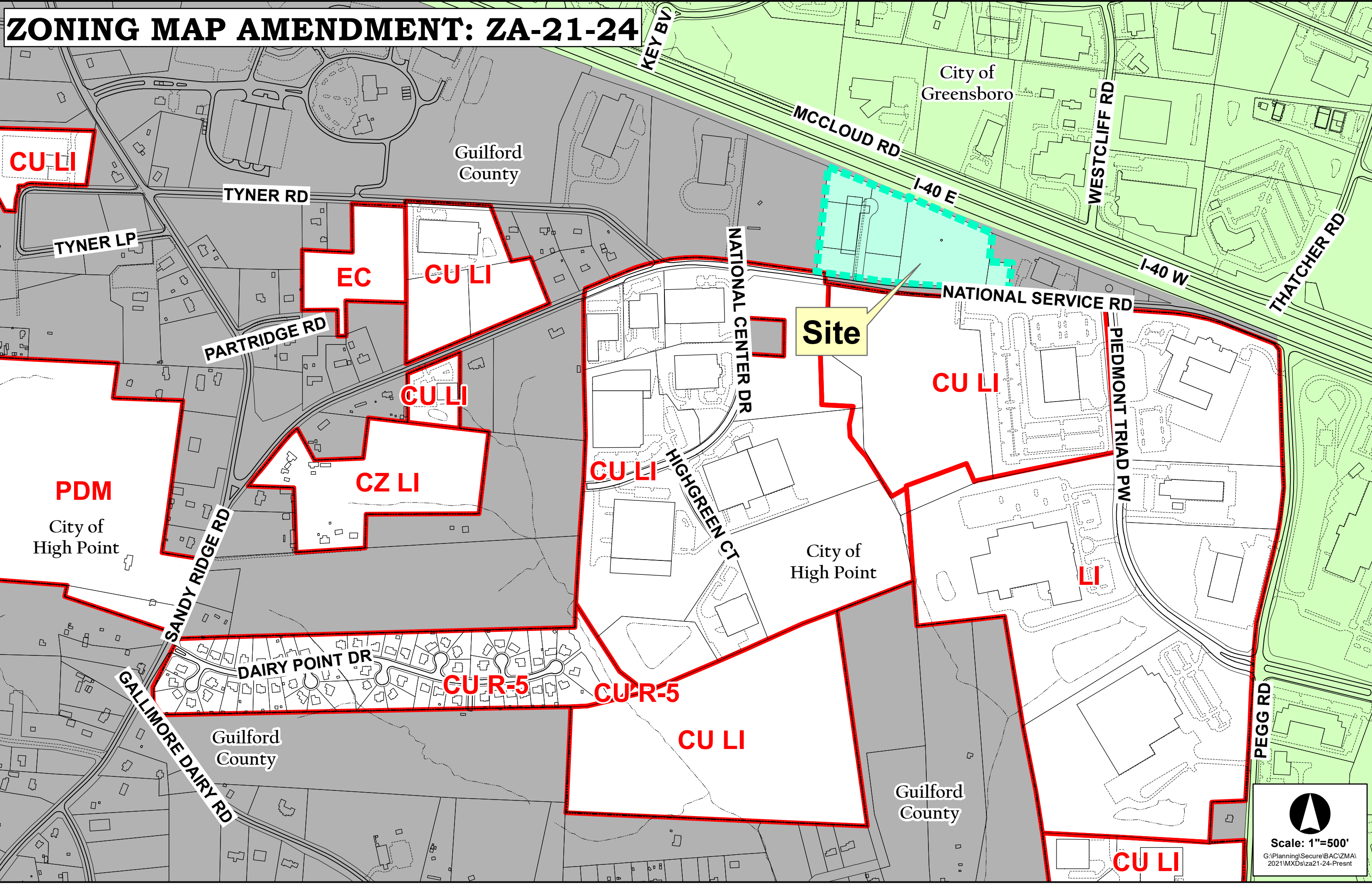
ANNEXATION REQUEST: AN-20-09
Applicant: Piedmont Triad Airport Authority

Vicinity Map



Scale: 1"=3000'
G:\Planning\Secure\BAC\AN
2021\MXD\lan21-09-Presnt-LM

ZONING MAP AMENDMENT: ZA-21-24



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 15th day of November, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
HIGH POINT, NORTH CAROLINA:**

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 15, 2021.

ANNEXATION DESCRIPTION

Applicant : Piedmont Triad Airport Authority

Annexation Case #21-09 (AN-21-09): Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798. Being a parcel of land on the north side of National Service Road and being the property conveyed to Piedmont Triad Airport Authority

in Deed Book 7280 page 3007, Deed Book 6104 page 490, Deed Book 7451 page 1883, Deed Book 7321 page 2513, Deed Book 6773 page 1536, Deed Book 7329 page 2710 and Deed Book 7304 page 1643 as recorded in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the southern right of way of Interstate 40, said existing iron pipe being the northeast corner of property owned by National Services NC LLC (Deed Book 8410 page 1856), thence with the southern right of way of Interstate 40 three (3) calls as follows: 1) S. 67-57-24 E. 286.67 feet to a point; 2) S. 68-20-18 E. 229.81 feet to a point; 3) S. 68-12-44 E. 551.21 feet to an existing iron pipe, the northwest corner of property owned by Champion Greensboro Realty LLC (Deed Book 4941 page 1539), thence with the line of Champion Greensboro Realty LLC three (3) calls as follows: 1) S. 05-31-32 W. 172.17 feet to an existing iron pipe; 2) S. 87-46-55 E. 138.98 feet to an existing iron pipe; 3) S. 09-19-34 W. 170.46 feet to a existing iron pipe on the northern right of way of National Service Road; thence with the northern right of way of Nation Service Road N. 85-30-46 W. 128.09 feet to an existing iron pipe, thence with six (6) calls within the right of way of National Service Road as follows 1) S. 05-44-28 W. 31.37 feet to a point; 2) N. 87-52-25 W. 527.91 feet to a point; 3) N. 05-22-36 E 15.16 feet to a point; 4) N. 82-27-54 W. 287.88 feet to a point; 5) N. 81-42-47 W. 218.24 feet to a point; 6) N. 06-03-57 E. 29.92 to a solid iron on the northern right of way of National Service Road, said solid iron being the southeast corner of property owned by National Services NC LLC (Deed Book 8410 page 1856); thence with eastern line of the property owned by National Services NC LLC N. 06-03-57 E. 150.78 fee to an existing iron pipe; thence N. 06-21-21 E. 482.55 feet to the point and place of beginning and containing 13.020 acres more or less.

SECTION 2. Upon and after **November 15, 2021** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The 15th day of **November, 2021**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

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 21-22 (ZA-21-22)** 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 5, 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 Multifamily – 16 (CZ- RM-16) District**. The property is approximately 72 acres, located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. The property is also known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

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:**

Any uses allowed in the Residential Multifamily – 16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

b) **Prohibited Uses:**

The Multifamily dwelling use type (Household Living Use Category), as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

Part II. CONDITIONS:

- A. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
- B. Development and Dimensional Requirements:
 - 1. Development Density/Intensity: Any development of the zoning site under the Household Living use category shall not exceed 550 dwelling units.
 - 2. Minimum Side Setback Standard and Minimum Perimeter Setback Standard: The following condition shall apply to that portion of the zoning site abutting the northern property line of Guilford County Tax Parcel 198678, from the eastern side of the stream buffer to the Skeet Club Road right-of-way (*NOTE: Guilford County Tax Parcel 198678 is an approximate 16 acre parcel, addressed as 317 Skeet Club Road, lying to the south and east of the zoning site*):
 - a) A minimum sixty (60) foot building setback shall be required for all principal or accessory structures.
 - b) This condition (Part II. B.2) shall become void at the time the zoning on Tax Parcel 198678 (317 Skeet Club Road) is changed to a Residential Multifamily 5 (RM-5) District or higher intensity zoning district as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance.
- C. Landscaping, Buffers and Screening:
 - 1. A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire Skeet Club Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.
 - 2. The following condition shall apply to that portion of the zoning site abutting the northern property line of Guilford County Tax Parcel 198678 (317 Skeet Club Road), from the eastern side of the stream buffer to the Skeet Club Road right-of-way.
 - a) Any disturbed areas within sixty (60) feet of the northern property line of Guilford County Tax Parcel 198678 (317 Skeet Club Road), shall be replaced with a Type A Perimeter Landscape Yard planting rate as listed in Table 5.5.11.B of the Development Ordinance. This shall not apply to areas associated with a street right-of-way stub or driveway stub to Tax Parcel 198678. This condition shall not supersede requirements of Section 5.5.15 (Landscape Yard Maintenance) and Section 5.5.16 (Removal or Relocation of Trees and Shrubs) of the Development Ordinance).

- b) This condition (Part II. C.2) shall become void at the time the zoning on Tax Parcel 198678 (317 Skeet Club Road) is changed to a Residential Multifamily 5 (RM-5) District or higher intensity zoning district as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance.

D. Transportation Conditions.

1. Right-of-way Dedication: As a part of development permit approval, the property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Skeet Club Road, along the entire Skeet Club Road frontage of the zoning site.
2. Access
 - a) Skeet Club Road: Only one point of access shall be allowed to Skeet Club Road. This shall be a full movement access point.
 - b) Joyce Circle: Two full movement access points will be allowed to Joyce Circle.
 - c) Driveway access from individual dwelling units shall not be permitted to Skeet Club Road.
 - d) A public street stub shall be provided to the parcel south of the rezoning site identified as Parcel Number 198678
3. Improvements:
 - a) Joyce Circle As a part of development permit approval, the property owner shall improve the south side of Joyce Circle along the Joyce Circle property frontage from Skeet Club Road to approximately 1,050 feet west of Skeet Club Road to a point where Joyce Circle turns to the north. The improvements shall be constructed to City standards for a local street and consist of half of a 26-foot-wide cross-section with standard curb and gutter and sidewalk. This improvement is subject to NCDOT approval.
 - b) Skeet Club Road at Joyce Circle: As a part of the development permit approval, the property owner shall install a northbound left turn lane with 100 feet of storage and appropriate taper.
 - c) Skeet Club Road at Bridlewood Avenue (Site Access 1 as noted in the Traffic Impact Analysis): As part of development permit approval, the property owner shall install a northbound left turn lane with 125-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.

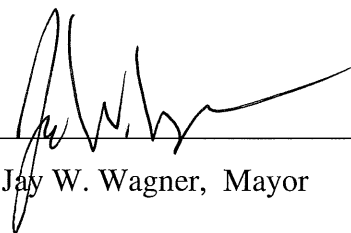
SECTION 5

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

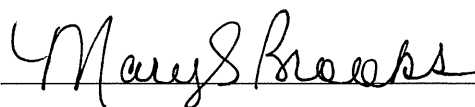
SECTION 6.

This ordinance shall become effective upon the date of adoption.

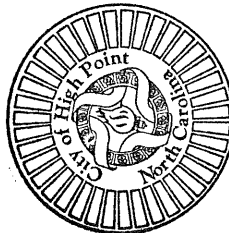
Adopted by the City Council
City of High Point, North Carolina
The 15th day of November, 2021

By: 
Jay W. Wagner, Mayor

ATTEST:



Mary S. Brooks, Deputy City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Special Use 21-03
(High Point Land 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, 2022

Attachments: A. Staff Report
B. Map
C. Special Use Permit

Advertised By:
Planning & Development

PURPOSE:

A Special Use Permit request to allow the Asphalt Plant use type, as listed in Principal Use Table 4.1.9 of the Development Ordinance, in the Conditional Zoning Heavy Industrial (CZ-HI) District. The site is approximately 29 acres and located at the northern terminus of Allegany Street and south of Durand Avenue.

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends **approval** of Special Use 21-03

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

**STAFF REPORT
SPECIAL USE PERMIT 21-03
November 15, 2021**

Request	
Applicant: High Point Land Investment, LLC	Owner: Blue Skye Holdings, LLC
Proposal:	A Special Use Permit request to allow the Asphalt Plant use type, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, in the Conditional Zoning Heavy Industrial (CZ-HI) District.

Site Information	
Location:	The site is located at the northern terminus of Allegany Street and south of Durand Avenue.
Tax Parcel Number:	Guilford County Tax Parcel 180717
Site Acreage:	Approximately 29 acres
Current Land Use:	Undeveloped
Physical Characteristics:	A perennial stream, running in a general east-west direction, with a corresponding floodway and 100 & 500 year flood zone runs through the northern and middle of the site. This floodway/flood zone area ranges in width from 500 to 600 feet. A 72-foot wide City of High Point electrical transmission line easement runs in an east-west direction through the middle of the site. There is also an additional 200-foot wide Duke Power transmission line that runs across the southern portion of the site.
Water and Sewer Proximity:	A 48-inch City sewer line runs across the northern portion of the site near Durand Avenue. An 8-inch City water and an 8-inch City sewer line are adjacent to the site along Allegany Street.
General Drainage and Watershed:	The site drains in a general northerly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District	Durand Avenue and US 29 (formerly Business 85) right-of-way
South:	LI	Light Industrial District	Industrial and warehousing use
East:	LI	Light Industrial District	Industrial use, undeveloped parcel and single family dwelling
West:	LI	Light Industrial District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Light Industrial land use classification. The applicant has submitted a Plan Amendment application (PA-21-07) to change the Land Use Plan designation to the Heavy Industrial classification. This classification supports a whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale open land uses like wastewater treatment plants, landfills and quarries.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan:	<u>Business Interstate 85 Corridor Plan</u> This request is neither consistent or inconsistent with the goals and objectives of the Business Interstate 85 Corridor Plan.
Zoning History:	In conjunction with this special use application (SU-21-03), the applicant has also submitted a Zoning Map Amendment application (ZA-21-25) to establish a CZ-HI District zoning for this site.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Alleghany Street		200 ft
	Durand Avenue		925 ft
	Lorraine Avenue		30 ft
Vehicular Access:	Via driveway aces from Alleghany Street.		
Traffic Counts: (Average Daily Trips)	None, the NCDOT does not typically take traffic count along local streets.		
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	A TIA is not required.
Conditions:	<u>Access:</u> Only one point of vehicular access shall be permitted to Alleghany Street. No access shall be permitted to Lorraine Avenue.		

Details of Proposal

The site abuts the Alleghany Industrial Park which fronts along Baker Road and was established in the 1990s. This industrial park and all surrounding lands are zoned Light Industrial (LI). The applicant desires to develop a combination asphalt plant/concrete plant at the northern edge of this industrial park. The City's Development Ordinance designates a concrete plant as a major manufacturing use type, which is a permitted use in the Heavy Industrial (HI) zoning district, subject to meeting specific development standards. The asphalt plant use type is only permitted in the HI District with a special use approval by the City Council. In addition to meeting special use findings, this use type is also

subject to development standards noted in Section 4.3.5.B.1 – (Manufacturing and Production – Asphalt Plant) of the Development Ordinance.

Findings

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

Section 2.4.12.C. of the Development Ordinance requires that certain findings be made before a special use may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

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

Compliance	An asphalt plant use must obtain an air quality permit and water quality permits from the North Carolina Department of Environmental Quality (DEQ). Under DEQ, its Division of Air Quality handles air permits for asphalt plants, and its Division of Water Quality handles water permits (if required).
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Complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.

Compliance	An asphalt plant shall comply with the following standards of the Development Ordinance: • <u>Setbacks</u>: An asphalt plant shall be located at least 50 feet from a property line. • <u>Security Fencing</u>: A security fence, a minimum of 6 feet in height, shall be provided around the use. • <u>Rehabilitation</u>: ➤ Within 1 year of the cessation of the use, all equipment and stockpiles incidental to the operation shall be dismantled and removed by and at the expense of the landowner; ➤ On the site of an abandoned asphalt plant the site shall be drained to prevent the accumulation of standing water, and channelization of the drainage shall be designed and controlled so as not to cause erosion or silting of neighboring properties or public ways, nor to appreciably increase the turbidity of any natural water course, or to occlude any existing drainage course, except in an instance where redevelopment for another permitted use is in progress. • <u>Access</u>: ➤ Vehicular access shall be constructed with an all-weather surface and be maintained in a dust-free condition. ➤ Access roads shall be located no closer than 15 feet from a property line. ➤ A plan shall be submitted showing truck routes to and from the site. Such routes shall be designed to minimize impacts on residential areas, schools, or other uses negatively affected by truck traffic.
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	Based upon the size of the site and the manner in which the developable area will be restrict by the SU Plan, all standards of the Development Ordinance will be able to be met.
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Will not substantially injure the value of the abutting land, or the special use is a public necessity;

Compliance	❖ The site is surrounded by LI zoned lands and development. ❖ The site lies south of the US-29 corridor and east of the I-74 corridor, both of which are existing multilane highways. These highways act as a barrier that separates the zoning site from adjacent lands to the north and west. ❖ A 200-foot wide Duke Power transmission line easement lies along the southern boundary of the site. Other electrical easements, utility easements and a stream with a 500 to 600 foot wide flood zone area lies along the northern portion of the site. Of the 29 acres associated with this parcel, only 30% (approximately 8 acres in the middle of the parcel) is available for any significant development. The applicant has offered a condition that restrict the asphalt plant use to this 8 acre area; thus, isolating the area of development from surrounding lands.
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Will be in harmony with the area in which it is to be located.

Compliance	Due to physical and environmental constraints, and restrictions noted on the special use site plan, development is restricted to an 8± acre area in the middle of the site. These constraints and special use conditions will assist to limit the intensity of development and also provide separation from abutting lands to ensure development will be in harmony with surrounding lands.
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Is in general conformity with the City's adopted policy guidance.

Compliance	As conditioned, and subject to approval of Plan Amendment Case 21-07 and Zoning Map Amendment Case 21-25, the request will be compatible with the surrounding area and in conformance with adopted plans.
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Recommendation

Staff Recommends Approval:

Based upon the conditions in the attached Special Use Permit and the preliminary findings of fact, staff finds that the request will be compatible with the surrounding lands and in conformance with adopted plans.

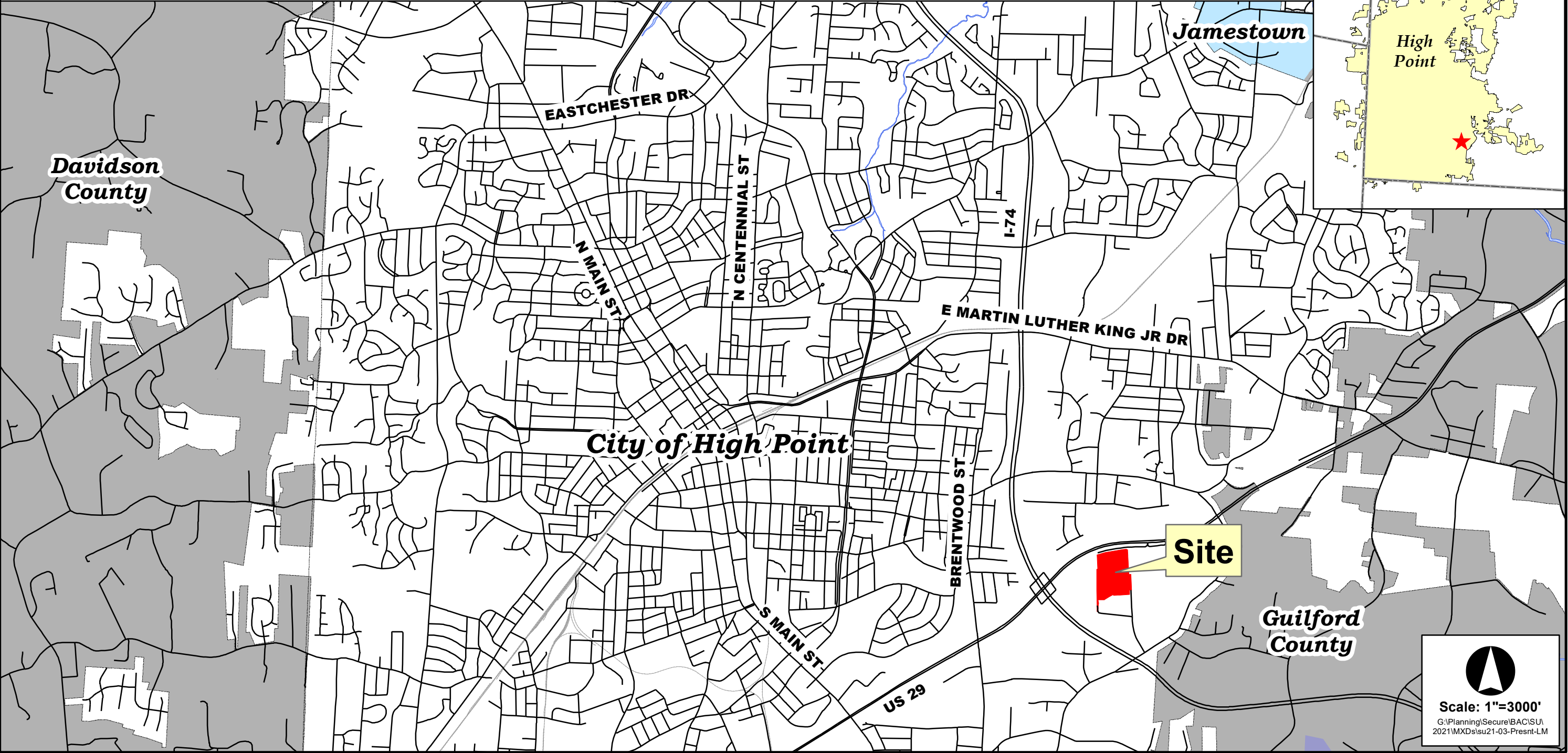
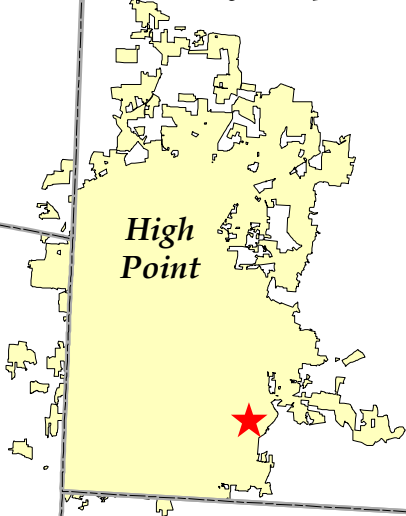
Report Preparation

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

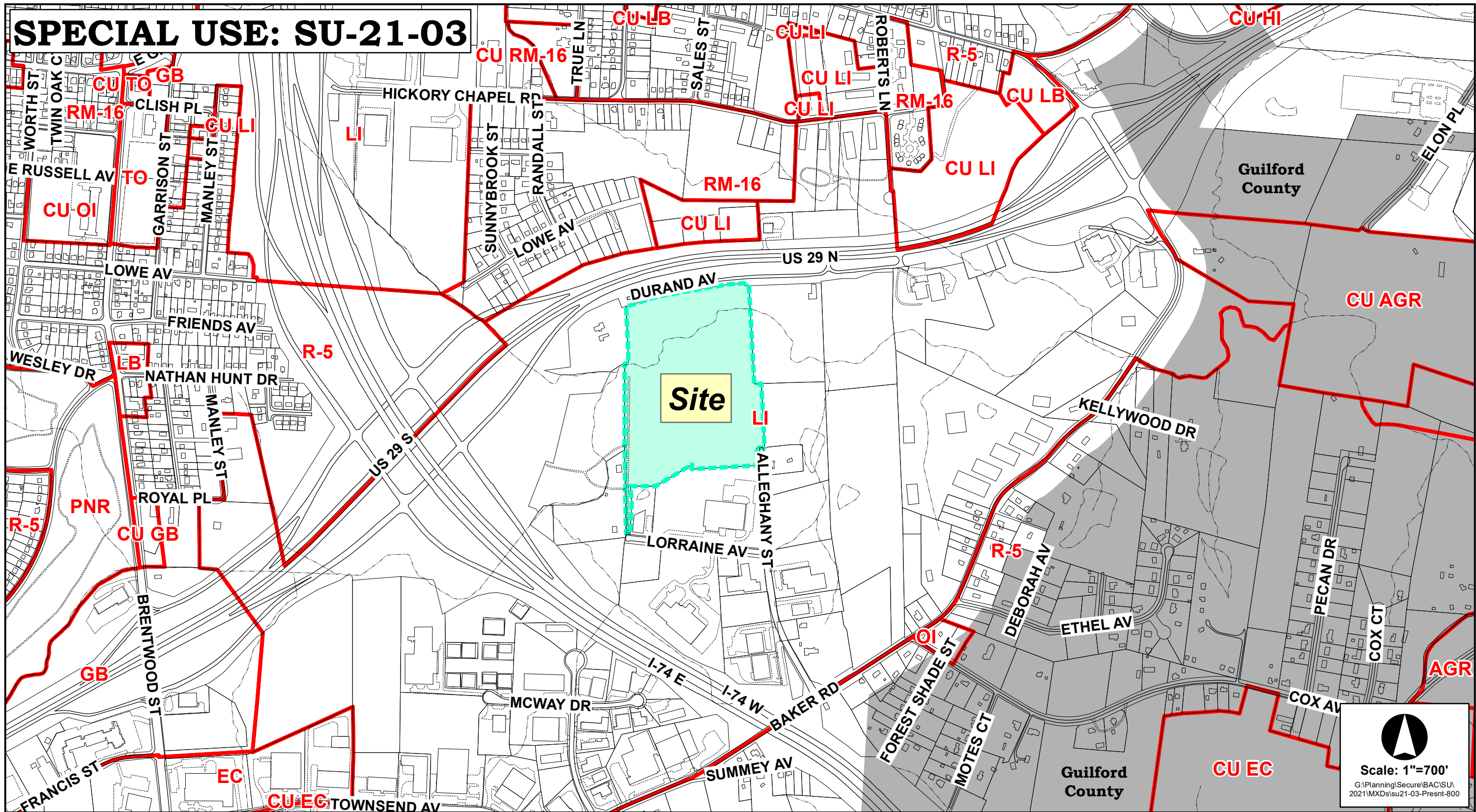
SPECIAL USE: SU-21-03
Applicant: High Point Land Investment, LLC

Vicinity Map




Scale: 1"=3000'
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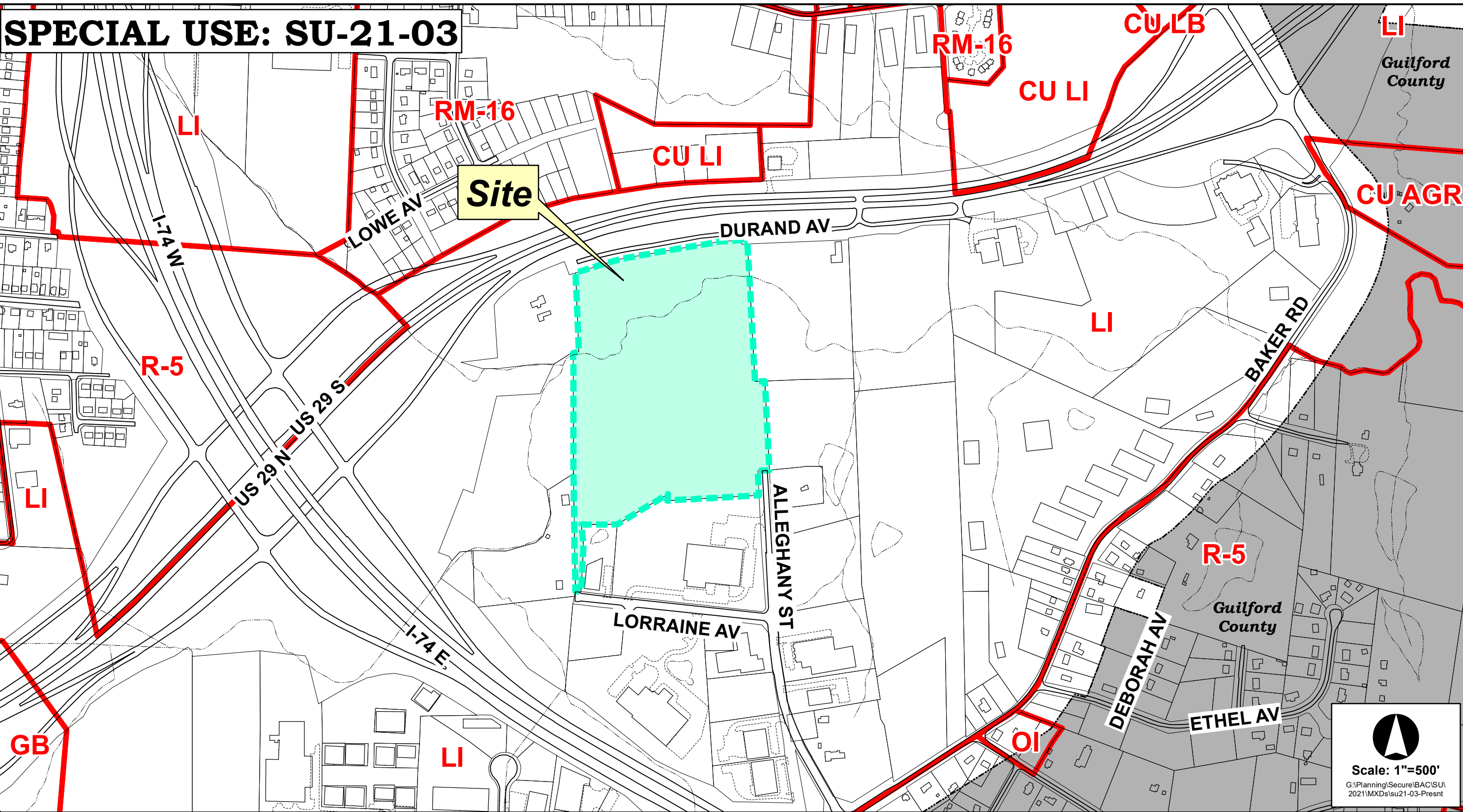
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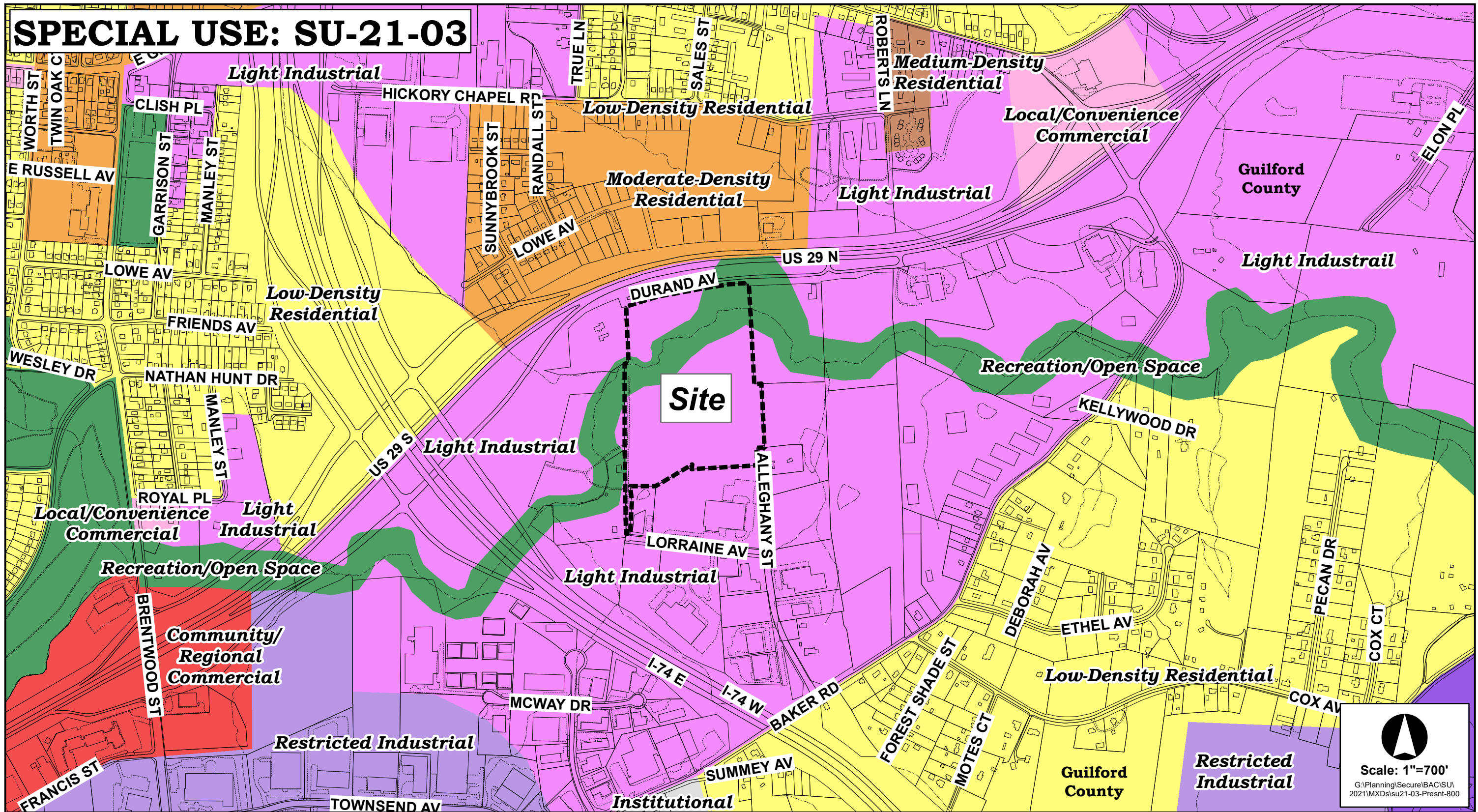
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SPECIAL USE: SU-21-03




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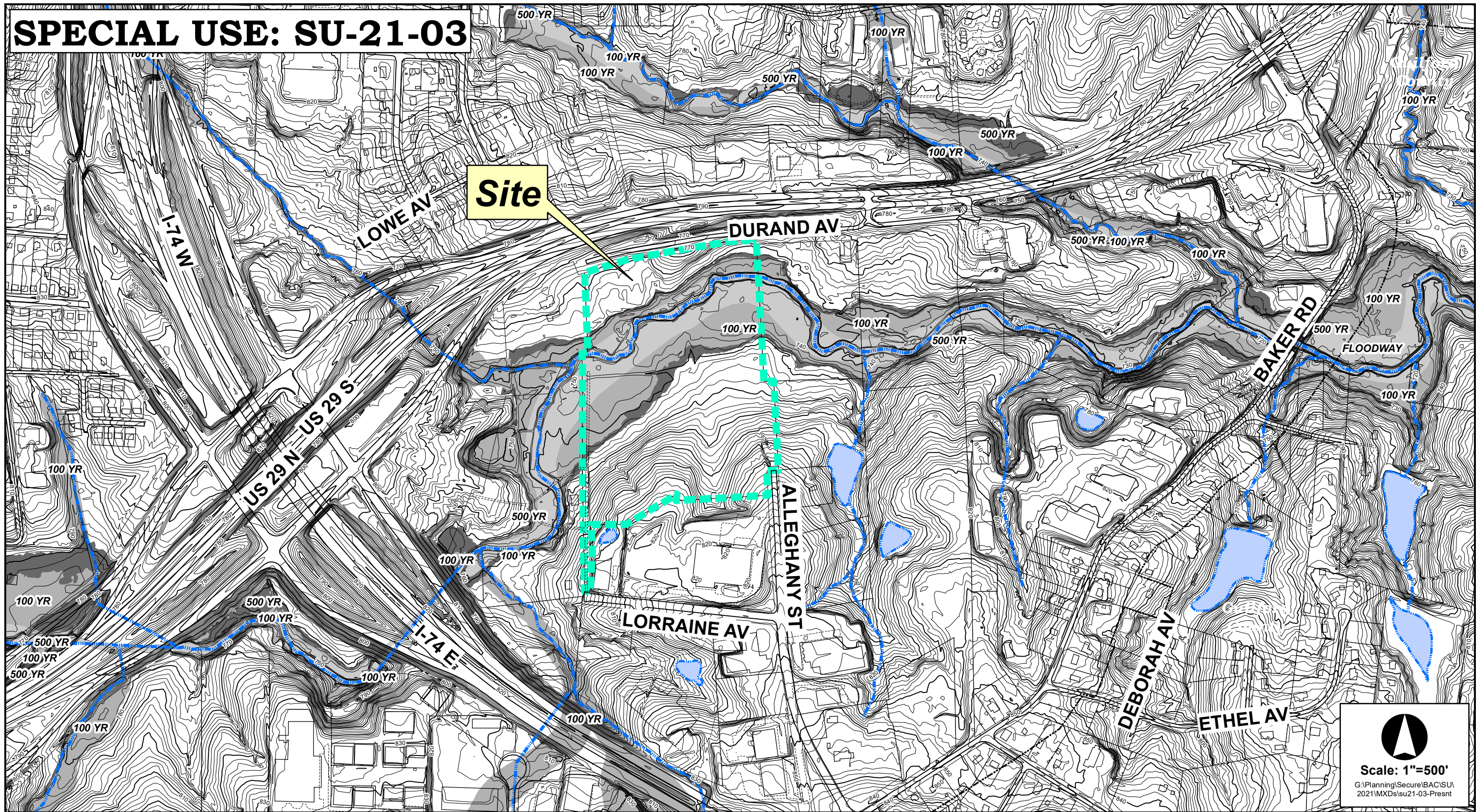
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SPECIAL USE: SU-21-03



Scale: 1"=500'

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SPECIAL USE: SU-21-03

Guilford
County

Site

LOWE AV

DURAND AV

BAKER RD

US 29 N
US 29 S

ALLEGHANY ST

LORRAINE AV

DEBORAH AV

ETHEL AV

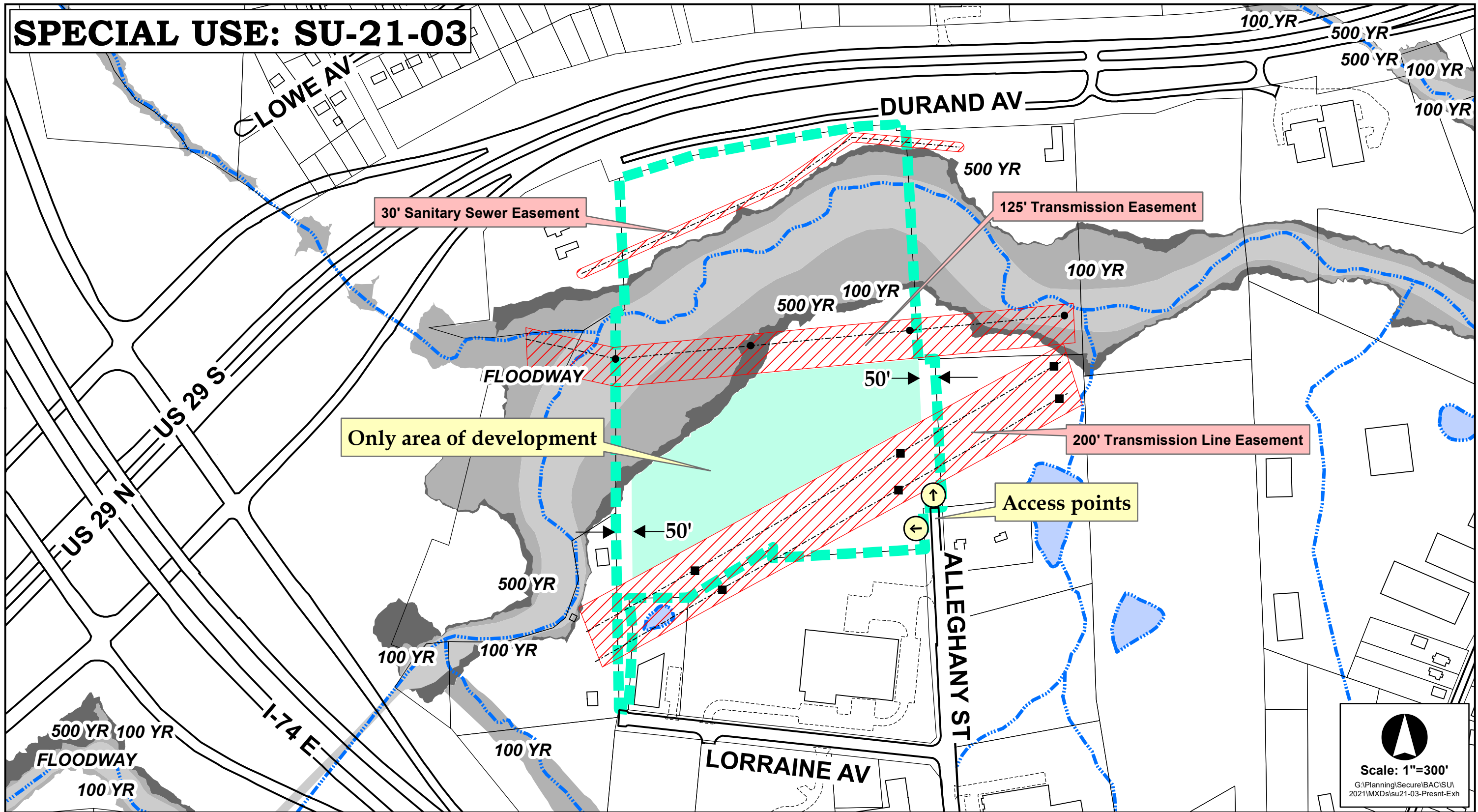
Guilford
County



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SPECIAL USE: SU-21-03



**SPECIAL USE 21-03
CITY OF HIGH POINT, NORTH CAROLINA
(High Point Land Investment, LLC)**

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

Part I. USE: Asphalt Plants use type and its customary accessory uses shall be permitted subject to the development and dimensional requirements of the Heavy Industrial (HI) District and the specific conditions listed in this Special Use (SU) document.

NOTE: The Major Manufacturing use type (Concrete Manufacturing), which is a permitted principal use in the Heavy Industrial (HI) District, will operate in conjunction with the Asphalt Plant use type.

Part II. Conditions:

1. Development of the site shall be generally consistent with the attached site plan submitted with the special use application. The Asphalt Plant use type and its accessory activity shall be restricted to that area noted as “Only area of development” as depicted on the special use site plan. Subject to approval by the Transportation Department, access from Alleghany Street may be revised to be taken from the northern terminus or northwestern western side of this right-of-way.
2. Containment of Perimeter Gravel Road and Asphalt/Concrete Plant Materials.
The central and northern portion of the site contain a perennial stream with a substantial floodway, and 100- and 500-year flood zones. To maintain the location of the perimeter gravel road and to keep materials out of the adjacent environmentally sensitive areas, the following shall be installed as part of development permit approval:
 - a) A permanent concrete curb and gutter, as depicted in exhibit #1 or exhibit #2, shall be installed along the northern and western edge of the perimeter gravel road; or
 - b) A minimum four (4) foot tall soil berm, meeting standards of Section 5.5.6.H of the Development Ordinance, shall be installed in close proximity to the northern and western edge of the perimeter gravel road; or
 - c) A combination of the above noted concrete curb & gutter and soil berm as approved by the Technical Review Committee.
3. Transportation Conditions
 - a) Access: Only one point of vehicular access shall be permitted to Alleghany Street. No access shall be permitted to Lorraine Avenue.

- b) Other Transportation Conditions: The City of High Point Transportation Director shall approve the exact location and design of all access points and improvements.

SECTION 2

The property is approximately 29 acres, and located at the northern terminus of Alleghany Street and south of Durand Avenue. The property is addressed as 1800 Alleghany Street and also known as Guilford County Tax Parcel 180717.

SECTION 3

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

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

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

SECTION 4

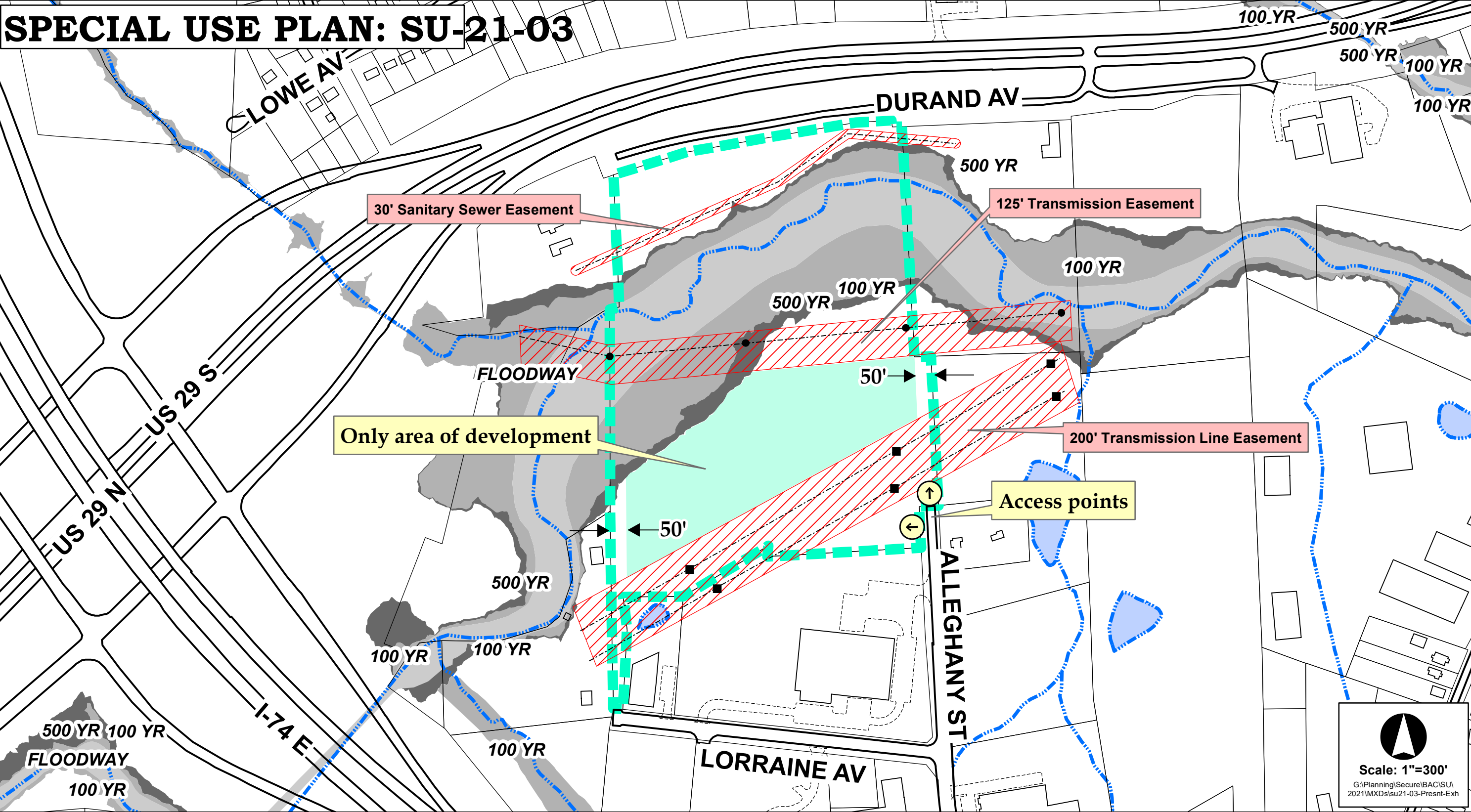
Special Use 21-03 and the accompanying Special Use Plan were approved by the City Council of High Point, North Carolina on the 15th day of November, 2021.

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

Lisa B. Vierling, City Clerk

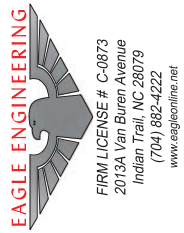
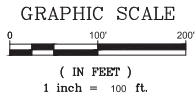
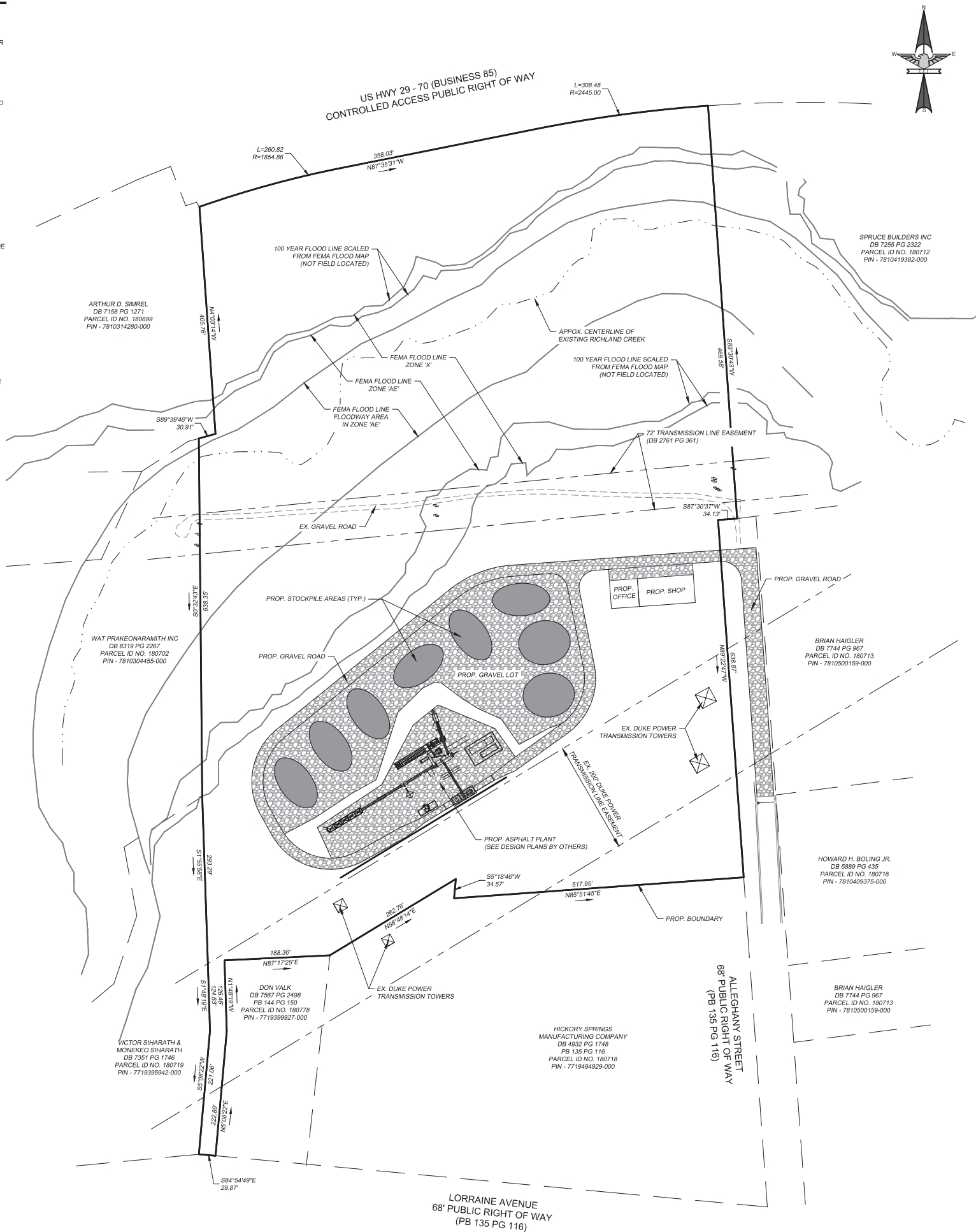
Date

SPECIAL USE PLAN: SU-21-03



SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT THE ONE-CALL CENTER AT 1-800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
4. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
8. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
9. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
10. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED. PRIOR TO CONSTRUCTION, ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
11. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
13. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 3710781000J, EFFECTIVE DATE: JUNE 18, 2007.



07/15/21

NO. DATE BY ISSUE

HIGHPOINT PLANT
RANDLEMAN, NC

BOGGS CONTRACTING INC.
1613 W. ROOSEVELT BLVD
MONROE, NC 28110

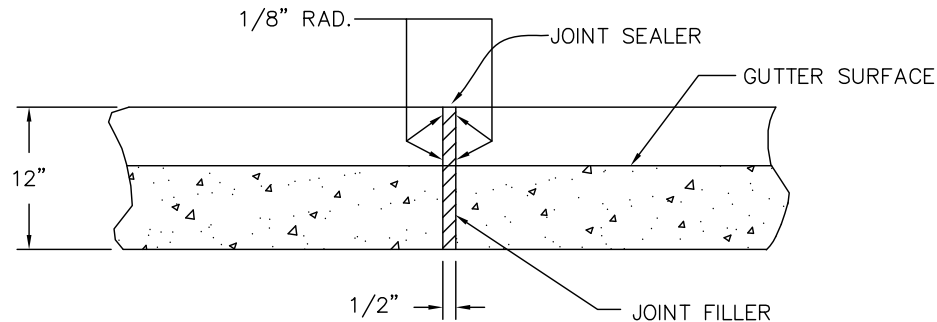
SITE PLAN
OVERALL

DESIGNED BY	DRAWN BY	CHECKED BY	JLR
SAP	JTH	JLR	
AS SHOWN	DATE	AS NUMBER	6964
	07/16/21		

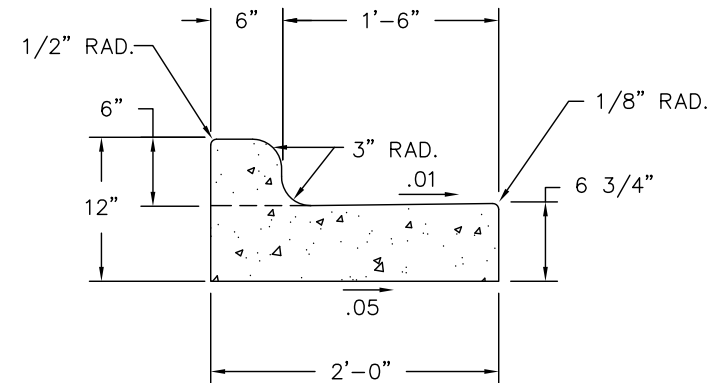
Sheet

C-2.0

Exhibit #1

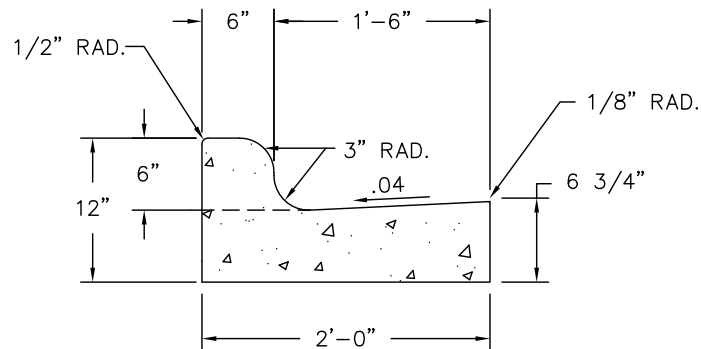


TRANSVERSE EXPANSION JOINT
IN CURB AND GUTTER



2'-0" SPILL CURB AND GUTTER

SPILL GUTTER MAY BE USED ONLY WHEN DIRECTED
ON THE PLANS OR AS APPROVED BY THE DIRECTOR.



2'-0" CURB AND GUTTER

NOTES:

- PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
- JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
- CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1 1/2" DEEP.
- FILL ALL CONSTRUCTION JOINTS WITH JOINT FILLER AND SEALER.
- SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.
- CONSTRUCT THE CONCRETE IN ACCORDANCE WITH SECTION 825 AND SECTION 846 OF THE MOST RECENT EDITION OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES.

CITY OF HIGH POINT
NORTH CAROLINA
ENGINEERING SERVICES DEPARTMENT

APPROVED APRIL 12, 2007

DIRECTOR

ISSUED 4-12-07

REVISIONS

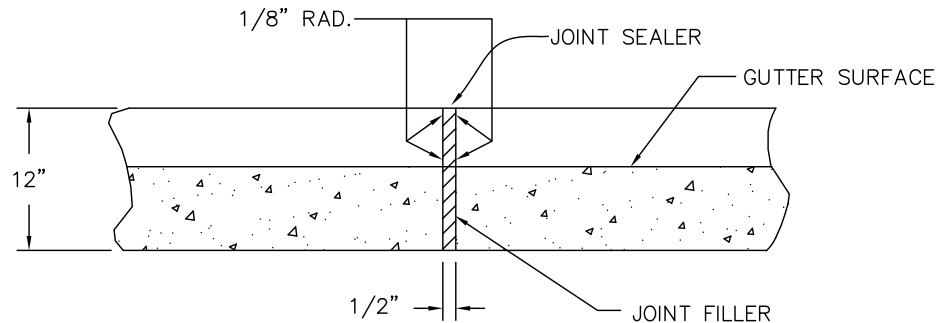
STANDARD DRAWING FOR
2'-0" CURB AND GUTTER

C-G_24.DWG

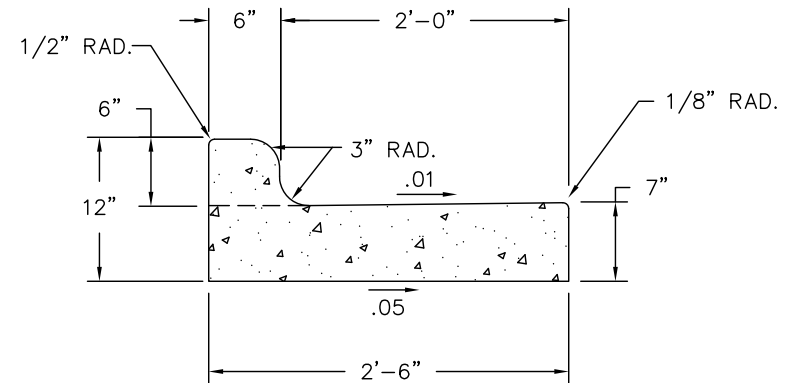
503.00

SHEET 1 OF 1

Exhibit #2

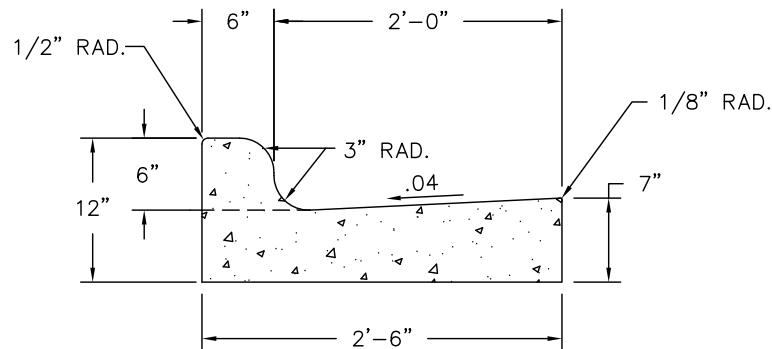


TRANSVERSE EXPANSION JOINT
IN CURB AND GUTTER



2'-6" SPILL CURB AND GUTTER

SPILL GUTTER MAY BE USED ONLY WHEN DIRECTED
ON THE PLANS OR AS APPROVED BY THE DIRECTOR.



2'-6" CURB AND GUTTER

NOTES:

- PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
- JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
- CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1 1/2" DEEP.
- FILL ALL CONSTRUCTION JOINTS WITH JOINT FILLER AND SEALER.
- SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.
- CONSTRUCT THE CONCRETE IN ACCORDANCE WITH SECTION 825 AND SECTION 846 OF THE MOST RECENT EDITION OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES.

CITY OF HIGH POINT
NORTH CAROLINA
ENGINEERING SERVICES DEPARTMENT

APPROVED APRIL 12, 2007

DIRECTOR

ISSUED 4-12-07

REVISIONS

STANDARD DRAWING FOR
2'-6" CURB AND GUTTER

C-G_30.DWG

502.00

SHEET 1 OF 1

A RESOLUTION AMENDING THE *LAND USE PLAN FOR THE HIGH POINT PLANNING AREA*

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on September 28, 2021 and before the City Council of the City of High Point on November 1 and December 20, 2021, regarding this proposed amendment (PA 21-06) to said *Land Use Plan for the High Point Planning Area*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

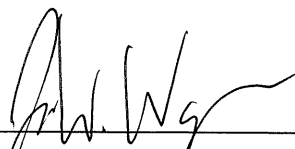
SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 41 acres (as shown on the attached map) from Office and Medium-Density Residential to Community/Regional Commercial.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

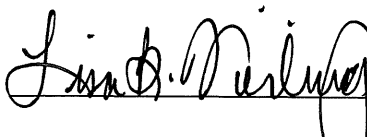
SECTION 3. This resolution shall become effective immediately upon adoption.

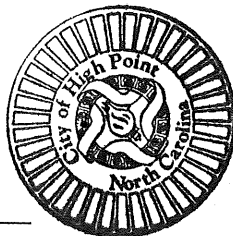
Adopted by City Council
City of High Point, North Carolina
The 20th day of December 2021

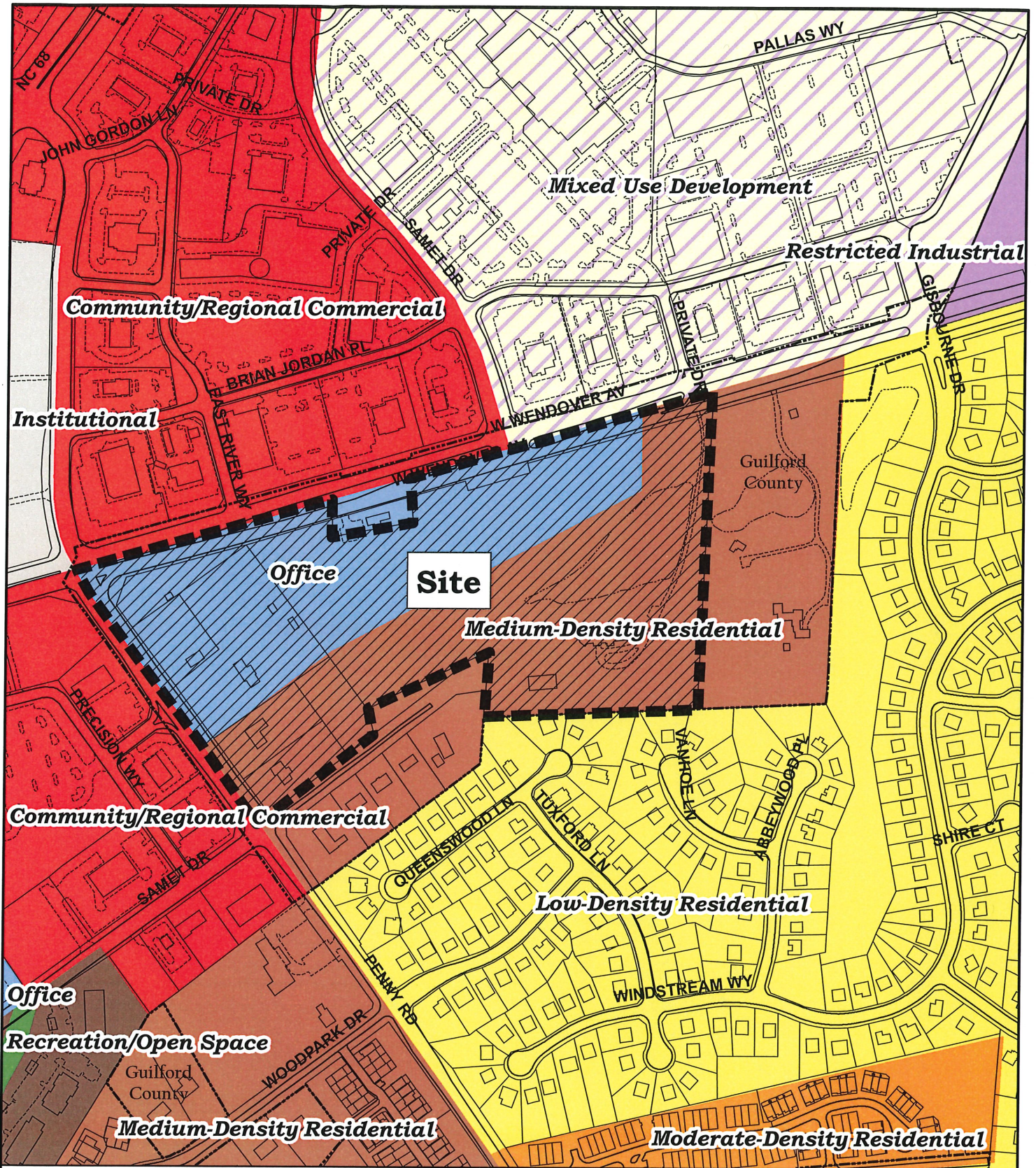
By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





PLAN AMENDMENT: PA-21-06

From: Office and Medium Density Residential
To: Community Regional Commercial

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point



Scale: 1"=400'

G:\Planning\Secure\BAC\
PA/2021\MXD\pa21-06

CITY OF HIGH POINT

AGENDA ITEM



Title: Substantial Amendment #3 to the 2019-20 Action Plan

From: Thanena S. Wilson, Interim Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: October 17, 2021

Advertised By: High Point Enterprise

Attachments: -Draft Substantial Amendment #3 to the 2019-20 Annual Action Plan
-Winter Shelters/White Flag Proposal
-Public Notice

PURPOSE:

The Community Development and Housing Department is proposing to reallocate \$162,850 of the City's CDBG-CV3 award to support the Winter Shelters/White Flag initiative from December 2021 through March 2022. Funds will be awarded to Open Door Ministries, The Salvation Army, and West End Ministries to make additional beds available for the homeless population on the coldest nights during the winter. The Substantial Amendment is needed to satisfy U.S. Department of Housing and Urban Development (HUD) requirements prior to commitment of funds.

BACKGROUND:

City Council previously approved substantial amendments to the 2019-20 Annual Action Plan to receive the CDBG-CV special allocation awarded under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The City received \$588,651 under the CDBG-CV3 allocation, and the \$162,850 is proposed to be allocated from this award.

To expedite the availability of these resources, HUD approved several waivers including the reduction of the public review and comment period from 30 days to 5 days. Accordingly, this Substantial Amendment was made available for citizen input from October 25-29, 2021.

The Substantial Amendment was reviewed with the Citizens Advisory Council on October 28, 2021.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

A public hearing to be held by Council for the Substantial Amendment is required by HUD, and in accordance with our Citizen Participation Plan approved by Council. The Community Development and Housing Department recommends Council's favorable consideration to approve Substantial Amendment #3 to the 2019-20 Annual Action Plan and that the appropriate City official and/or employee be authorized to execute all necessary documents.

PUBLIC NOTICE

CITY OF HIGH POINT

SUBSTANTIAL AMENDMENT #3 TO THE 2019-2020 ANNUAL ACTION PLAN Community Development Block Grant - Coronavirus (CDBG-CV)

In response to the Coronavirus 2019 (COVID-19) pandemic, the U.S. Department of Housing and Urban Development (HUD) allocated \$1,141,357 in CDBG-CV funds to the City of High Point to be used to prevent, prepare for, and respond to COVID-19. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed into law on March 27, 2020 to respond to the growing effects of this unprecedented public health crisis. The total appropriation was awarded under two separate allocations. Substantial Amendment #3 is a proposal to reallocate \$160,000 of the of \$588,651 awarded under the City's second allocation (CDBG-CV3).

This required amendment outlines the City's proposed reallocation of CDBG-CV3 funds in carrying out eligible activities to address the effects of COVID-19 in our community. While this amendment usually requires a 30-day public review and comment period, HUD has waived this requirement provided that no less than five (5) days are given for public review and comments on the Substantial Amendment.

Public Review and Comment

The Substantial Amendment will be made available to the public for review and comment for a period of five (5) days beginning on Monday, October 25 through Friday, October 29, 2021 at the City of High Point's Community Development and Housing Department, 211 S. Hamilton Street, Ste 312, High Point; on our website: <https://www.highpointnc.gov/231/Community-Development-Housing>; or a hard copy can be requested through the City's Public Records Request portal: <https://www.highpointnc.gov/1813/Public-Records-Request>.

To Make Written Comments

The City of High Point will receive written comments until 5:00 p.m. on Monday, November 1, 2021. Comments can be mailed, or hand delivered to the City of High Point Community Development and Housing Department, 211 S. Hamilton Street, Ste 312, High Point, NC 27260. Comments may also be submitted via email to thanena.wilson@highpointnc.gov.

At the close of the Public Comment Period on October 29, 2021, the City of High Point will move forward with formal approval of the Substantial Amendment and submission to HUD.

Public Hearing

A public hearing will be held before the City of High Point City Council on November 15, 2021, at 5:30 p.m. At the close of the public hearing, approval by City Council will be requested.

Public comments on this matter can be submitted by:

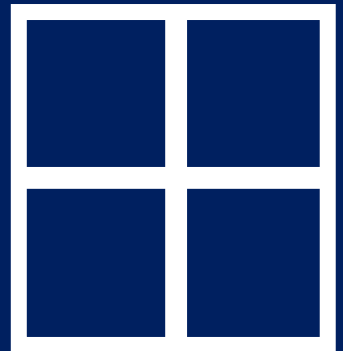
1. Calling 336-883-3522 and leaving a message, or
2. Emailing written comments to publiccomment@highpointnc.gov, or
3. Dropping written comments off in the City of High Point's utility payment drop-boxes located in the Green Drive and the Commerce Avenue parking lots on both sides of the Municipal Building located at 211 S. Hamilton Street.

All comments for the Public Hearing must be received by 5:00 p.m., November 12, 2021. Persons with disabilities or who otherwise need assistance should contact Kyeisha Maitland Hicks in advance of the public hearing at 336-883-3349, via email at kyeisha.hicks@highpointnc.gov,

City of High Point

Community Development
& Housing Department

Substantial Amendment #3 2019-2020 Annual Action Plan DRAFT



CITY OF HIGH POINT
SUBSTANTIAL AMENDMENT #3 TO THE 2019-2020 ANNUAL ACTION PLAN
Community Development Block Grant - Coronavirus (CDBG-CV)
DRAFT

Executive Summary

In response to the Coronavirus 2019 (COVID-19) pandemic, the U.S. Department of Housing and Urban Development (HUD) allocated \$1,141,357 in CDBG-CV funds to the City of High Point to be used to prevent, prepare for, and respond to COVID-19. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed into law on March 27, 2020, to respond to the growing effects of this unprecedented public health crisis.

This required amendment outlines the City's proposed reallocation of CDBG-CV3 funds in carrying out eligible Public Services activities to address the effects of COVID-19 in our community. While this amendment usually requires a 30day public review and comment period, HUD has waived this requirement provided that no less than five (5) days are given for public review and comments on the Substantial Amendment.

In accordance with its Citizen Participation Plan and the regulations governing the Community Development Block Grant (CDBG) Program, the amendment listed below is proposed for public review and comment.

2019-2020 Annual Action Plan Substantial Amendment #3

➤ AP-35 Projects

- CDBG-CV funds allocated under the CARES Act may be used for a range of eligible activities, as allowed under 24 CFR Parts 570.201-570.206, that prevent, prepare for, and respond to the spread of COVID-19. The proposed activities must meet one of the three National Objectives as required by CDBG regulations at 24 CFR Part 570.208: 1) Benefit low-and-moderate income persons, 2) Aid in the prevention or elimination of slums or blight, or 3) Meet an urgent need. The City of High Point will use CDBG-CV dollars to fund projects that are to address, but not be limited to, the following: **(1) Emergency Assistance, (2) Homelessness, (3) Economic Disruption, (4) Rental Assistance, and (5) Other Issues that May Be Related to the Coronavirus.** The City is recommending allocating the funds as follows:

SOURCE	Amount	Eligibility
FY 2019-2020 CDBG-CV3 Allocation	\$162,850	
REALLOCATION OF FUNDING		
Public Services	\$162,850	570.201(e)

Project Description – Winter Shelters/White Flag

During the winter on nights that the temperatures become frigid, our homeless shelters' beds are quickly filled. Therefore, many of our homeless population will end up in already overburdened emergency rooms, or suffer severe health consequences, and even death. Winter Shelters/White Flag is an expansion of beds for existing emergency shelters that is offered during the winter months, December 1st through March 31st.

The purpose of this expansion is to make sure that when the temperature drops below a certain point and becomes hazardous to someone's health, and even life threatening, they have a warm, safe place to go. Shelters have previously decreased the number of beds normally available to comply with COVID-19 social distancing and health and safety protocols. Therefore, the Winter Shelters/White Flag program will open much needed beds, as well as allow shelters to continue to follow COVID-19 protocols.

Citizen Participation

While this amendment usually requires a 30-day public review and comment period, HUD has waived this requirement provided that no less than five (5) days are given for public review and comment. The draft 2019 Annual Action Plan Substantial Amendment #3 will be available to the public for review and comment for a period of five (5) days beginning Monday, October 25, 2021 through Friday, October 29, 2021 at the City of High Point's Community Development and Housing Department, 211 S. Hamilton Street, Ste 312, High Point; on our website: <https://www.highpointnc.gov/231/Community-Development-Housing>; or a hard copy can be requested through the City's Public Records Request portal: <https://www.highpointnc.gov/1813/Public-Records-Request>.

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All comments for the Public Hearing must be received by 5:00 p.m., November 12, 2021. Persons with disabilities or who otherwise need assistance should contact Kyeisha Maitland Hicks in advance of the public hearing at 336-883-3349, via email at kyeisha.maitland@highpointnc.gov, or call NC Relay/711 (TTY) if you are hearing impaired.

Si necesita esta información en español, por favor póngase en contacto con Kyeisha Maitland Hicks (336) 883-3349.



Without a carefully constructed winter plan in place within our city and our communities' individuals who seek shelter are too often left out into the cold. With nowhere to stay except the streets, those individuals who are experiencing homelessness during the winter months are at risk for a variety of conditions caused by exposure to the cold, including frostbite and hypothermia, both of which can be permanently damaging and/or life-threatening. Many of the chronic problems faced by the homeless population, including inadequate clothing, malnutrition, and underlying infection, further increase the risk of developing and dying from hypothermia. In addition, many people experiencing homelessness, struggle with alcohol and drug addictions. The use of these substances substantially increases a person's susceptibility to hypothermia. Bottom line – the winter months are dangerous for anyone experiencing homelessness.

The 2021 Guilford County Point-in-Time Count occurred on January 27th -28th this year in the middle of the winter. It was a challenging count in the midst of covid19 while working to follow CDC safety protocols and yet volunteers documented 482 individuals facing homelessness. 292 men and 189 women. 63 individuals were completely unsheltered. In High Point 31 unsheltered people were spread out across 19 homeless camps in the city. 27 unsheltered people were counted at 50 camps in Greensboro. 71 individuals were in hotels and 33 were placed at the Guilford County quarantine/isolation hotel due to covid19.

To ensure that we have a city-wide cold-weather response plan in place within our communities, Open Door Ministries, West End Ministries, and the Salvation Army have outlined their plan and their needs in this proposal. It is our desire that working together we can close any gaps in accessibility and ensure a safe winter for a vulnerable population of men, women and families in our city.

** The format following will outline each organizations Winter Shelter plan; how they meet the emergency need of shelter and the cost of operating this additional program each year. The cost to operate a shelter program 24 hours a day, 365 days a year is substantial. Adding additional cost for the winter shelter is challenging for each of these organizations. Why do we do it? It is important to our community and it is the right thing to do for the people we serve.



2021 Shelter Plans for

Open Door Ministries, West End Ministries, and the Salvation Army of High Point.

OPEN DOOR MINISTRIES

With the upcoming winter months quickly approaching, Open Door Ministries requests to obtain ten individual rooms from In-Town Suites located at 2860 N Main St, High Point, NC 27265. These individual rooms will act as an emergency winter shelter for unsheltered males in High Point. The asking months for this proposal would be from November 1, 2021 through March 31, 2022. Due to the CDC social distancing policy put into place in addition to the widespread of the COVID-19 virus, Open Door Ministries does not have the capacity to provide additional options for the unsheltered population during the winter months. Based on the information provided by In-town Suites, each room would cost \$301.99 per week x 20 weeks would = \$60,398.00. With this budget, Open Door Ministries would also be able to provide case management for those sheltered at the hotel during the span of the winter months. Staff would respond to any needs, misconducts, or any inappropriate behaviors that could potentially arise at the hotel. Due to financial circumstances, Open Door Ministries would not be able to be reimbursed after the winter months and would require immediate access to the funding to pay for the hotel rooms. Open Door Ministries thanks you for your time and consideration.

1 room = 301.99 per week x 4 weeks = \$1207.96 x 10 rooms = \$12079.60 x 5 months =
Total for the Winter Shelter at Open Door Ministries: \$60,398.00

WEST END MINISTRIES

In 2019-2020 West End Ministries began opening the Winter Shelter. Open from December 1st – March 31st the shelter has provided essential housing services for women experiencing homelessness during the coldest part of the year.

In addition to the harsh conditions of winter, covid19 has added to the critical need for winter shelters. Since early 2020 Leslie's House has made significant policy changes and is following strict safety guidelines. The shelter, normally housing up to 22 women, is now limited to 14 residents at a time. With the Overflow shelter in place (located in West End's Community Center building) even when the shelter is at max capacity, there is room to house an additional 15 women each night for 4 months.



The framework is in place. In 2020, 35 different women stayed at the winter shelter. While there, staff and volunteers work each day ensure that each woman at the winter shelter has access to the same services provided to the women at Leslie's House. They meet with case managers and they are connected to other community partners and resources according to their situation and their need. They have access to free individual counseling on-site at WEM or can participate in group counseling sessions. In 2020 we built showers and a commercial laundry room specifically for the women who come into the winter shelter so they would be able to wash clothes, take showers and stay healthy. The goal, as with residents of Leslie's House is to help women who stay at the winter shelter to overcome obstacles and to move into permanent housing. At West End we view the Winter Shelter as a vitally important and necessary extension of Leslie's' House.

However, the cost to implement the Winter Shelter each year is substantial and places a hardship on the ministry, stretching an already tight budget. At West End it would be difficult for us to be reimbursed after the winter months. We request immediate access to available funding in order to meet the needs for this upcoming Winter Shelter.

How much does it cost? To operate effectively, we need at least 1 person at the shelter 24 hours per day. In addition, we employ one 40 hour per week case manager /coordinator. Utilities cost increase significantly during these 4 months and are factored into the program cost. In addition, extra cleaning, including covid19 deep cleanings, are required for the community center on a regular basis while the women are there. **West End provides the meals and general supplies that are needed.**

1 person, 24 hrs. per day for 17 weeks (119 days) at \$12 per hour = 34,272

1 person 40 hrs. per week for 17 weeks at \$15 per hour = 10,200

Utilities - \$2,500 for the 4-month period

Deep cleanings for Community Center 2 x per month for 4 months = 3,500

(Includes cost of covid19 supplies, and safety/sanitation supplies for each woman at Winter Shelter.)

Total Cost for Winter Shelter @ West End Ministries - \$50,472

The Salvation Army

Salvation Army's Winter Shelter is located at 301 W Green Dr, High Point and is open from December through March of each year if funding is available. Due to budgeting constraints, the Winter Shelter often depends on whether the funding is available at the end of the year or not. The cost, on average, to operate the year-round shelter is \$13,650 per month. To open and



operate the Winter Shelter adds over \$50,000 for the 4-month period. This is extra funding that is not always available. For this reason, it is difficult and not always feasible to operate on funding that comes through a reimbursement program. We request upfront access to the needed funding required for the Winter Shelter.

Staffing cost for Winter Shelter (4 months) - \$34,320

Utilities – 4-month period - \$8,124

Food, Supplies, repairs - \$9,536

Total Cost for Winter Shelter @ The Salvation Army of High Point - \$51,980

***** THE TOTAL COST TO OPERATE THE 2021-2022 WINTER SHELTER PROGRAMS AT OPEN DOOR, WEST END MINISTRIES AND THE SALVATION ARMY ORGANIZATIONS WILL BE: \$60,398 + \$50,472 + \$51,980 = \$162,850**

The Next 5 Years

Included in this proposal is a request for continued assistance funding High Point's Homeless Shelters for the next 5 years. Open Door Ministries, West End Ministries and The Salvation Army each have the capability and the desire to continue providing this vitally important and life saving service within our community. We need your help. Specific details for each ministry and each program is outlined below.

* **Open Door Ministries** would need assistance for staffing costs associated with the winter shelter over the next 5 years. The physical space going forward will be either at Open Door Ministries or St. Mary's Church which we have used previously as an overflow shelter.

* At **West End Ministries** funding will be needed to provide additional staffing and case management services from December – March for the next 5 years. Shelter will continue to be housed in West End's Community Center building. We anticipate the cost to be along the same lines as this year's shelter budget. Cost of living/inflation % will be calculated in at the national average of 2.4% each year.

* **The Salvation Army** also request funding assistance for the next 5 years, with the expectation that cost will remain close to what is in this proposal, with an inflation rate included. Noted previously, it is important that funding for the Winter Shelter be available as immediately vs. reimbursements, to ensure that we will be able to open the shelter each year.



The 5 Year Plan Breakdown:

OPEN DOOR MINISTRIES: Year 1

\$12.00 an hour X 24 hours per day = \$288.00 x 7 days a week = \$2,016.00 X 20 weeks = \$40,320.00. \$1,000.00 for cost of Utilities and clean-up of space.

Total Year 1: \$41,320.00

WEST END MINISTRIES: Year 1

Staff Coverage & Case Management – \$44,472

(One 40 hr. per week + 1 person 24 hrs. per day every day of the winter shelter)

Utilities for 4-month period - \$2,560

Cleaning cost and cleaning/sanitation - \$3,500

Total Year 1: \$50,532

SALVATION ARMY: Year 1

Staff Coverage – \$35,144

Utilities for 4-month period - \$8,320

Food, Supplies & Repairs - \$9,765

Total Year 1: \$53,229

TOTAL FOR ALL 3 ORGANIZATIONS FOR YEAR 1: \$145,081

OPEN DOOR MINISTRIES: Year 2

\$13.00 an hour (offset cost of inflation) X 24 hours=\$312.00 X 7 days a week = \$2,184.00 X 20 weeks = \$43,680.00. \$1000.00 for cost of utilities and clean-up of space.

Total Year 2: \$44,680

WEST END MINISTRIES: Year 2

Staff Coverage & Case Management – \$45,539

(One 40 hr. per week + 1 person 24 hrs. per day every day of the winter shelter)

Utilities for 4-month period - \$2,620

Cleaning cost and cleaning/sanitation - \$3,500

Total Year 2: \$51,659



SALVATION ARMY: Year 2

Staff Coverage - \$35,987
Utilities for 4-month period - \$8,520
Food, Supplies & Repairs - \$10,000
Total Year 2: \$54,507

TOTAL FOR ALL 3 ORGANIZATIONS FOR YEAR 2: \$150,846

OPEN DOOR MINISTRIES: Year 3

\$13.50 an hour (offset cost of inflation) X 24 hours = \$324.00 X 7 days a week = \$2,268.00 X 20 weeks = \$45,360.00. \$1,100.00 for cost of utilities and clean-up of space.

Total Year 3: \$46,460

WEST END MINISTRIES: Year 3

Staff Coverage & Case Management – \$45,539
(One 40 hr. per week + 1 person 24 hrs. per day every day of the winter shelter)
Utilities for 4-month period - \$2,683
Cleaning cost and cleaning/sanitation - \$3,500
Total Year 3: \$51,722

SALVATION ARMY: Year 3

Staff Coverage - \$35,987
Utilities for 4-month period - \$8,724
Food, Supplies & Repairs - \$10,000
Total Year 3: \$54,711

TOTAL FOR ALL 3 ORGANIZATIONS FOR YEAR 3: \$152,893



OPEN DOOR MINISTRIES: Year 4

\$14.00 an hour (offset cost of inflation) X 24 hours = \$336.00 X 7 days a week = \$2,352.00 X 20 weeks = \$47,040.00. \$1,150.00 for cost of utilities and clean-up of space.

Total Year 4: \$48,190

WEST END MINISTRIES: Year 4

Staff Coverage & Case Management – \$46,448

(One 40 hr. per week + 1 person 24 hrs. per day every day of the winter shelter)

Utilities for 4-month period - \$2,748

Cleaning cost and cleaning/sanitation - \$3,500

Total Year 4: \$52,696

SALVATION ARMY: Year 4

Staff Coverage - \$36,850

Utilities for 4-month period - \$8,934

Food, Supplies & Repairs - \$10,000

Total Year 4: \$55,784

TOTAL FOR ALL 3 ORGANIZATIONS FOR YEAR 4: \$156,670

OPEN DOOR MINISTRIES: Year 5

\$14.50 an hour (offset cost of inflation) X 24 hours = \$348.00 X 7 days a week = \$2,436.00 X 20 weeks = \$48,720.00. \$1,200.00 for cost of utilities and clean-up of space.

Total Year 5: \$49,920

WEST END MINISTRIES: Year 5

Staff Coverage & Case Management – \$47,563

(One 40 hr. per week + 1 person 24 hrs. per day every day of the winter shelter)

Utilities for 4-month period - \$2,814

Cleaning cost and cleaning/sanitation - \$3,500

Total Year 5: \$53,877



SALVATION ARMY: Year 5

Staff Coverage - \$37,734
Utilities for 4-month period - \$9,148
Food, Supplies & Repairs - \$10,240
Total Year 5: \$57,122

TOTAL FOR ALL 3 ORGANIZATIONS FOR YEAR 5: \$160,919

TOTAL 3 ORGANIZATIONS FOR 5-YEAR GRANT REQUEST PERIOD: \$ 766,409

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 5, 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 15th day of November, 2021

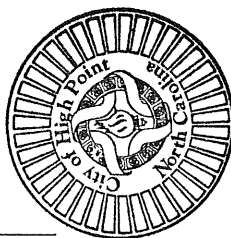
By: _____

Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks

Mary S. Brooks, Deputy City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: **Plan Amendment 21-07**
(High Point Land Investment, LLC)

From: Heidi H. Galanti, Planning Services
Administrator

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: November 3, 2021, and
November 10, 2021

Attachments: A. Staff Report
B. Land Use Plan Resolution

Advertised By: Planning & Development

PURPOSE:

A request by High Point Land Investment, LLC. to change the Land Use Map designation for approximately 19 acres from the Light Industrial classification to the Heavy Industrial classification. The site is located at the northern terminus of Alleghany Street and south of Durand Avenue.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their October 26, 2021 public hearing. All members of the Commission were present. Ms. Heidi Galanti, Planning Services Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's attorney, Mr. Tom Terrell, Fox Rothschild LLP, 529 W Parkway Ave., High Point, spoke in favor of the request.

There were no public comments regarding this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

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

**STAFF REPORT
PLAN AMENDMENT 21-07
October 26, 2021**

Requests		
Applicant: High Point Land Investment, LLC	Owner: Blue Skye Holdings, LLC	
Plan Amendment Proposal: To change the future land use classification for approximately 19 acres to the Heavy Industrial land use classification.	From:	Light Industrial
	To:	Heavy Industrial

Site Information	
Location:	The site lies at the northern terminus of Alleghany Street
Acreage:	19 acres
Current Land Use:	Undeveloped

Adjacent Property Current Land Use	
North:	US 29
South:	Industrial and Warehouse
East:	Single-family residential and undeveloped
West:	Single-family residential and undeveloped

Adjacent Land Use Plan Designations	
North:	Recreation/Open Space
South:	Light Industrial
East:	Light Industrial
West:	Recreation/Open Space and Light Industrial

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	Light Industrial: Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.
Proposed Designation:	Heavy Industrial: This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan(s): <i>Business Interstate 85 Corridor Plan</i>	This request is neither consistent or inconsistent with the goals and objectives of the Business Interstate 85 Corridor Plan.
LUPA History:	This area was designated as Heavy Industrial in the mid-1980s and in 2000 when the Land Use Plan was rewritten this area was designated as Light Industrial.

Details of Proposal

Summary of Land Use Plan Amendment Request:

The applicant is requesting a Land Use Plan amendment from Light Industrial to Heavy Industrial to allow for the construction of an asphalt and concrete plant that will be accessed off the end of Alleghany Street through an existing industrial park. The site is located in the southeast quadrant of the intersection of I-74 and US 29.

Staff Analysis

In the late 1990s and early 2000s an industrial park was created along Alleghany Street and Lorraine Avenue. This parcel has remained undeveloped. The site is constrained by a stream and a 72-foot utility easement on the northern half of the property, and a 200-foot Duke Power utility easement on the southeastern portion of the property. These constraints limit the development to the middle portion of the property. Therefore, the plan amendment consists of 19 acres and is limited to the approximate area where the property can be developed.

Recommendation

Staff Recommends (Approval):

Staff recommends approval of the request to change the land use designation for approximately 19 acres to the Heavy Industrial land use classification. Due to the constraints on the site, and the adjacent industrial uses and I-74 and US 29 highway the land use classification will be in harmony with the land use pattern of the surrounding area.

Report Preparation

This report was prepared by Planning and Development Department staff member Heidi Galanti AICP, Planning Services Administrator, and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

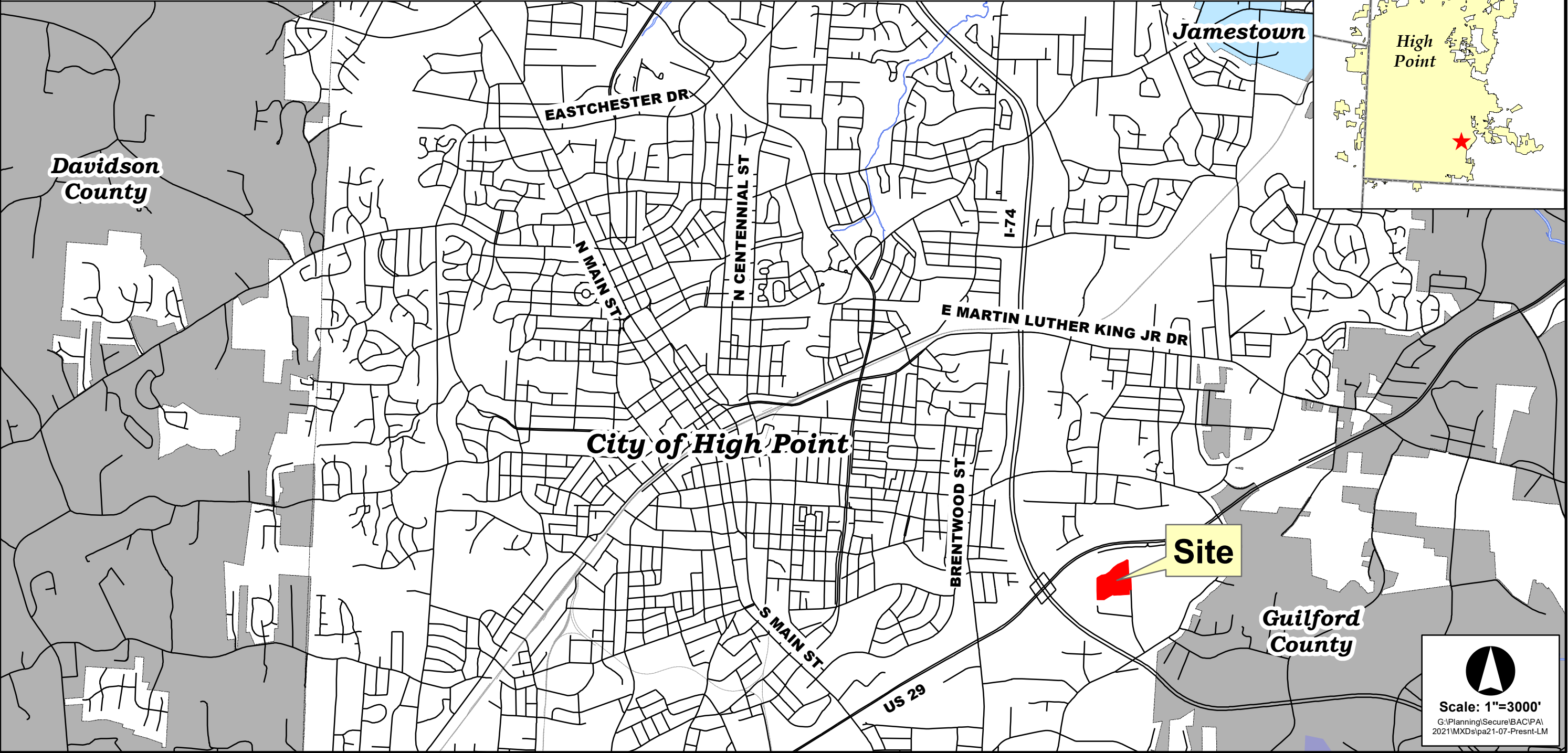
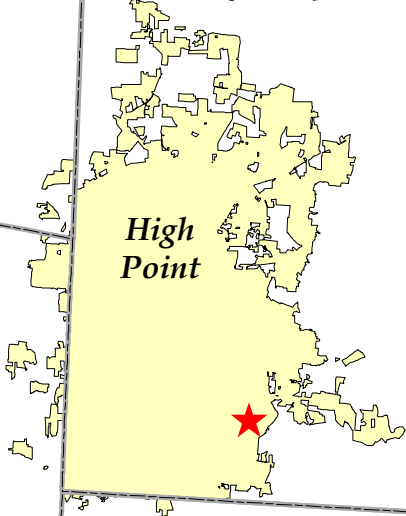
List of Attachments:

Land Use Map

LOCATION MAP

PLAN AMENDMENT: PA-21-07
Applicant: High Point Land Investment, LLC

Vicinity Map



Scale: 1"=3000'

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PLAN AMENDMENT: PA-21-07

The map displays various land use zones and a central site. The zones are color-coded and labeled as follows:

- Light Industrial:** Yellow areas, primarily along US 29 N and US 29 S.
- Low-Density Residential:** Light green areas, scattered throughout the map.
- Moderate-Density Residential:** Orange areas, located in the upper central part.
- Medium-Density Residential:** Dark green areas, located in the upper right.
- Local/Convenience Commercial:** Red areas, located in the lower left.
- Recreation/Open Space:** Dark green areas, following a winding path through the center.
- Community/Regional Commercial:** Red areas, located in the lower left.
- Restricted Industrial:** Light blue areas, located in the lower right.
- Institutional:** Dark blue areas, located in the lower left.

The central **Site** is outlined in black and labeled "Site". It is situated between US 29 N and US 29 S, and between DURAND AV and LORRAINE AV.

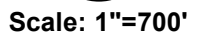
Major roads shown include:

- US 29 N
- US 29 S
- DURAND AV
- LORRAINE AV
- ALLEGHANY ST
- WORTH ST
- TWIN OAK C
- E RUSSELL AV
- CLISH PL
- GARRISON ST
- MANLEY ST
- LOWE AV
- FRIENDS AV
- NATHAN HUNT DR
- WESLEY DR
- ROYAL PL
- MANLEY ST
- BRENTWOOD ST
- FRANCIS ST
- TOWNSEND AV
- MCWAY DR
- SUMMEY AV
- BAKER RD
- FOREST SHADE ST
- MOTES CT
- DEBORAH AV
- ETHEL AV
- PECAN DR
- COX CT
- COX AV
- ELON PL
- ROBERTS LN
- SALES ST
- TRU
- HICKORY CHAPEL RD
- SUNNYBROOK ST
- RANDALL ST

Guilford County

Scale: 1"=700'

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A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on October 26, 2021 and before the City Council of the City of High Point on November 15, 2021, regarding this proposed amendment (PA 21-07) to said *Land Use Plan for the High Point Planning Area*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 19 acres (as shown on the attached map) from Light Industrial to Heavy Industrial.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

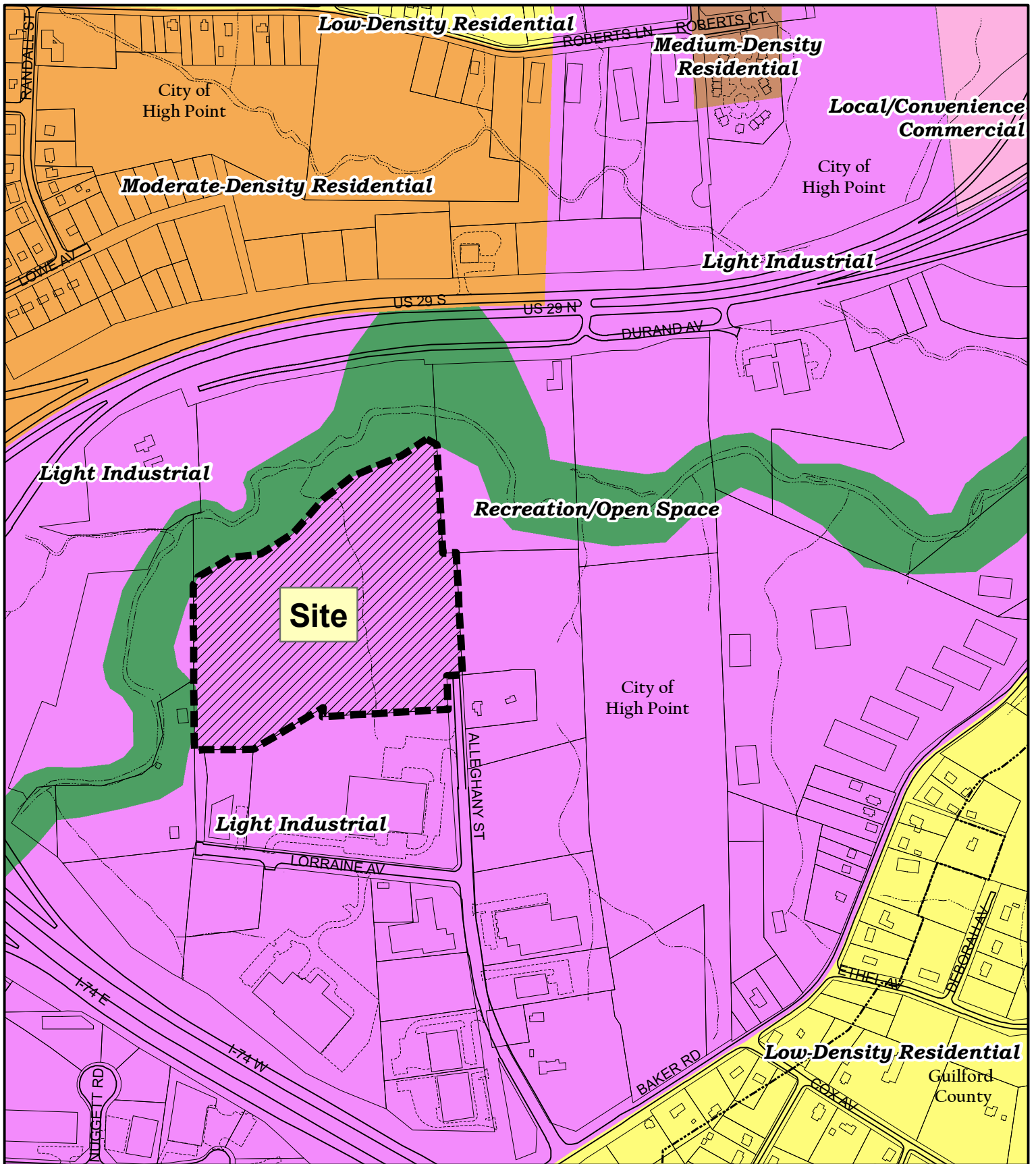
Adopted by City Council
City of High Point, North Carolina
The 15th day of November 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



PLAN AMENDMENT: PA-21-07

From: Light Industrial
To: Heavy Industrial

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

**Planning & Development
 Department**

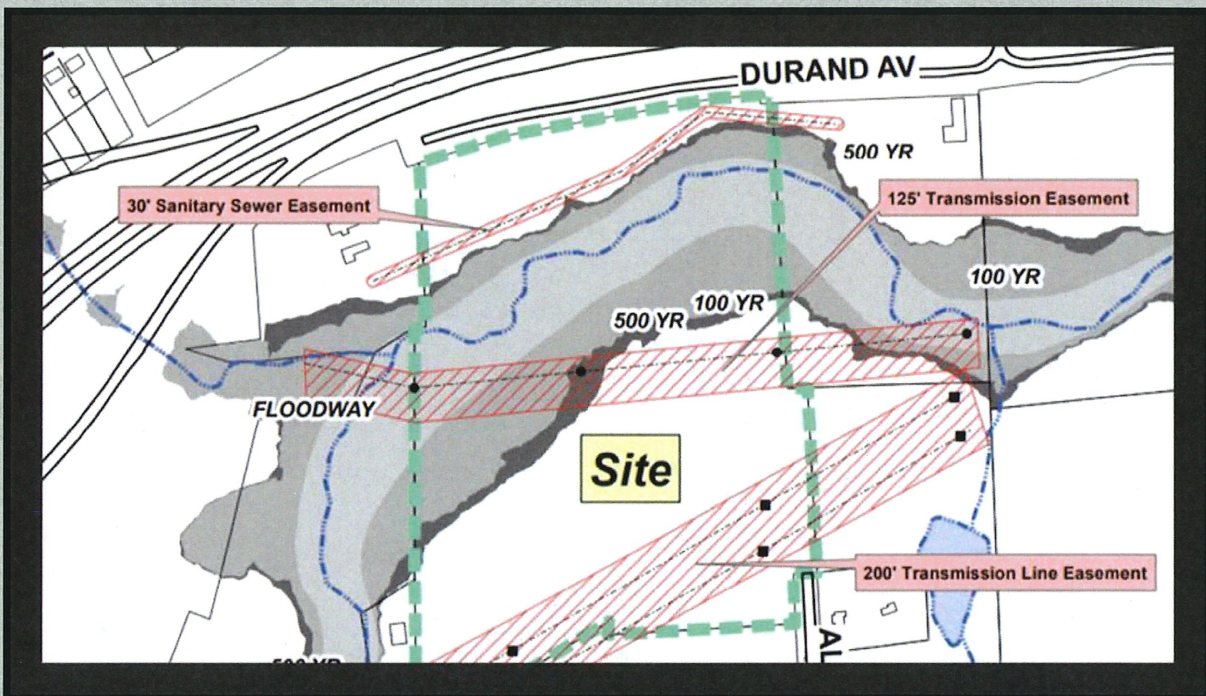
City of High Point



Scale: 1"=500'
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 PA/2021/MXD/pa21-09-NM

High Point Land Investment, LLC

Application for a Special Use Permit



Before the High Point City Council
November 15, 2021

ORDER GRANTING A SPECIAL USE PERMIT

The High Point City Council met in regular session on November 15, 2021, at which it conducted a public hearing to consider an application for a Special Use Permit (SUP) filed by High Point Land Investments, LLC for an asphalt plant to be located on property owned by Blue Skye Holdings, LLC at 1800-1812 Alleghany Street, Tax parcel 180717.

Having reviewed the application, the report of the planning staff, and having heard all the evidence and arguments by High Point Land Investments, LLC, including reports by Molly Chisholm, N.C. State Certified Appraiser; Jeremy Roberts, P.E.; and Reynolds Neely, Planning Consultant; all of whom were accepted as expert witnesses, the City Council makes the following Findings of Fact upon a vote of 9-0.

FINDINGS OF FACT

1. The application was duly filed, complete, and compliant with the technical and dimensional requirements of the High Point Development Ordinance, as evidenced by the testimony of staff and support of the Technical Review Committee.
2. The application is for the construction of an asphalt plant at the terminus of Alleghany Street, address 1800-1812 Alleghany St., tax parcel 180717.
3. The asphalt plant is subject to a site plan submitted to the City and reviewed by the Technical Review Committee.
4. Notice of the SUP application and an accompanying application to rezone the parcel from LI (Light Industrial) to HI (Heavy Industrial) by posting of the property, notification in a newspaper of general circulation, and notice to surrounding owners was properly accomplished as required by statute and the Development Ordinance.
5. All witnesses were under oath and all parties were given opportunities to present evidence and to cross-examine witnesses.
6. The applicant presented competent, material and substantial evidence in its application, other written materials provided in a bound notebook, and through witness testimony, that it meets the standards in the City of High Point Development Ordinance §2.4.12(C) precedent to the issuance of a special use permit.
7. No one was present to speak or present evidence against the application.
8. High Point Land Investments met its burden of production and became entitled to the SUP based upon:

(a) The materials in a presentation notebook that the proposed use will not materially endanger the public health and safety, including testimony that asphalt is non-toxic; the National Institute for Occupational Safety & Health has determined that asphalt fumes should not be classified as carcinogens; all asphalt plants must meet rigid standards imposed by the EPA and NCDEQ; 95% of asphalt is crushed stone or gravel and 5% is petroleum (although with lime or cellulose fibers in very small percentages); 99.9% of air particulates are removed by filtration technology; and the EPA has determined that asphalt plants should not be included on its list of pollution sources.

(b) The testimony of Professional Engineer Jeremy Roberts that the proposed plant meets all conditions and specifications in the Development Ordinance;

(c) The testimony of Molly Chisholm, certified appraiser, whose Market Impact Study was performed in compliance with standards and practices of the Appraisal Institute and conformed to the Uniform Standards of Professional Appraisal Practice, and demonstrated through a paired sales analysis using several site studies that the proposed use will not substantially injure the value of adjacent or adjoining properties; and

(d) The testimony of Reynolds Neely that the proposed use will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of High Point, based in part on its location adjacent to other industrial uses and two major highways and several sections in the High Point Land Use Plan.

9. The City Council accepted Mr. Roberts, Ms. Chisholm, and Mr. Neely as experts in their respective fields.

10. The City Council heard no competent evidence from which to make findings *contra*.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Board concludes as a matter of law that High Point Land Investments, LLC met its burden of production entitling it to a Special Use Permit.

Ordered this ____ day of _____, 2021 and signed and filed with the City Clerk this ____ day of _____, 2021.

Jay Wagner, Mayor

Overview

SUP Application (High Point Land Investments, LLC)

High Point Land Investments, LLC submits the following evidence supporting (1) its application for a Special Use Permit for an asphalt plant on a 28+/- site at the terminus of Alleghany Street and (2) its compliance with the SUP standards in Development Ordinance § 2.4.12(C).

The following materials are submitted in concert with High Point Land Investment's application to rezone the underlying tract to HI (Heavy Industrial),

This plant will be developed in compliance with all State and federal laws, including the Clean Water Act, Randleman Reservoir Rules, the N.C. Sedimentation Pollution Control Act, NC DOT Driveway Permit Standards, and all regulations promulgated under the N.C. Administrative Code for air quality permits related to asphalt plants.

Development Ordinance of the City of High Point

Section 2.4.12(C) - Special Uses

Special Use Review Standards A special use shall be approved upon a finding that the applicant demonstrates the proposed special use:

1. Will not materially endanger the public health or safety if located where proposed;
2. Complies with all required standards, conditions, and specifications of this Ordinance, including Chapter 4: Uses;
3. Will not substantially injure the value of the abutting land, or the special use is a public necessity;
4. Will be in harmony with the area in which it is to be located; and
5. Is in general conformity with the City's adopted policy guidance.

Health and Safety

“The use will not materially endanger the public health or safety.”

FACT: More than 94% of the streets and highways in the U.S. are paved with asphalt.

FACT: In North Carolina, NCDOT is responsible for approximately 80,000 miles of roads, most of them paved with asphalt.

FACT: Neighborhood roads, private streets, parking lots, and driveways where we work, live, and play are often constructed with asphalt.

FACT: Parks where children play are often paved walking paths and greenways with asphalt.

FACT: 95% of asphalt is crushed stone (aggregate).

FACT: 99.9% of air particulates are removed by filtration technology.

FACT: The federal government has determined that fumes from asphalt plants are not carcinogenic.

For something used so commonly in our everyday lives, it is surprising that asphalt and asphalt plants are sometimes mistakenly thought to endanger public health and safety.

However, just the opposite is true. *Asphalt is non-toxic* and 100% recyclable. Asphalt production is environmentally friendly as asphalt plants are held to strict environmental standards related to emissions and pollution.

What is Asphalt?

Asphalt (also sometimes called blacktop, macadam, or tarmac) is composed of two basic ingredients – aggregate and asphalt cement – both ingredients occurring in the natural environment.

Aggregate is simply crushed stone, gravel, and sand. Most asphalt producers use both fresh aggregate (obtained from locally available stone usually provided by a quarry) and Reclaimed Asphalt Pavement (“RAP”) (used pavement taken from roads and recycled). About 95% of the weight of asphalt consists of aggregate.

The remaining 5% of the asphalt weight is asphalt cement. Asphalt cement is the black liquid that works like glue to hold the pavement together. Asphalt cement is made from petroleum, found in natural deposits throughout the world.

Asphalt cement poses no environmental or health hazards. In fact, asphalt pavement is so safe, it is often used to line water reservoirs and fish hatchery ponds.

Asphalt is Environmentally Friendly

According to the EPA and the Federal Highway Administration, asphalt is the most recycled material in our country. In a typical highway construction project, part of the process includes removing the old asphalt before grading and laying fresh asphalt. That old asphalt, or RAP, is taken back to the asphalt plant to be used again in asphalt production. Thus, asphalt production preserves natural resources, reducing the amount of new aggregate required, by using the recycled RAP.

How is asphalt made?

Fresh aggregate from quarries and RAP removed from roadways are both stored in stockpiles at the asphalt plant until ready for use to make the fresh asphalt. The dry aggregate is transported into a heating chamber where it is dried completely.

The dried aggregate is then mixed with the asphalt cement to create the asphalt paving mixture. The mixture is put into silos for short-term storage until it is loaded in trucks to be transported to the paving site. The asphalt production process is not a chemical process. Rather just a mixing of two ingredients.

Asphalt is Non-Toxic

Contrary to some misperceptions, very little dust is produced during asphalt production. During production, the asphalt plant will use a large air filtration system, called a reverse pulse baghouse, or “baghouse.” The baghouse removes 99.9% of the dust particulates.

The process takes the exhaust gas from the drum dryer (where the aggregate is being dried) into the baghouse, where hundreds of cages with fiber filter bags to collect any dust particles. The dust particles are then purged into the bottom of the baghouse, and an auger feeds this dust back into the asphalt mix. The filters are changed regularly, just as you change the filter for the air conditioner in your home. Thus, the dust particles discharged into the air are difficult to quantify and certainly less than dust from a common unpaved road or driveway.

Equipment at the plant protects adjoining properties from smoke, fumes, and odors. Any odors or fumes that do drift from an asphalt plant fall below federal thresholds as regulated by the Clean Air Act.

The NIOSH (National Institute for Occupational Safety & Health) and the ACGIH (American Conference of Governmental Industrial Hygienists) have found that asphalt fumes are not classifiable as human carcinogens. Additionally, epidemiological studies released by IARC (International Agency for Research on Cancer) have found no evidence of association between lung cancer and fume exposure.

Federal and State Standards and Regulation of Asphalt Plants

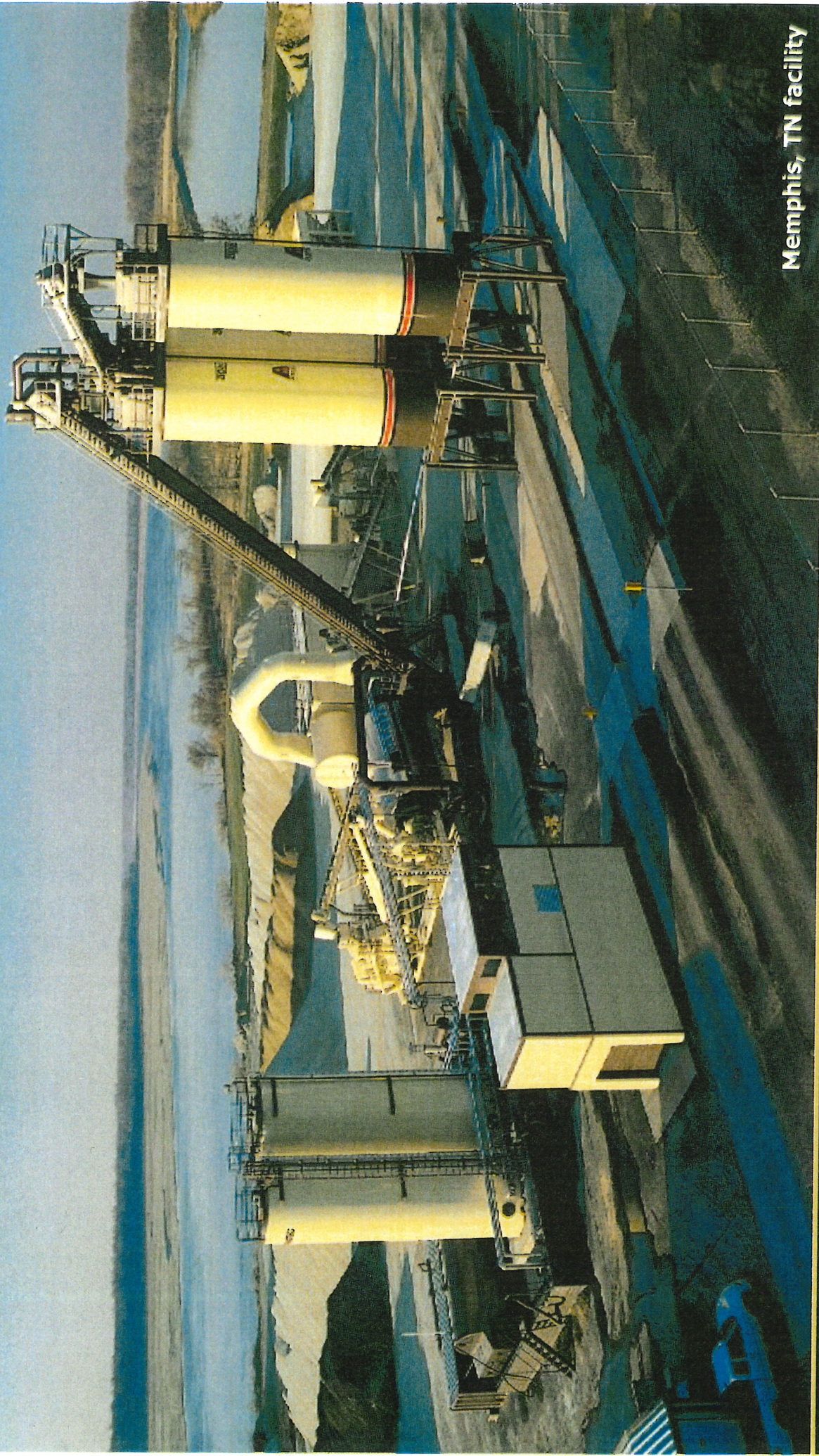
All asphalt plants are required to meet federal and state performance standards related to operation and maintenance. The EPA has implemented performance standards which require asphalt plants to pass strict emission standards.

Asphalt plants are required to install control systems (such as the baghouse described above) to prevent the release of dust and smoke into the air and meet stringent “visible emissions” tests in order to comply with regulations.

Additionally, the NCDEQ (North Carolina Department of Environmental Quality) reviews the production process on site and issues an air permit. Air permits require substantial computer modeling related to the equipment used. Once the plant is ready to run, an engineer performs a “stack test” to measure the particulates in the discharge air ensuring it meets NCDEQ requirements.

Another way asphalt plants are environmentally friendly is location. By locating an asphalt plant in this community, emissions caused by the trucks transporting the asphalt material to the road construction site, will be reduced as the trucks carrying the asphalt will not have to travel nearly as far.

**ASPHALTIC CONCRETE IS ENVIRONMENTALLY FRIENDLY BECAUSE
OF THE NATURE OF THE PRODUCT AND THE PROCESS.**



Memphis, TN facility

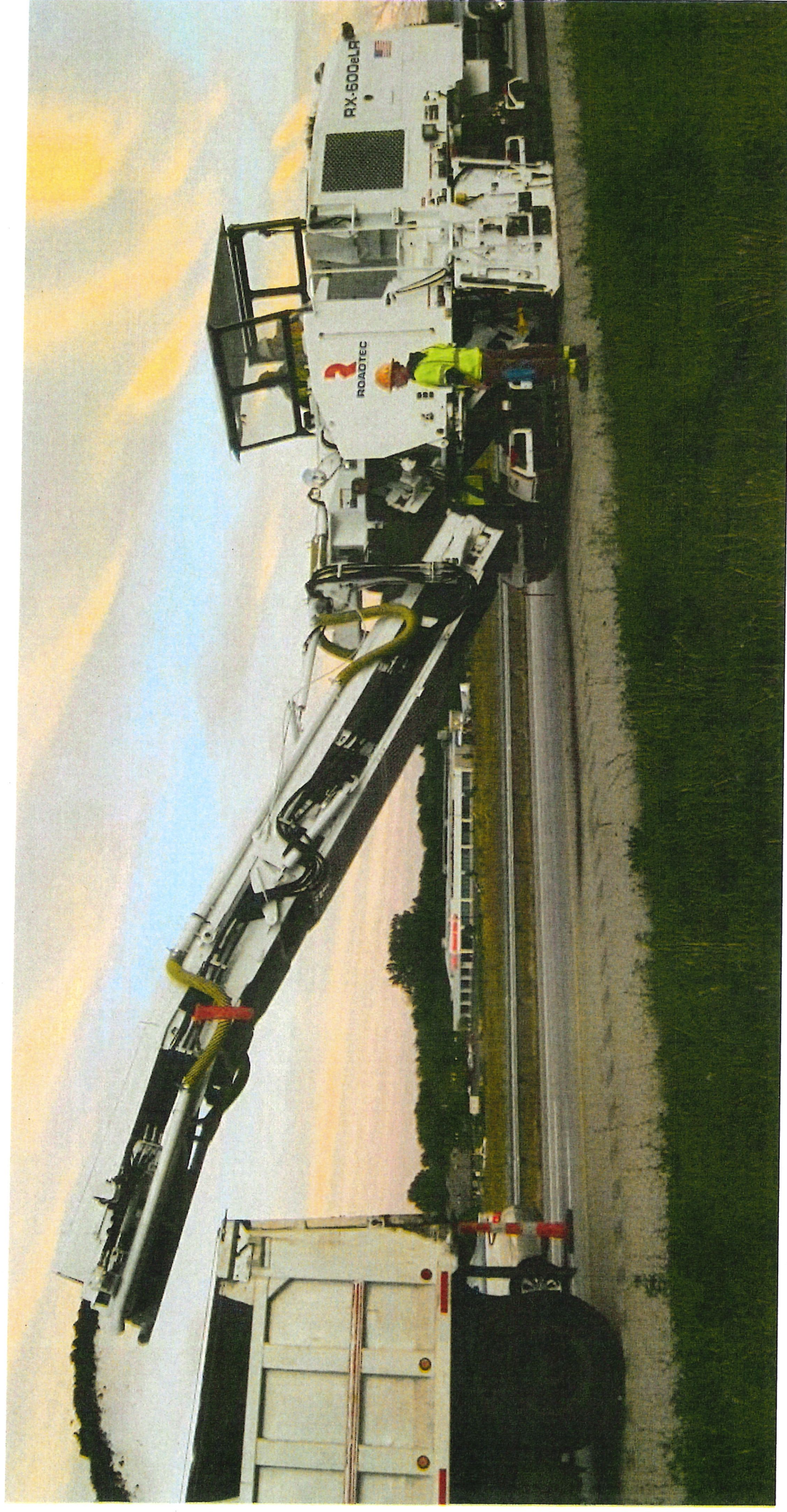


ASTEC INDUSTRIES, INC.



ASTEC

HOT MIX ASPHALT HELPS PRESERVE NATURAL RESOURCES –
IT'S COMPLETELY **RECYCLABLE**.



ASTEC INDUSTRIES, INC.



ASTEC

● WHAT IS HOT MIX ASPHALT?

- Proper name is **ASPHALTIC CONCRETE**. (aka **BITUMINOUS CONCRETE**).
- paving mixture typically composed of 95% natural stone and 5% liquid asphalt cement.
- May contain additives, such as lime and cellulose fibers, in small percentages.
- Is known as **warm mix** when produced at lower temperature (< 300F)



ASTEC INDUSTRIES, INC.

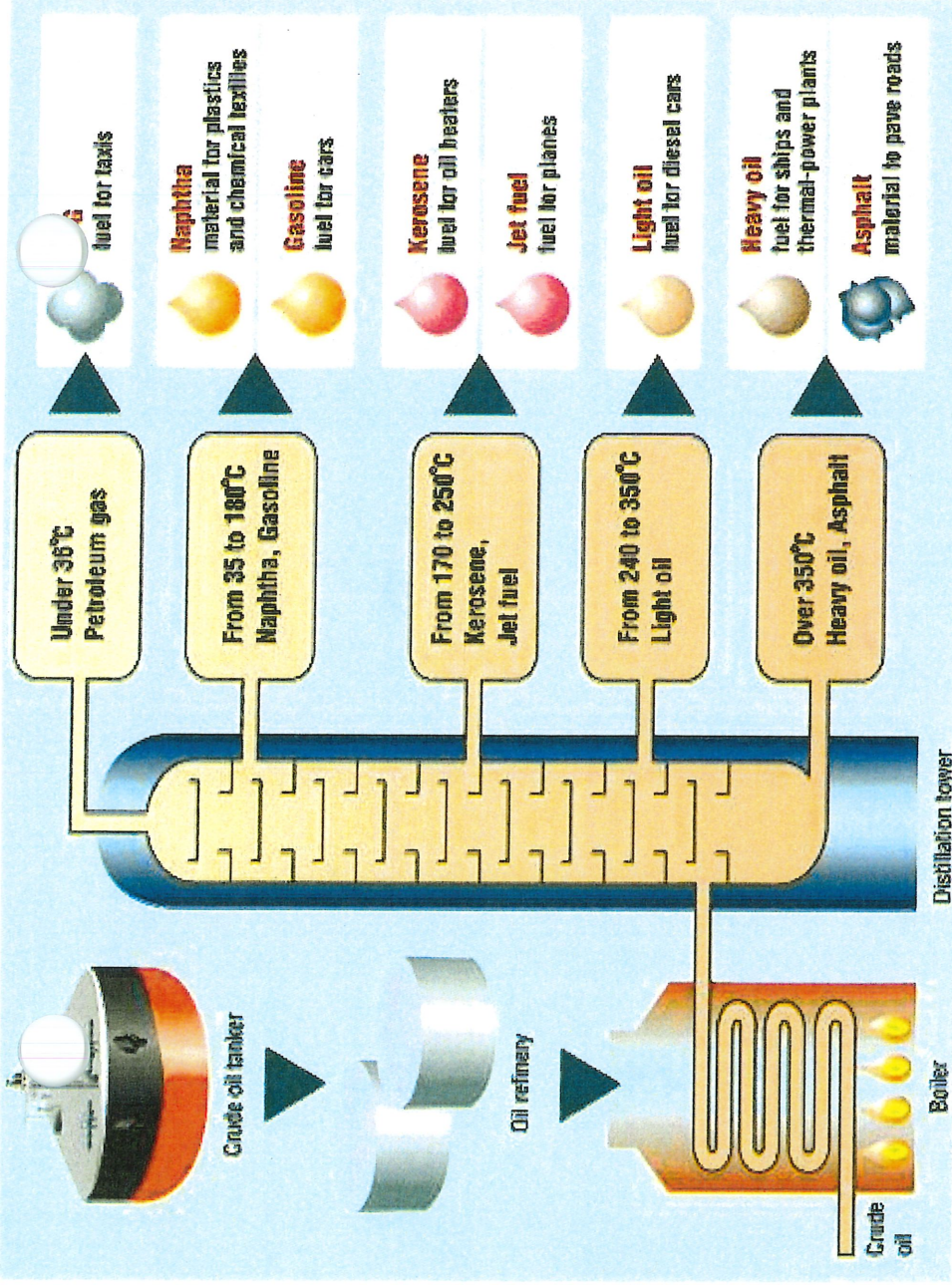


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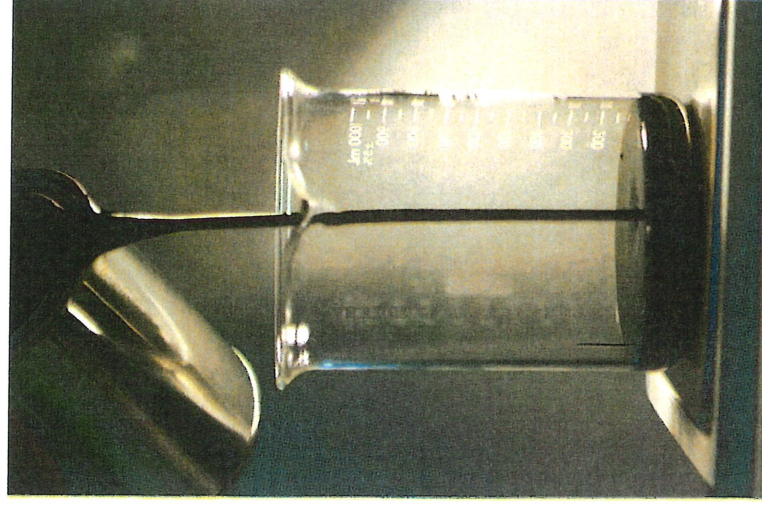
● HMA & WMA PRODUCTION IS
NOT A CHEMICAL PROCESS.



**DRIED STONE IS SIMPLY GLUED TOGETHER
WITH LIQUID ASPHALT.**



ASPHALT CEMENT



- ▶ “Glue” that binds the aggregate together
- ▶ Found in natural deposits around the world
- ▶ Obtained primarily from crude oil refining
- ▶ Poses no environmental or health hazards

ASPHALT DOES NOT POLLUTE WATER.



- NOT SOLUBLE IN WATER
- DOES NOT LEACH TOXIC CHEMICALS
- SOLID AT AMBIENT TEMPERATURES - DOES NOT FLOAT
- NO WATER POLLUTION ISSUES DESPITE 94% OF US ROADWAYS PAVED WITH ASPHALTIC CONCRETE
- HMA PAVEMENT USED TO LINE WATER RESERVOIRS & FISH HATCHERY PONDS



ASTEC INDUSTRIES, INC.



ASTEC

ASPHALT FUMES have been studied extensively for decades:

- NIOSH and ACGIH have determined that asphalt fumes are **“NOT CLASSIFIABLE AS HUMAN CARCINOGENS”**.
- Epidemiological studies released by IARC found **no evidence of association between lung cancer and fume exposure.**
- Owens Corning (in conjunction with Georgetown University) occupational exposure study concluded that **lung cancer & NMRD** (non-malignant respiratory disease) **mortality in workers was unrelated to fume exposure.**

NIOSH – NATIONAL INSTITUTE FOR OCCUPATIONAL HEALTH AND SAFETY

ACGIH – AMERICAN CONFERENCE OF GOVERNMENTAL AND INDUSTRIAL HYGIENISTS

IARC – INTERNATIONAL AGENCY FOR RESEARCH ON CANCER



ASTEC INDUSTRIES, INC.



**ON FEB. 12, 2002, EPA
REMOVED HMA PLANTS
FROM ITS LIST OF MAJOR
POLLUTION SOURCES.**

**EPA'S ENTRY IN THE FEDERAL REGISTER
STATED, "WE HAVE CONCLUDED THAT NO
ASPHALT CONCRETE MANUFACTURING
FACILITY HAS THE POTENTIAL TO EMIT
HAPS (HAZARDOUS AIR POLLUTANTS)
APPROACHING MAJOR SOURCE LEVELS."**



ASTEC INDUSTRIES, INC.



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A large, horizontal, cylindrical industrial mixer is the central focus of the image. It is surrounded by a complex network of yellow metal scaffolding, walkways, and structural beams. The mixer has a red section at one end. The background shows the interior of a large industrial building with high ceilings and various pipes and structures.

**MODERN COUNTERFLOW DRUM
MIXERS LIKE THIS UNIFIED DRUM
ARE VERY ADVANCED.**

**ENVIRONMENTAL COMPLIANCE IS
BUILT IN FROM THE FACTORY.**

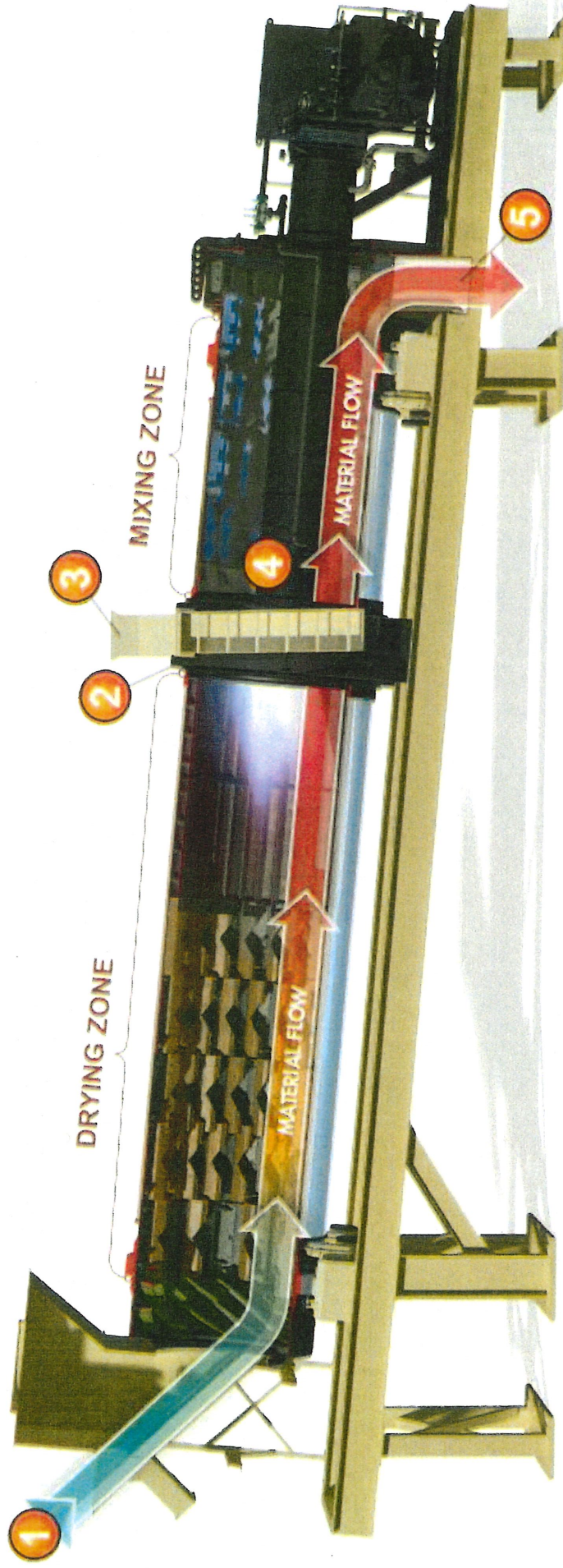


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DRYING & MIXING



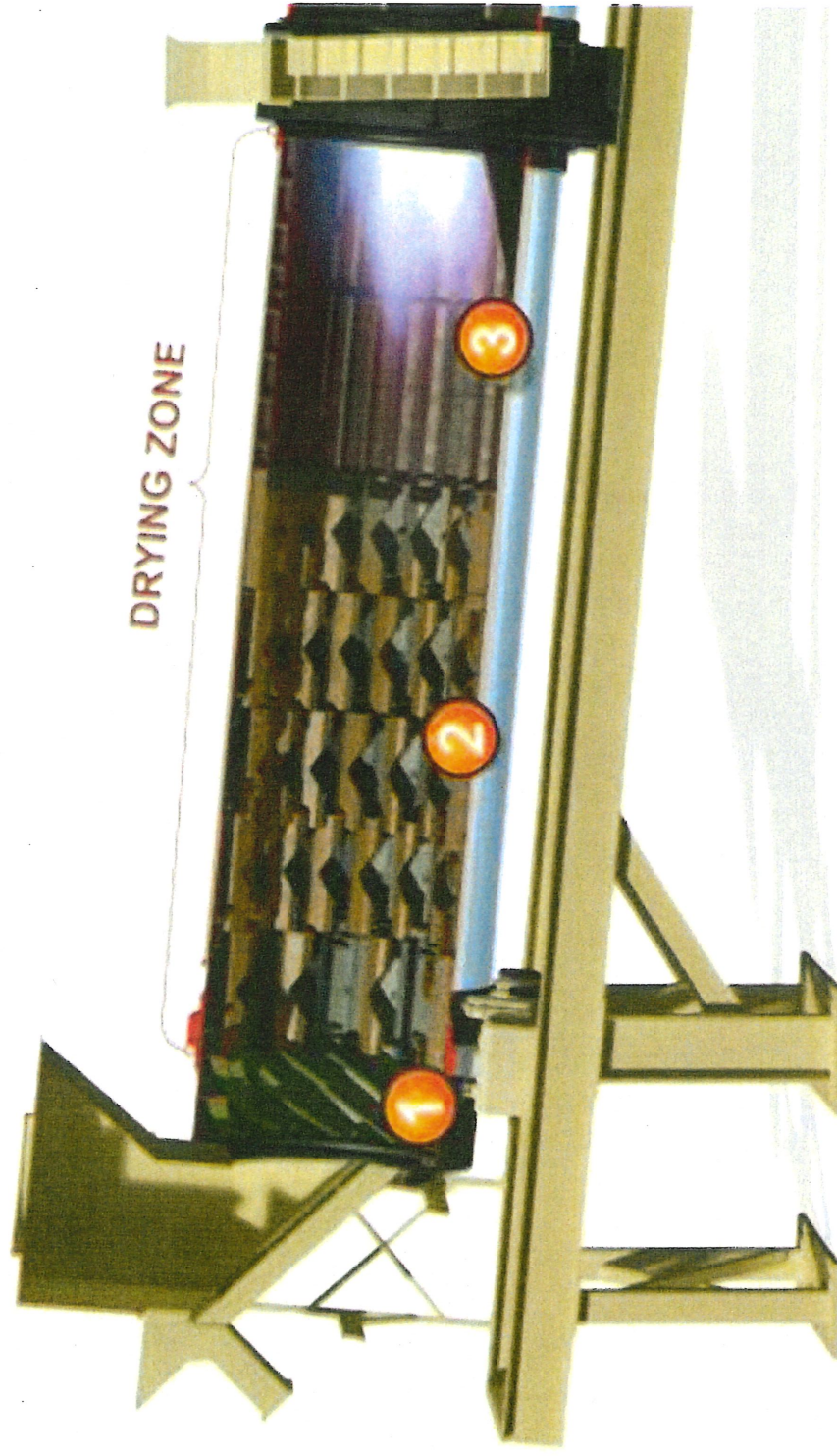
**SEPARATE DRYING AND MIXING ZONES
TO MINIMIZE EMISSIONS.**



ASTEC INDUSTRIES, INC.



DRYING PROCESS



The burner extends from the downhill end of the drum into the combustion zone.

Material drying occurs at the uphill end of the drum.

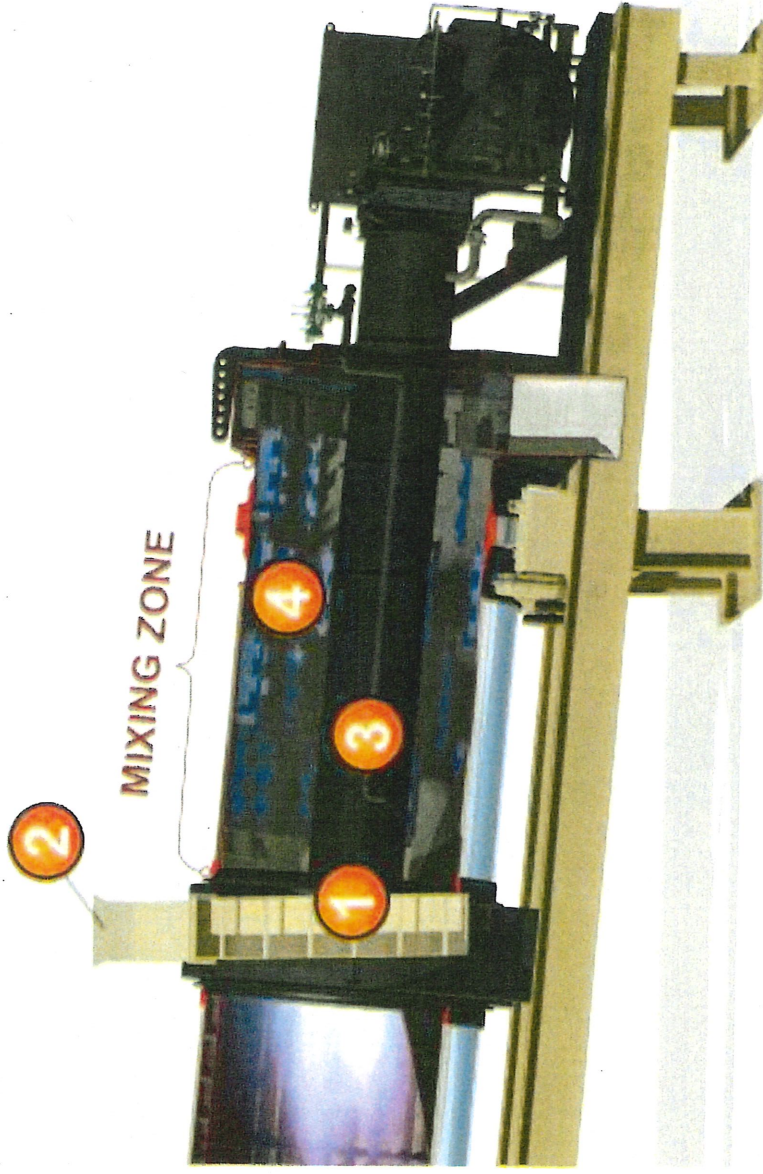


ASTEC INDUSTRIES, INC.



ASTEC

MIXING PROCESS



Mixing occurs in the downhill mixing zone away from the burner flame.

RAP, asphalt cement, and reclaimed dust are added to the product in the mixing zone.

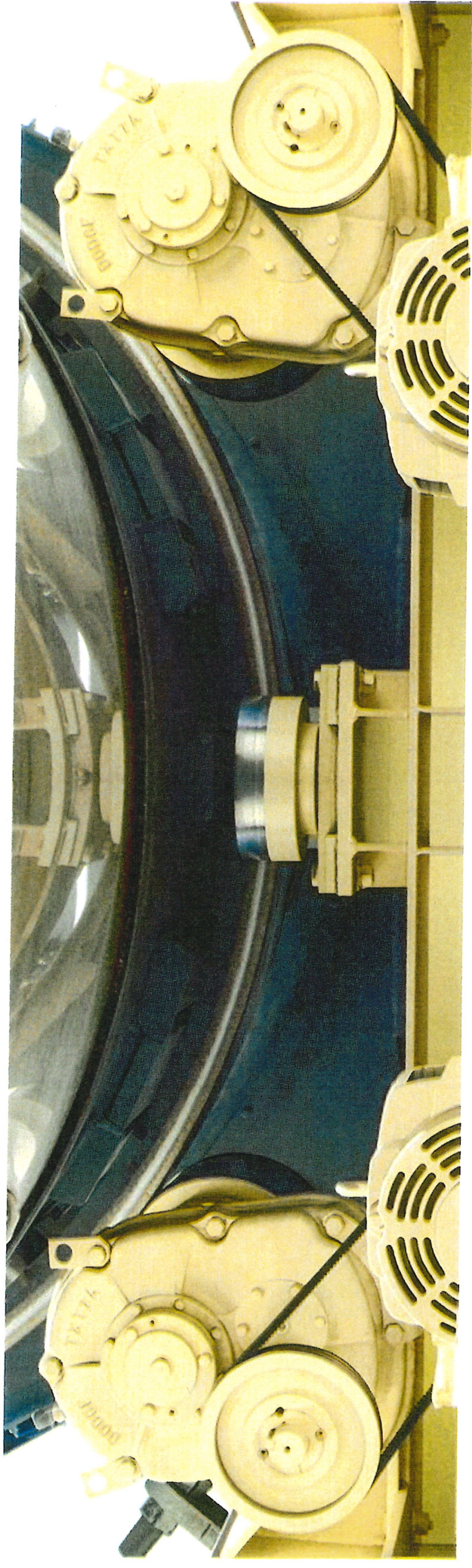


ASTEC INDUSTRIES, INC.

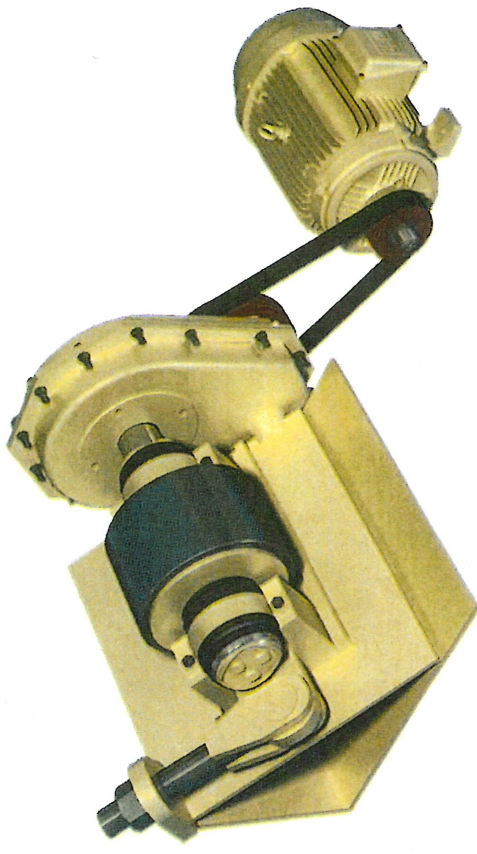


ASTEC

UNIFIED COUNTERFLOW DRUM MIXER



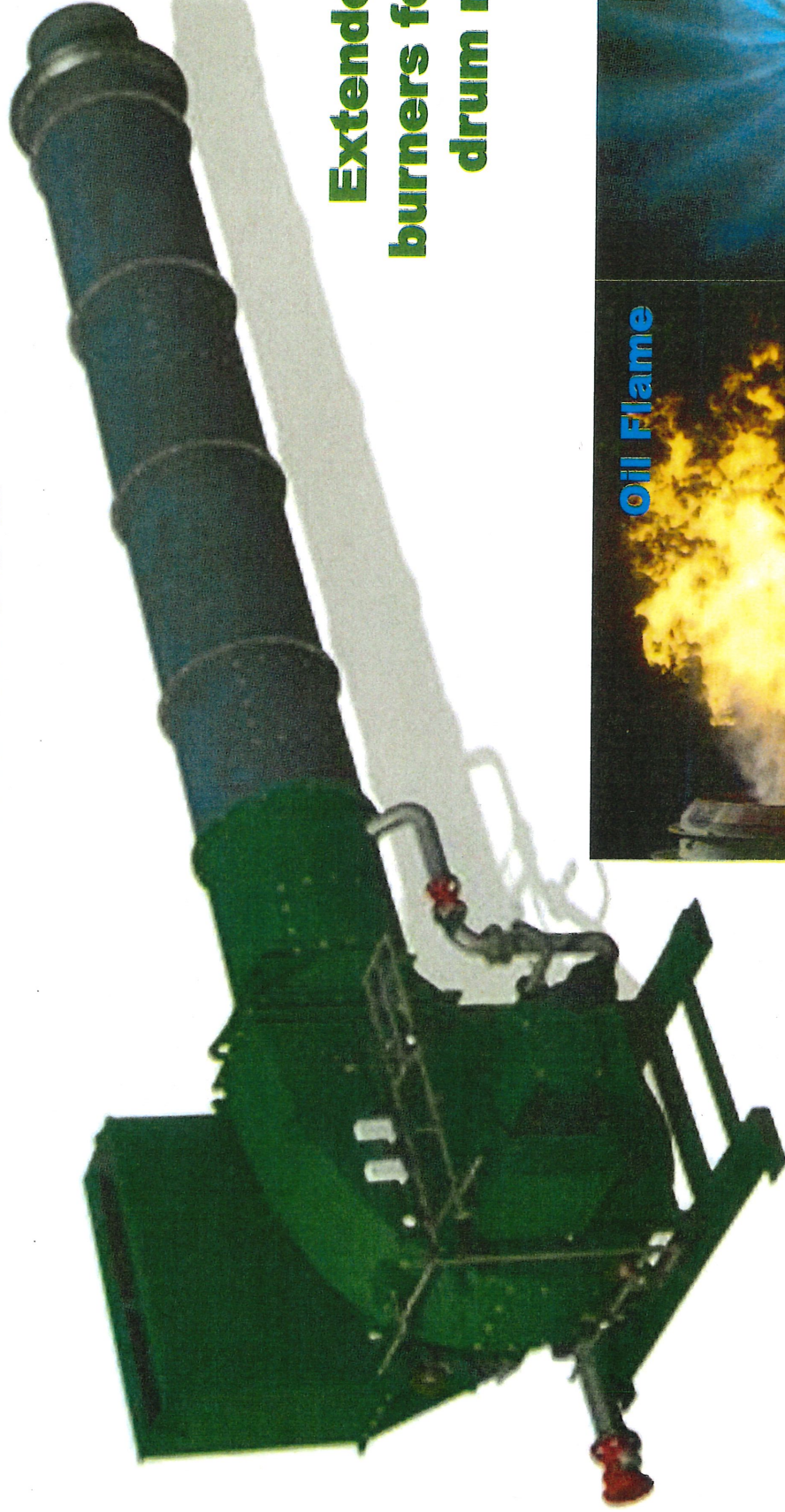
**Trunnion drives for
quieter operation.**



ASTEC INDUSTRIES, INC.



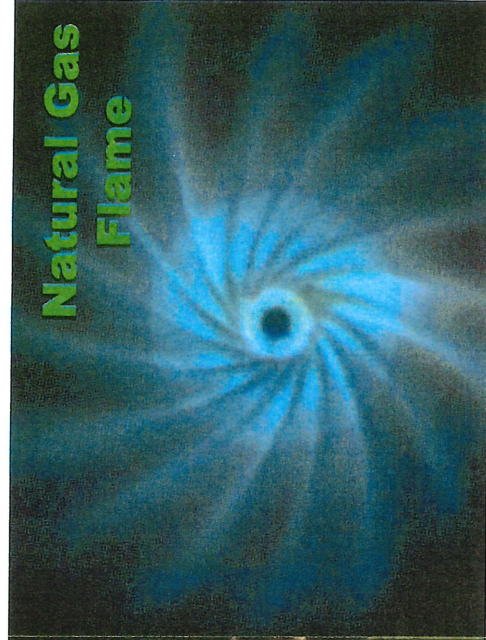
**ASTEC'S "STATE-OF-THE-ART"
BURNERS UTILIZE PROVEN CLEAN
FUEL BURNER TECHNOLOGY.**



**Extended nose
burners for Unified
drum mixers**



Oil Flame



**Natural Gas
Flame**



ASTEC INDUSTRIES, INC.



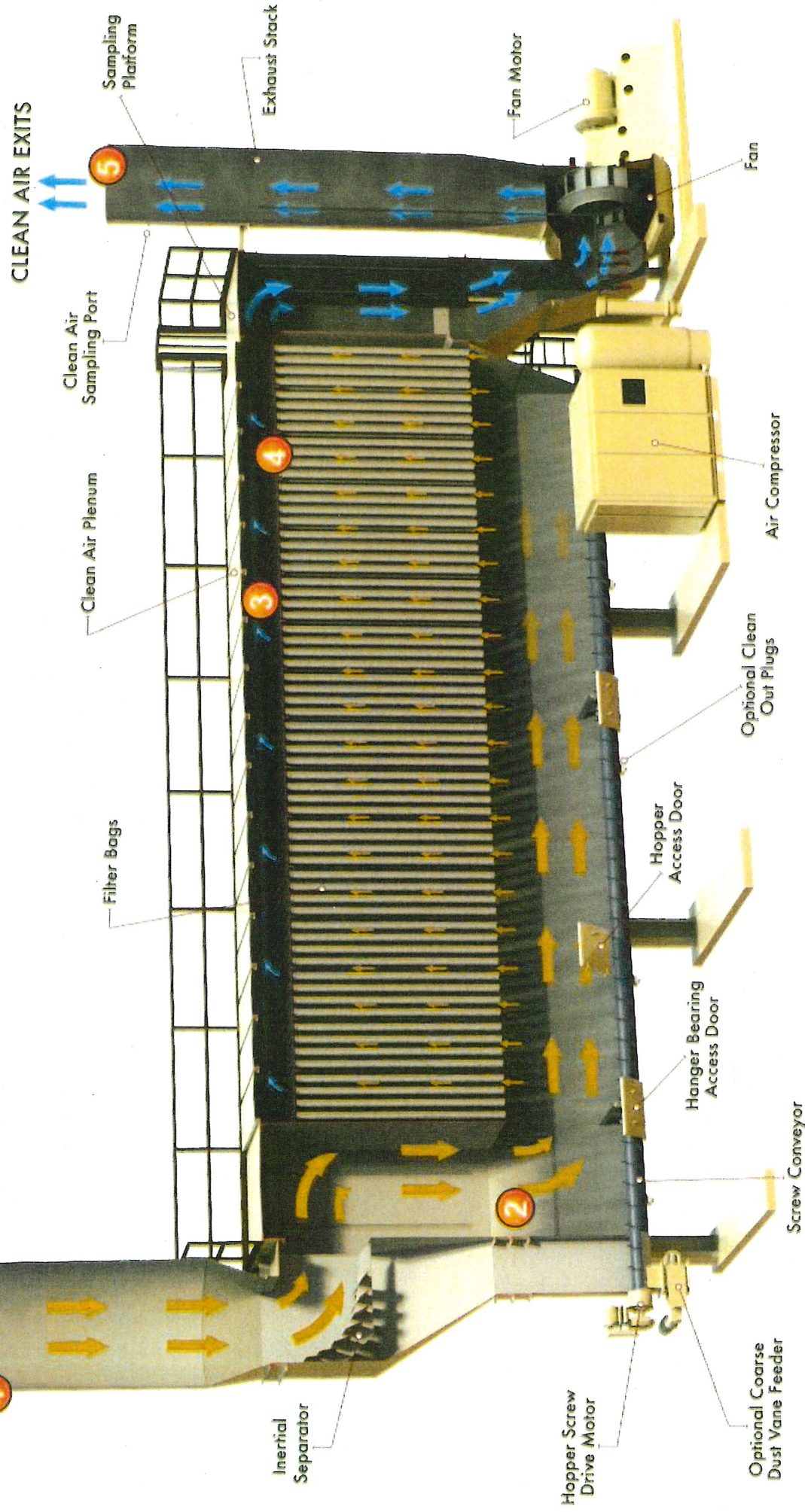
PULSE JET BAGHOUSE



ASTEC INDUSTRIES, INC.



CLEANING PROCESS



Self-adjusting cleaning frequency to maintain optimum operation.



ASTEC INDUSTRIES, INC.



LOW SOUND LEVELS

- BURNER SILENCER
- INSULATED DRUM
- VARIABLE FREQUENCY DRIVES I/O DAMPERS

"No excessive noise. We've actually had people look out to the bin just to prove to themselves the plant's running. It's that quiet. Astec did a wonderful job."

- Mark McGaughey

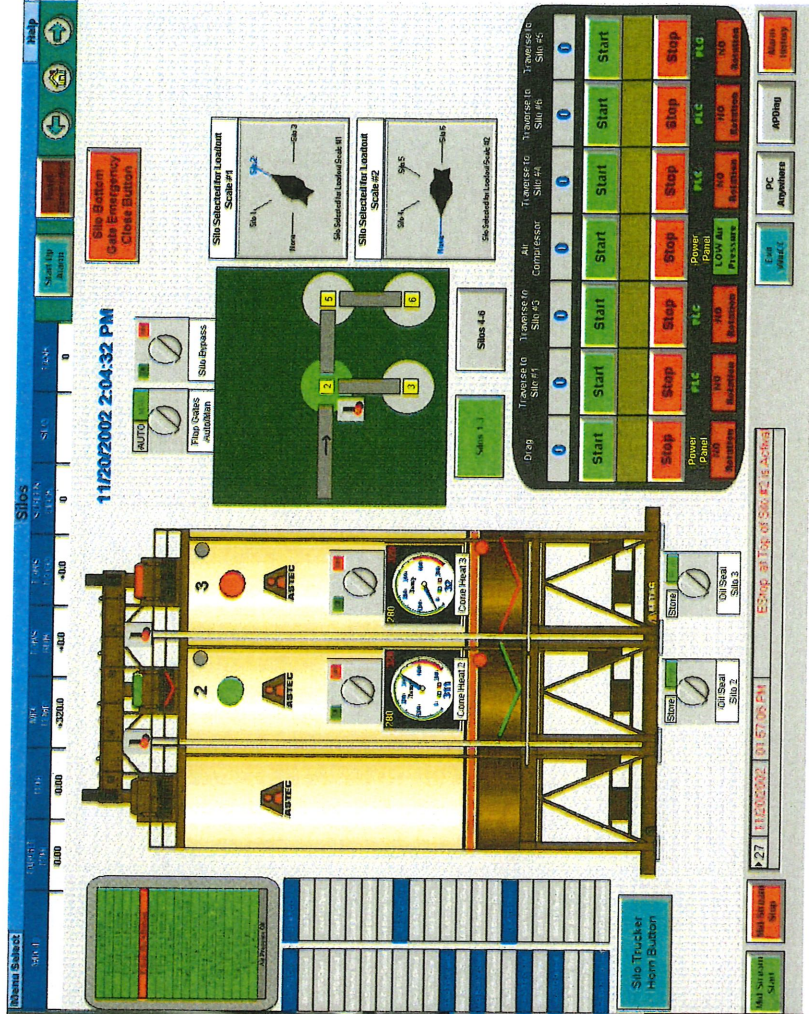


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ASTEC

COMPUTER CONTROLLED OPERATION



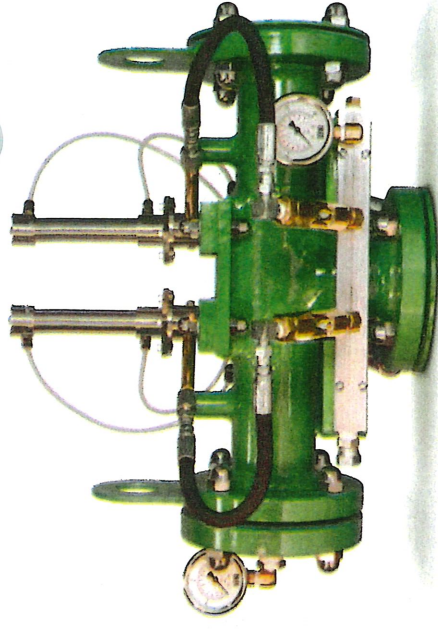
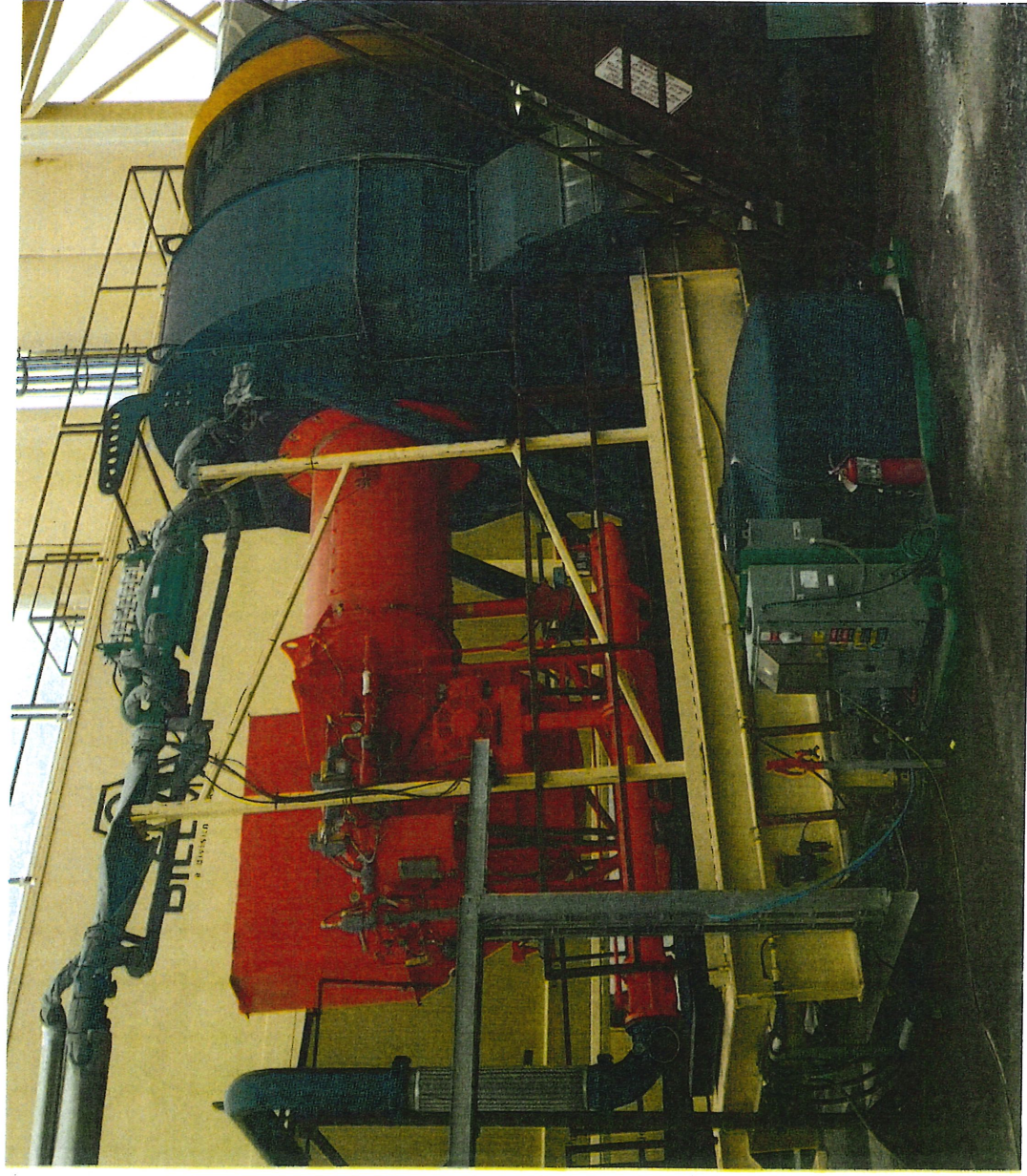
- ▶ EQUIPMENT FULLY MONITORED DURING OPERATION
- ▶ AUDIBLE ALERTS TO OPERATOR FOR KEY SYSTEM ERRORS
- ▶ AUTOMATIC EQUIPMENT SHUT-DOWN



ASTEC INDUSTRIES, INC.



WARM MIX ASPHALT



GREEN SYSTEM

- REDUCED MIX TEMPERATURE
- REDUCED FUEL USAGE
- REDUCED COMBUSTION AND BLUE SMOKE EMISSION RATES
- LONGER PAVEMENT LIFE



ASTEC INDUSTRIES, INC.



ASTEC

TRADITIONAL
HMA MIX

ASTEC WARM MIX
SYSTEM



ASTEC INDUSTRIES, INC.



The Use Meets All Required Conditions and Specifications

High Point Land Investment's engineering, environmental, and legal consultants have worked diligently to make sure the proposed facility meets all requirements of the City of High Point Development Ordinance, specifically including Chapter 4 (Uses). The applicant has worked closely with city staff and the Technical Review Committee, and no missing items have been noted or discovered. Accordingly, the Applicant submits that its plans do meet all requirements.

Compliance with all standards is typically determined at the staff level during site plan review. If it is later discovered that the applicant does not meet all requirements, no building permits will be issued until such matters are brought into compliance. Similarly, if a necessary item is missing from a siteplan, then the site plan will have to be amended.

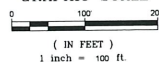
SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL, ON HIS INITIATIVE, AND AT NO EXTRA LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR SHALL CONTACT THE ONE-CALL CENTER AT 1-800-632-4849 FOR ASSISTANCE IN LOCATING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY COMPANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AGENCY. A FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK. NO REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
4. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE MAINTAINED TO ALL ADJOINING PROPERTY PROTECTED FROM DAMAGE.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC IS PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL IN CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
8. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF WORK AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
9. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN THE PLANS OR ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS. FIELD CONFLICTS.
10. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
11. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS.
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY, LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR CONSEQUENTIAL, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
13. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN AN "AE" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 3710781000, EFFECTIVE DATE: JUNE 18, 2003.

WATERSHED CALCULATIONS:

	RANDLEMAN LAKE GENERAL WATERSHED
1. WATERSHED:	30.27 ACRES
2. TOTAL LOT AREA:	0.00 ACRES
3. EXISTING BUILT-UPON AREA (BUA):	30.27 ACRES
4. NET EFFECTIVE AREA:	21.19 ACRES
5. MAX ALLOWED BUA INCREASE:	4.75 ACRES (207,114 SQ. FT.)
6. PROPOSED BUA INCREASE:	15.7%
7. PROPOSED BUA % INCREASE:	4.75 ACRES
8. TOTAL BUA:	15.7%
9. TOTAL BUA %:	

GRAPHIC SCALE



FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 862-4222
www.eagleeng.com

07/15/21

NO. DATE BY ISSUE

HIGHPOINT PLANT
RANDLEMAN, NC

BOGGS CONTRACTING INC.
1613 W. ROOSEVELT BLVD
MONROE, NC 28110

SITE PLAN
OVERALL

DESIGNED BY: SAP
CHECKED BY: JLR
DATE: 07/16/21
JOB NUMBER: 6964

Sheet

C-2.0

MARKET IMPACT ANALYSIS
OF A
PROPOSED ASPHALT PLANT
LOCATED IN High Point, NC

HC | **HYLTONCROWDER**
& ASSOCIATES



1800-1812 Alleghany Street
High Point, NC
Guilford County, NC

As of
November 2, 2021

Prepared For
Thomas E. Terrell, Jr., Legal Counsel for
High Point Land Investments
High Point, NC 27260

Client File ID:
211110-003

Prepared by
HYLTON CROWDER & ASSOCIATES
Molly M. Chisholm
NC State Certified Appraiser #A4075

HYLTON CROWDER & ASSOCIATES



132 East Parris Avenue
High Point,
NC, 27262

336-882-0131

Fax: 336-882-0135
mollyc@hyltoncrowder.com

November 11, 2021

Mr. Thomas E. Terrell, Jr.
Fox Rothschild, LLP
230 N. Elm Street, Suite 1200
Greensboro, NC 27401

Re: Market Impact Analysis of a
Proposed Asphalt Plant
1800-1812 Alleghany Street
High Point, NC 27260

Dear Mr. Terrell:

At your request, I have inspected the above-captioned property and researched the local market in Guilford County, as well as other markets in similar counties of North Carolina, in order to determine whether asphalt plant facilities substantially injure the value of adjoining, abutting, or nearby properties, per High Point Zoning Ordinance § 2.4.12(C)(3).

The purpose of this assignment is to develop an opinion derived from market data of the effect of the proposed High Point Land Investments Asphalt Plant on the properties that are abutting, adjoining, and in the vicinity of the subject property. The intended use of this assignment is to assist the High Point, NC City Council in determining the effect of the proposed construction of a new asphalt plant on abutting, adjoining, or nearby property values. The intended users of this report are officers of High Point Land Investments, Thomas E. Terrell, Jr. (client's counsel), and any other parties they designate.

As requested, a summary report has been prepared for my client. This is not an appraisal. It is a consulting assignment. The attached report is in narrative format and provides a summary of the data, analyses, reasoning, and conclusions employed for this impact analysis.

The subject property was inspected on November 2, 2021. Based on site plans of the proposed asphalt plant, my physical inspection of the site and the surrounding area, an analysis of data gathered and facts and conclusions as contained in the following report, and subject to the assumptions and limiting conditions as stated, it is my opinion that the proposed asphalt plant meets the special use permit standard on property values because it will not substantially injure the property values



Mr. Terrell
High Point Land Investments
November 11, 2021
Page 2

of nearby (within ½ mile), adjoining, or abutting properties or those in the general vicinity of the asphalt plant. My data further indicates no adverse effect on adjoining properties at all.

Included in the scope of this study is a personal inspection of the subject site, a study of data of other properties located in other counties of North Carolina, which are in the vicinity of similar asphalt plants. I hereby certify that I have inspected these properties and found them to be as stated in this report. To my best knowledge and belief, all statements and information in this report are true and correct with no important facts withheld. Neither my employment nor my compensation are contingent upon the findings in the impact analysis which I have reported.

Standards

I conducted this analysis using the standards and practices established by the North Carolina Appraisal Board, the Appraisal Institute, and practices that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are required by lending institutions, and they are used in North Carolina and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties.

Respectfully submitted,



Molly M. Chisholm
NC State Certified Residential Appraiser
NC-#A4075
Expiration date 06/30/2022

Impact Analysis Summary

A. Conditional Use Permit Finding

Hylton-Crowder was hired to perform a market impact analysis to examine whether the construction of a new asphalt plant facility proposed by High Point Land Investments located on Alleghany Street in High Point, NC (Guilford County, NC) will have any impact (positive, negative, or no impact) on adjacent and nearby properties per the following standard in the High Point Zoning Ordinance, § 2.4.12(C)(3):

The use will not substantially injure the value of abutting land”

Although I found paired properties where there was no discernable impact from proximity to an asphalt plant and/or other external obsolescence factors, the standard I used is the standard mandated by the High Point Zoning Ordinance, which requires an impact or injury to be “substantial.” I found no evidence of substantial impact.

The intended use of this report is to assist the High Point City Council in its consideration of High Point Land Investments’ application for a special use permit. I understand that the Council will use this report to assist in the decision to grant or deny the special use permit.

B. Assumptions

I assume for the purpose of this report that the proposed construction of the new asphalt plant facility will be consistent with the submitted site plans and specifications in a quality workmanship manner. The information received by the appraiser included the proposed site plan. The plan is included in this report.

C. Standards and Practices

I followed the standards and practices set by the North Carolina Appraisal Board and the Appraisal Institute to analyze the impact of the asphalt plant facility. All analyses and methodologies contained in this report are commonly used by certified appraisers conducting appraisals, market analyses, or impact studies throughout this state and the United States as the industry standard. These standards and methodologies have been used on behalf of financial institutions, governments, and government agencies, courts, and individuals, and they have been accepted by state and federal courts throughout North Carolina and the United States.

The aforementioned standards do not distinguish nor find it necessary to distinguish between asphalt plants that preceded a use versus an asphalt plant that was constructed after properties are established nearby because comparative studies, by definition, use comparables that are sufficiently far enough away that any external obsolescence cause from a specific use would not be noticed.

Using these accepted standards and practices, I obtained data of sales of properties in North Carolina which adjoin or are adjacent to comparable asphalt plants in rural, semi-rural, and recently suburbanized areas.

Although many of the sales reported in this analysis are directly abutting an asphalt plant facility, I also considered nearby properties to be “adjoining” using guidance from the North Carolina Supreme Court in *Heaton v City of Charlotte*, 277 N.C. 506, 523, 178 S. E. 2d352, 363 (1971) where the Court defined “adjacent” as “not distant or far off; nearby but not touching.”

It should be noted that finding sales in suburban areas is always more difficult than in urban areas because denser concentrations of homes and properties in urban areas means more sales and turnovers. Conversely, less dense concentrations of homes in rural areas means fewer sales and turnovers.

D. What is External Obsolescence

An external obsolescence is a use of property that, because of its characteristics, might have an impact on the value of adjacent or nearby properties. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties.

External obsolescence is evaluated by appraisers based on several factors. These factors include:

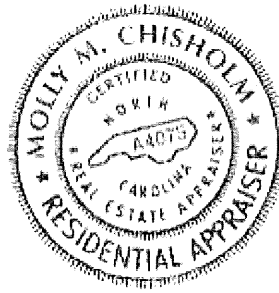
- 1) **TRAFFIC.** The property contains a private drive that runs from the western side of Alleghany Street at the dead end of the street. The drive will lead directly to Alleghany Street which is already accessed frequently by trucks for surrounding industries and commercial uses. Alleghany Street leads to Baker Road which provides an exit on Business 85.
- 2) **ODOR.** There is some odor associated with asphalt plants. The various asphalt plant facilities that I visited in research for this report produced a similar odor during my inspections. Due to the industrial location adjacent to the highway for the proposed site, this factor has very minimal impact.
- 3) **NOISE.** The operations of asphalt plants do produce minimal noise during operating hours. The proposed new facility is near similarly zoned industrial and commercial uses, adjacent to the Business Loop of Interstate 85. Noise contributed by the proposed facility would be similar (or even less) than existing land uses in the area.
- 4) **ENVIRONMENTAL.** Due to stringent regulation by the US Environmental Protection Agency, asphalt plants are closely monitored and must adhere to all guidelines set forth by federal and state regulations. These regulations are in place to

protect the subject property and surrounding properties against any environmental hazards.

- 5) VISUAL APPEARANCE. The subject site is located in an industrial area. The proposed asphalt plant will only occupy a small portion of the subject's total 28.89 acre site. The existing natural vegetation around the operations provide a substantial visual buffer and maintain the rural appearance from the road and adjoining properties that is consistent with the current industrial surroundings of the area.

Conclusion of No Injury

Based on the data in this analysis, I conclude that the construction of a new asphalt plant located at 1800-1812 Alleghany Street in High Point, NC in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting properties. In addition, this data and my experience not only demonstrate that there will be no "substantial" injury or depreciation to adjoining, abutting, or nearby properties, it indicates that there will be no injury or depreciation.



Molly M. Chisholm
NC State Certified Residential Appraiser #A4075
Hylton-Crowder & Associates, Inc.

Identification of the Subject Property

The subject property is a 28.89 acre site located at 1800-1812 Alleghany Street in High Point, North Carolina. The Guilford County Tax ID number for the subject property is 7810403908 and the property is zoned Light Industrial. The property's northern side borders US Highway 29/70 (Business 85) and is surrounded by General Business and Industrial zoning, including Hickory Springs furniture manufacturing (adjacent site), MRSR Properties, a large industrial manufacturing and warehouse facility, and other numerous commercial and industrial uses. Appraiser observed only one residential use on the street.

The subject property is located in southern suburban High Point. The overall area is characterized as a suburban industrial neighborhood with very few residential homes nearby. The population centers in the Piedmont Triad are Greensboro, High Point, and Winston Salem. The proximity of these three cities, which are connected by an excellent highway system, ensures that they all share a related population base. All major employers recognize that commuters form a growing part of their labor pool. It is anticipated that a Triad economy will evolve and predominate without regard to political boundaries. High Point and Guilford County compare favorably with other Triad cities and counties, but lag behind other larger cities of the state such as Raleigh and Charlotte. According to census data the populations of all three major Triad cities have experienced steady growth over the past three years. This growth trend is expected to continue as economic conditions improve.

Dates of Appraisal

The effective date of this market impact analysis is the date of inspection on November 11, 2021.

Scope of The Report

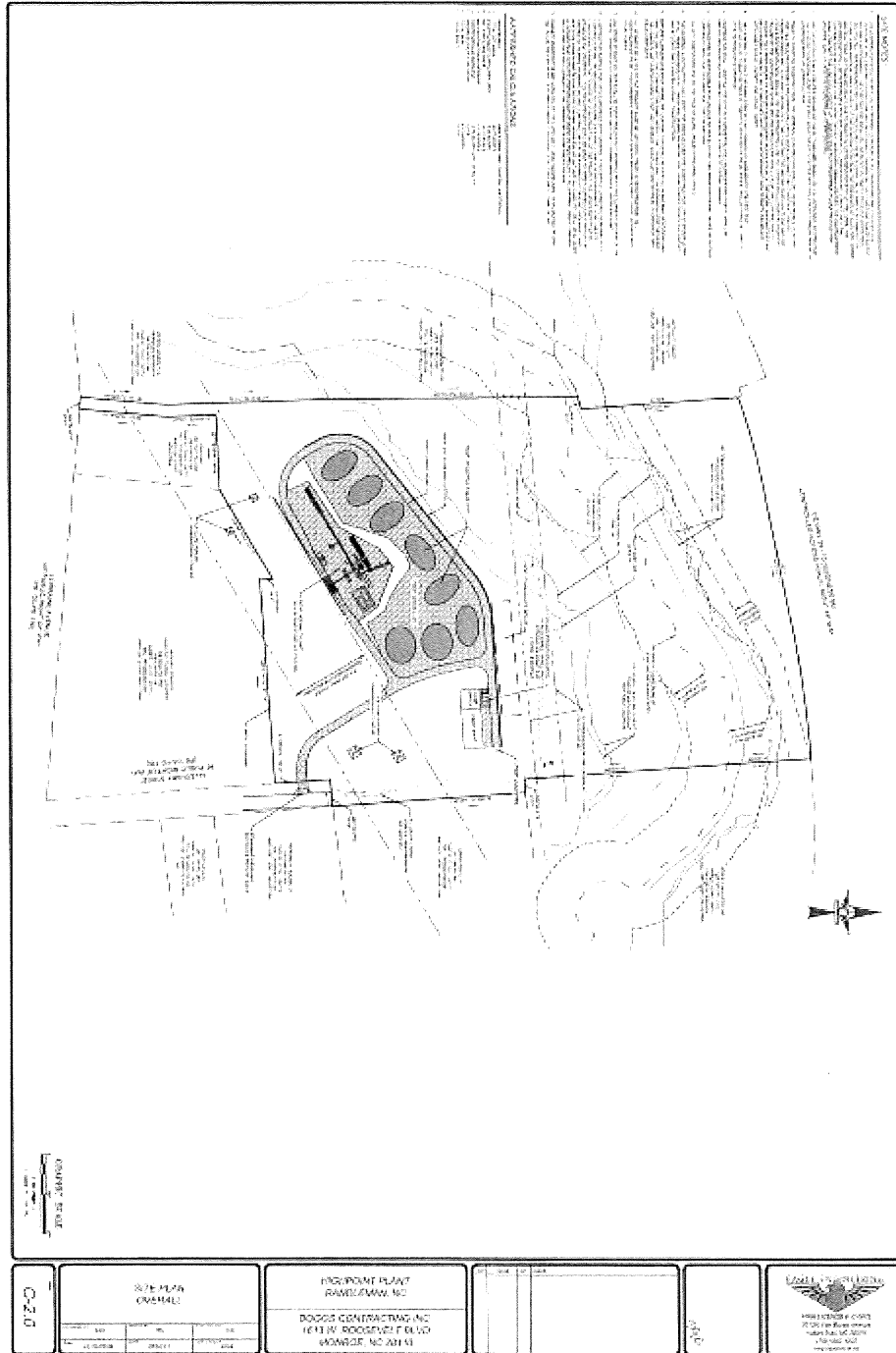
I have been hired by Fox Rothschild LLP, legal counsel for High Point Land Investments, who is considered to be my client. My assignment is to prepare a Market Impact Analysis to study the effect of a new asphalt plant facility on adjacent or abutting properties. This study is to determine the effects (positive, negative, or none) of the proposed new asphalt plant on adjacent property values.

The appraiser has made a complete inspection of the subject property and also reviewed and analyzed the site plan (provided by High Point Land Investments) for the proposed new asphalt plant on the subject property. General market influences and neighborhood factors which create subject's environment and market conditions are gathered and discussed. Legal description, sales, listings, and ownership history, zoning, tax data, and locational factors are gathered and described. The site and improvements are analyzed with respect to highest and best use, resulting in a discussion and conclusion of highest and best use of the subject property as though vacant and as improved. The appraiser has collected and analyzed market data for sales with similar external obsolescence (proximity to an asphalt plant), which are used in the report to arrive at a conclusion of the impact of the external obsolescence on

market value. Data sources for all comparable data includes an exterior inspection of all comparable sales, data from various brokers, other appraisers, sellers, buyers, management agents, and/or other parties familiar with data being used and verified. For each comparable sale used in this appraisal, the verification source or sources will be shown in description of each comparable found later in this report. The reader is asked to refer to various other sections of this report and review of the entire report in general for a better understanding of the overall scope of work.

NOTE: The intended user is my client, High Point Land Investments, their legal counsel Thomas E. Terrell, Jr., and related parties and no one else. The intended use is to provide my client with a report summarizing specific data determining the market impact of asphalt plants to surrounding properties. This will help meet their obligations to obtain a special use permit from the High Point City Council for the construction of a new asphalt plant facility. There are no other intended users or uses of this report. This valuation assignment was developed consistent with the scope specified by my client, High Point Land Investments and their counsel Thomas E. Terrell, Jr.

SITE PLAN OF PROPOSED PLANT



GUILFORD COUNTY TAX CARD OF SUBJECT SITE

11/11/21, 11:00 AM

GIS Data Viewer

Guilford County, NC



Parcel Number	180717	Total Out Building Value	0
PIN	7810403908	Total Land Value	361100
Owner	BLUE SKYE HOLDINGS LLC	Total Deferred Value	0
Owner History	Card Image	Bldg Card	
Mail Address	PO BOX 834	Appraisal Model Code	
Mail City	RANDLEMAN	Deed Data	12/31/2020
Mail State	NC	Neighborhood	7719102
Mail Zip	27317	Property Type	IND
Property Address	1800 1812 ALLEGHANY ST	Structure Size	
Legal Description	28.89 AC ALLEGHANY ST	Lot Size	28.89
Deed	008385-00429	Year Built	
Plat		Bedrooms	
Condo		Bathrooms	
Total Assessed	361100	Grade	
Total Building Value	0		



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 667 feet
11/11/2021

<https://gisdv.guilfordcountync.gov/guilford/>

1/1

Estimated Impact of An Asphalt Plant

In order to estimate the impact, if any, on property values in the vicinity of the proposed asphalt plant, I located sales of properties in North Carolina which were adjacent to or within one half mile of similar operating asphalt plants or other facilities which would be considered an external obsolescence.

A market study can determine the effects (negative, positive, or no effect) of a variable in the market by comparing the sale price of a property with exposure to a particular variable to the sale of a similar property which is outside of the exposure area. In this case the variable, or element of comparison, is proximity to an asphalt plant or other use that creates external obsolescence. The definition of the "Elements of Comparison" taken from the 13th Edition of the Appraisal Institute's publication of The Appraisal of Real Estate, states that "Elements of comparison are the characteristic of properties and transactions that help explain the variances in the prices paid for real property." The appraiser determines the elements of comparison for a given appraisal through market research and supports those conclusions with market evidence. The market data, if analyzed properly, will identify the elements of comparison within the comparable sales that are market sensitive.

Real estate prices can fluctuate within a given period of time. Therefore industry standards are for comparable sales to have sale dates within one year of each other. It is the appraiser's obligation to isolate elements with a market during a specific window of time (typically one year) in order to make a reliable comparative analysis.

It should be noted that recent sales data of properties in the vicinity of asphalt plant facilities or other external obsolescence factors are such a specific variable that the appraiser had to use some sales with older sale dates than normal. All sales data was obtained through MLS or Zillow and verified through county tax records.

As stated in my impact analysis summary, the sales data found and reported in this analysis demonstrates that there is no negative impact on sale prices, property values, or marketability of properties located adjoining, abutting, or in close proximity to an asphalt plant.

Comparable Sale 1



View of Thompson Arthur Asphalt plant located at
2859 Highway 66 South, Kernersville, NC 27284



Comparable Sale 2: 122 Delray Avenue, High Point, NC 27265
Located across Hwy 66 from above pictured Thompson Arthur Asphalt Plant

SALES COMPARISON GRID – COMPARABLE SALE 1

	SUBJECT	SALE #1	SALE #2	SALE #3
PROPERTY	122 Delray Ave, High Point	2440 Highway 66 South, Kernersville	134Skeet Club Road, High Point	603 Impala Avenue, High Point
SALE PRICE	\$119,990	\$124,000	\$96,000	\$126,500
Price per SF	\$73.84/SqFt	\$94.01/SqFt	\$73.85/SqFt	\$86.64
DATE OF SALE	07/07/2016	06/01/2016	04/01/2016	07/23/2015
LOCATION	AVERAGE	AVERAGE	AVERAGE	AVERAGE
QUALITY	GOOD	AVERAGE	AVERAGE	AVERAGE
AGE AND CONDITION	57 yrs+Remod Good	60 yrs+Remod SUPERIOR	51 yrs Inferior	53 yrs+Remod Good
SITE SIZE	20,909 SF	41,817 SF	20,005 SF	22651 SF
Gross Living AREA	1625	1319	1300	1460
Adjustment Per SF	\$35/SF			
\$125,300	6/3/2	6/3/1	6/3/2	6/3/2
BASEMENT	None	704 Unf SF Bs	None	None
GARAGE	None	None	2Car Garage	None
HV/AC & Other	HP/Central 1FP,Fence	HP/Central 1FP	FWA/No Cent No FP	HP/Central 1FP
NET ADJ.		+2700	+19900	-1200
ADJ. SALE PRICE		\$126,700	\$115,900	

The prior improved sales are the best available, and all of the sales are given weight in the value estimate. No one sale is felt to be a much better comparable than the other three. The subject property has a High Point mailing address but is located in Forsyth County. The three sales would appeal to similar buyers in the area and indicate a value range before adjustments of \$73.84 per square foot to \$94.01 per square foot. All sales were arm's length transactions with none of the comparable sales being distress sales or foreclosures. The subject property is located across the street (within .25 mile) of the Thompson Arthur Asphalt plant located at 2859 Highway 66 South, Kernersville, NC. After adjustments, the indicated value for the subject property is \$120,000. The subject property sold for \$119,990. The subject property transaction is recorded at Deed Book 3295, Page 3655 of the Forsyth County, NC Registry.

COMPARABLE SALE PHOTOS



SALE 1-2440 Hwy 66 South

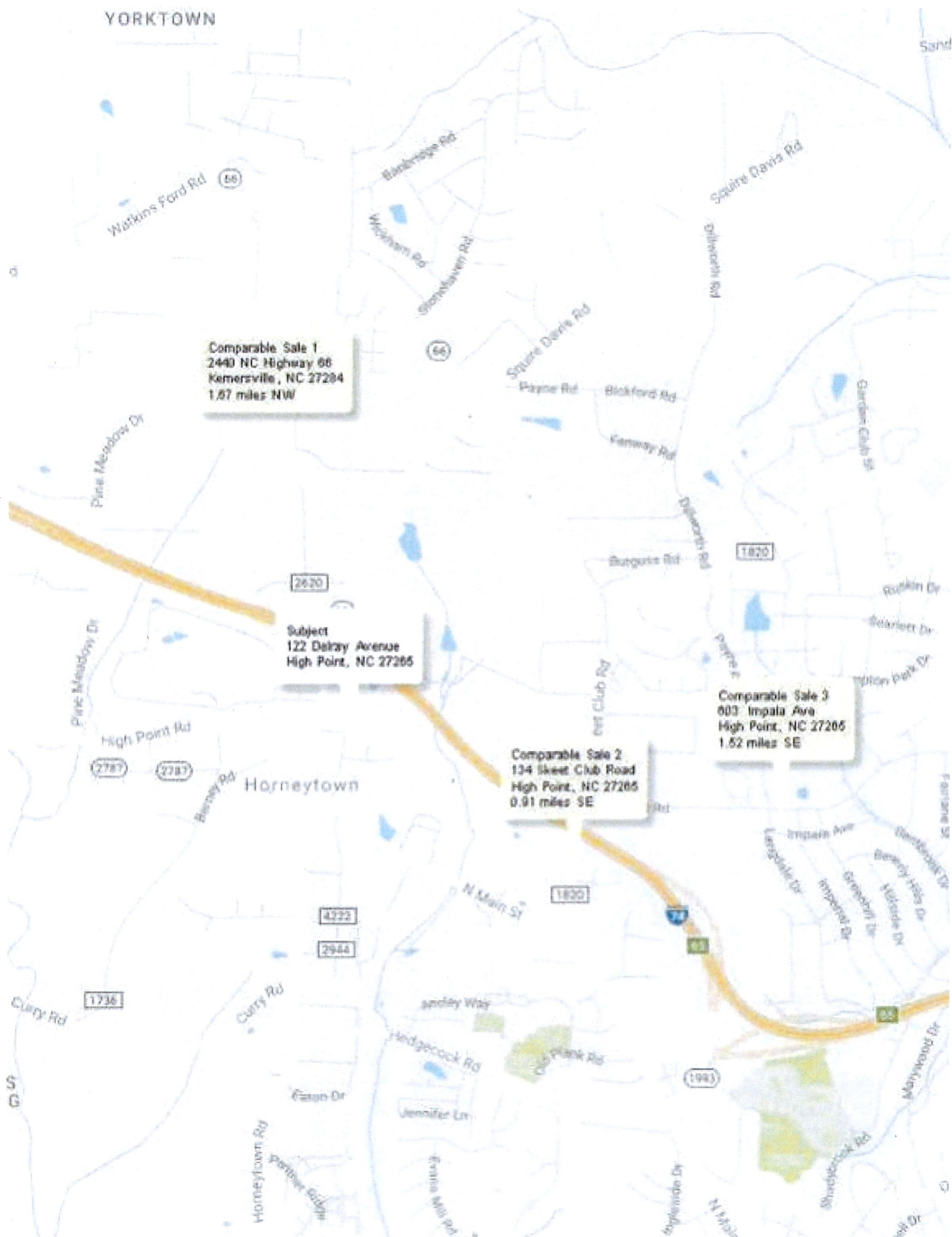


SALE 2-134 Skeet Club Road



SALE 3-603 Impala Avenue

LOCATION MAP – COMPARABLE SALE 1



AERIAL MAP OF COMPARABLE SALE 1



COMPARABLE SALE 2



View of entrance to Thompson Arthur Asphalt Plant located at
850 Marietta Road, Greensboro, NC 27409



Comparable Sale 2: 3869 Parkway Vista Road, Greensboro, NC 27409
Located 0.23 mile from above pictured Thompson Arthur Asphalt Plant

Sales Comparison Grid – Comparable 2

	SUBJECT	SALE #1	SALE #2	SALE #3
PROPERTY	3869 Parkway Vista Road Greensboro	5615 Old Fox Trail, Greensboro	5614 Poplar Hill Ct, Greensboro	3218 Peninsula Dr, Jamestown
SALE PRICE	\$224,000	\$247,500	\$234,900	\$223,000
Price per SF	\$111.50/SqFt	120.15/SqFt	\$112.82/SqFt	\$103.82/SqFt
DATE OF SALE	08/02/2017	05/16/2017	08/11/2017	03/14/2017
LOCATION	AVERAGE	AVERAGE	AVERAGE	AVERAGE
QUALITY	AVERAGE	AVERAGE	AVERAGE	AVERAGE
AGE AND CONDITION	9 yrs Good	28 yrs+Remd Good	28 yrs+ Remd Good	23 yrs + Remd Good
SITE SIZE	5,227 SF	10,454 SF	6,970 SF	14,374 SF
Gross Living Area Adjustment Per SF	2009 \$40/SF	2060	2082	2148
ROOM COUNT	7/4/2.1	7/4/2.1	8/4/2.1	8/4/2.1
BASEMENT	522 Fin SF Bs 139 Unf SF Bs	910 Fin SF Bs 162 Unf SF Bs	589 Fin SF Bs 273 Unf SF Bs	None
GARAGE	2 Car Garage	2 Car Garage	1 Car Garage	2 Car Garage
HV/AC & Other	FWA/Central No FP,Pch,Dk	FWA/Central 1FP,Pch,Dk,Pt	FWA/Central 1FP,Pc,Dk,Fnc	FWA/Central 1FP,Pc,Dk,Pt
NET ADJ.		-20,500	-4,400	+4,700
ADJ. SALE PRICE		\$227,000	\$230,500	\$227,700

All comparable sales are located in competing areas of suburban southwest Greensboro. The comparable sales are of similar age and quality as the subject property. The sale price per square foot ranges from \$103.82 per square foot to \$120.15 per square foot. All comparable sales would appeal to similar buyers in the subject's market. This property is located in a neighborhood which has a Homeowner's Association. The HOA for the Parkway Village subdivision has been managed by Priestly Management for at least the past three years. The appraiser contacted Wendy Parks of Priestly Management to see if any homeowners had ever complained about any negative impact resulting for their proximity to the Thompson Arthur Asphalt Plant. She stated that no homeowner has ever complained to them regarding the plant. None of the comparable sales used were distress sales or foreclosures. The subject property is located across the street (within 0.23 mile) of the Thompson Arthur Asphalt Plant located at 850 Marietta Road, Greensboro, NC. After adjustments, the indicated value for the subject property is \$228,000. The subject property sold for \$224,000 on August 2, 2017. The subject property transaction is recorded at Deed Book 7960, Page 2291 of the Guilford County, NC Registry

COMPARABLE SALE PHOTOS



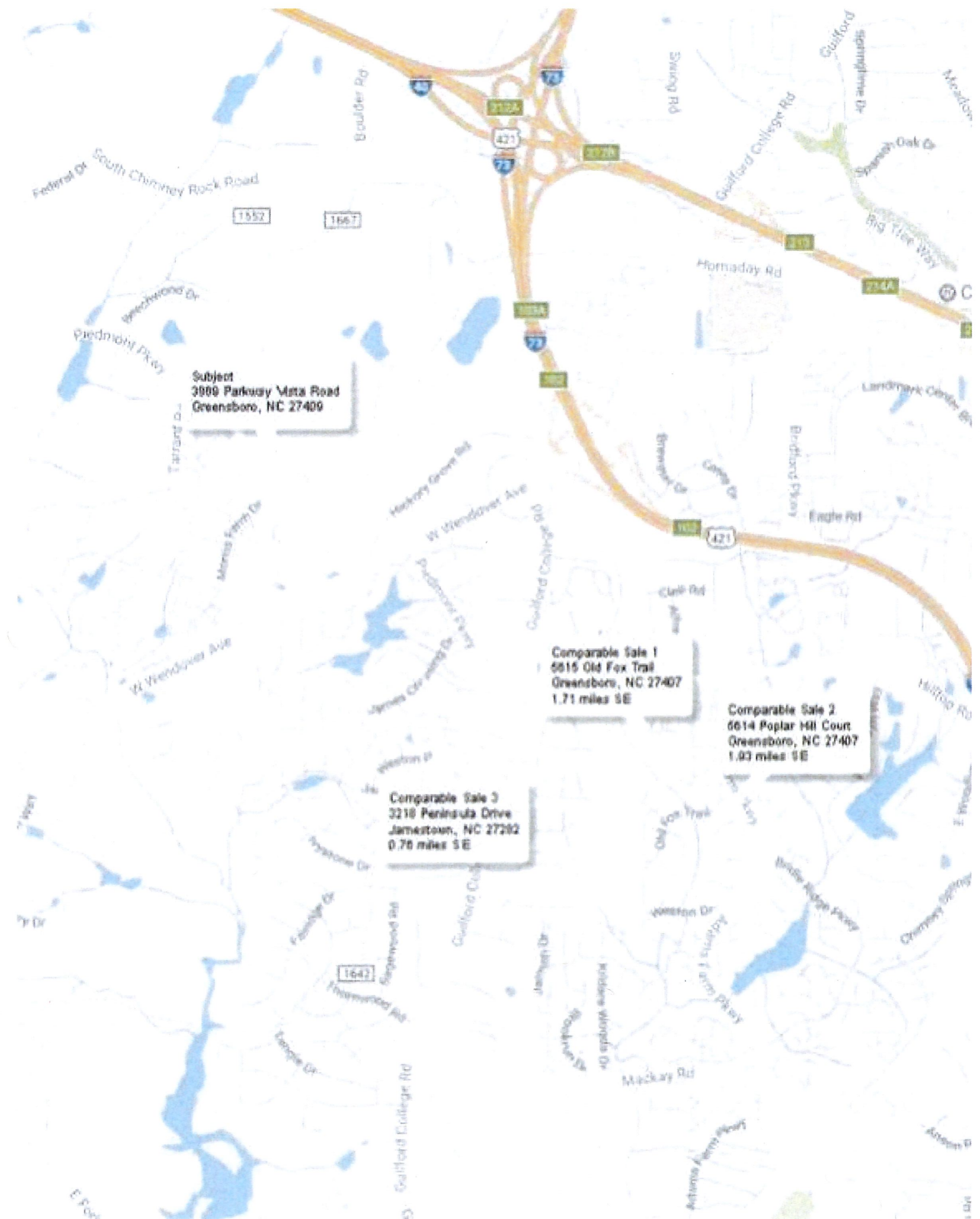
SALE 1: 5615 Old Fox Trail



SALE 2: 5614 Poplar Hill Court



SALE 3: 3218 Peninsula Drive



AERIAL MAP OF COMPARABLE SALE 2



COMPARABLE 3



JT Russell Asphalt Plant located at 201 Herman Sipe Road, Conover, NC



Additional view of Entrance to JT Russell Asphalt Plant
Conover, NC

Homes in Proximity to JT Russell Asphalt Plant
Conover, NC



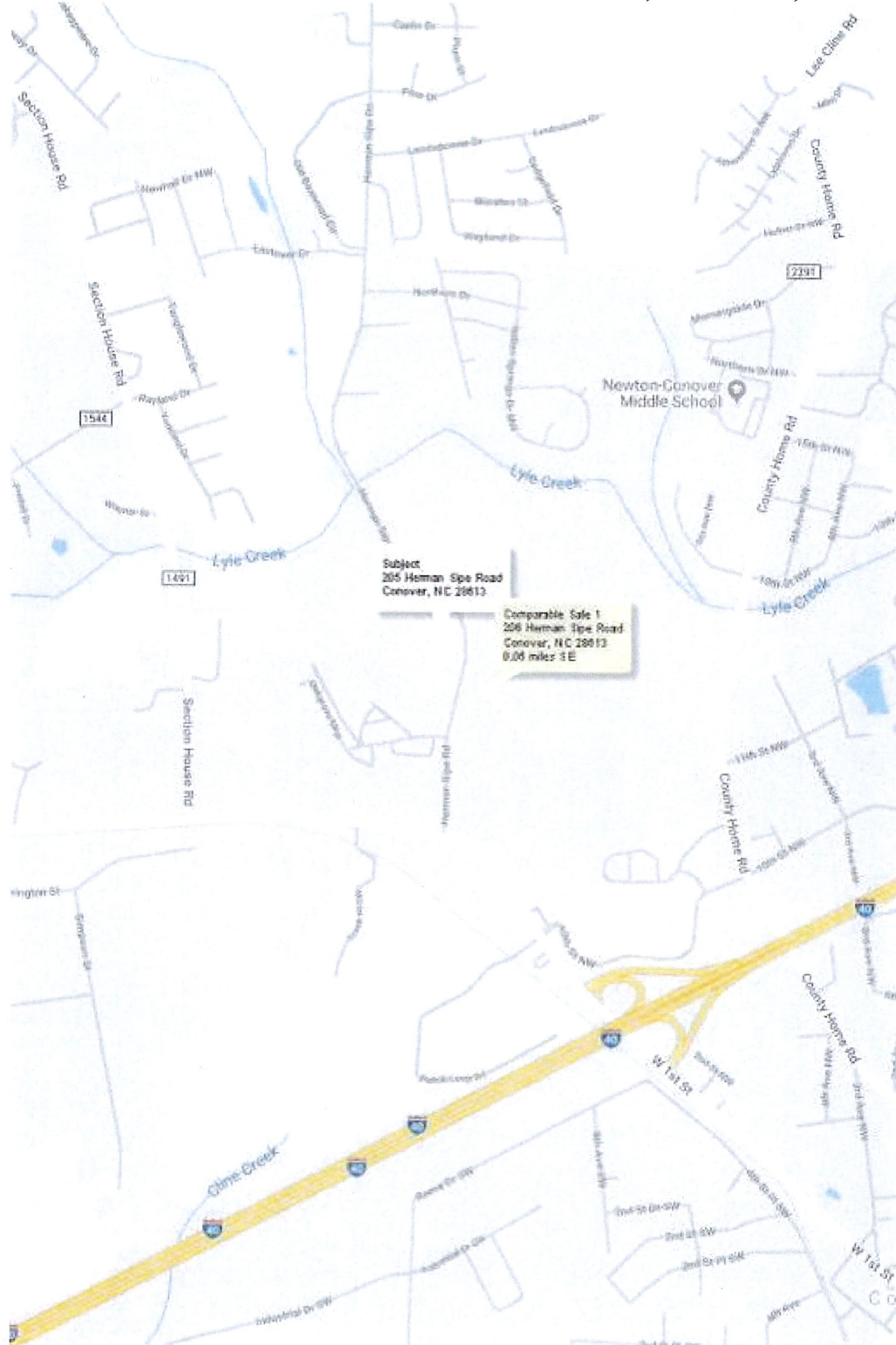
205 Herman Sipe Road, Conover, NC



206 Herman Sipe Road, Conover, NC

The above pictured homes are located adjacent to (205) and across the street from (206) the JT Russell Asphalt Plant in Conover, NC. Per Catawba County tax records, these homes are still owned and occupied by their original owners. Appraiser researched the Catawba County tax records for these two homes and the assessed values for each home increased by 19% over the past 20 years. According to Zillow, this is in line with real estate values in general for the Catawba County, NC marketing area. The conclusion of this data is that the properties in proximity to the JT Russell Asphalt plant have appreciated at the same rate as other properties in the same marketing area.

LOCATION MAP OF HOMES ON HERMAN SIPE RD, CONOVER, NC



AERIAL MAP OF HOMES ON HERMAN SIPE RD, CONOVER, NC



COMPARABLE 4



View of entrance to Thompson Arthur Asphalt Plant located at
850 Marietta Road, Greensboro, NC 27409



Comparable Sale 4: 3871 Parkway Vista Road, Greensboro, NC 27409
Located 0.20 mile from above pictured Thompson Arthur Asphalt Plant

Sales Comparison Grid – Comparable 4

	SUBJECT	SALE #1	SALE #2	SALE #3
PROPERTY	3871 Parkway Vista Road Greensboro	4631 Village Square Ct, Greensboro	5903 Weston Drive, Greensboro	4628 James Crossing Dr, Jamestown
SALE PRICE	\$277,000	\$260,000	\$280,000	\$269,900
Price per SF	\$139.76/SqFt	124.16/SqFt	\$117.65/SqFt	\$120.81/SqFt
DATE OF SALE	02/22/2021	11/24/2020	01/11/2021	09/01/2020
LOCATION	AVERAGE	AVERAGE	AVERAGE	AVERAGE
QUALITY	AVERAGE	AVERAGE	AVERAGE	AVERAGE
AGE AND CONDITION	17 yrs Good	17 yrs Good	26 yrs Good	24 yrs Good
SITE SIZE	6,098 SF	6,142 SF	8,902 SF	13,504 SF
Gross Living Area	1982	2094	2380	2234
Adjustment Per SF	\$45/SF			
ROOM COUNT	8/4/2.1	9/4/2.1	9/4/2.1	8/4/2.1
BASEMENT	832 Fin SF Bs	1031 Unf SFBs	None	None
GARAGE	2 Car Garage	2 Car Garage	2 Car Garage	2 Car Garage
HV/AC & Other	FWA/Central CvPch,Deck 1FP	FWA/Central Stoop,Deck 1FP	FWA/Central CvPc,Deck 1FP,Fence	FWA/Central Stoop,Patio 1FP,Fence
NET ADJ.		+5,000	+7,100	+6,700
ADJ. SALE PRICE		\$265,000	\$287,100	\$276,600

All comparable sales are located in competing areas of suburban southwest Greensboro or Jamestown. The comparable sales are of similar age and quality as the subject property. The sale price per square foot ranges from \$117.65 per square foot to \$139.76 per square foot. All comparable sales would appeal to similar buyers in the subject's market. This property is located in a neighborhood which has a Homeowner's Association. The HOA for the Parkway Village subdivision has been managed by Priestly Management for at least the past three years. The appraiser contacted Wendy Parks of Priestly Management to see if any homeowners had ever complained about any negative impact resulting for their proximity to the Thompson Arthur Asphalt Plant. She stated that no homeowner has ever complained to them regarding the plant. None of the comparable sales used were distress sales or foreclosures. The subject property is located across the street (within 0.20 mile) of the Thompson Arthur Asphalt Plant located at 850 Marietta Road, Greensboro, NC. After adjustments, the indicated value for the subject property is \$278,000. The subject property sold for \$277,000 on February 22, 2021. The subject property transaction is recorded at Deed Book 8407, Page 3088 of the Guilford County, NC Registry

COMPARABLE SALE PHOTOS



SALE 1: 4631 Village Square Court

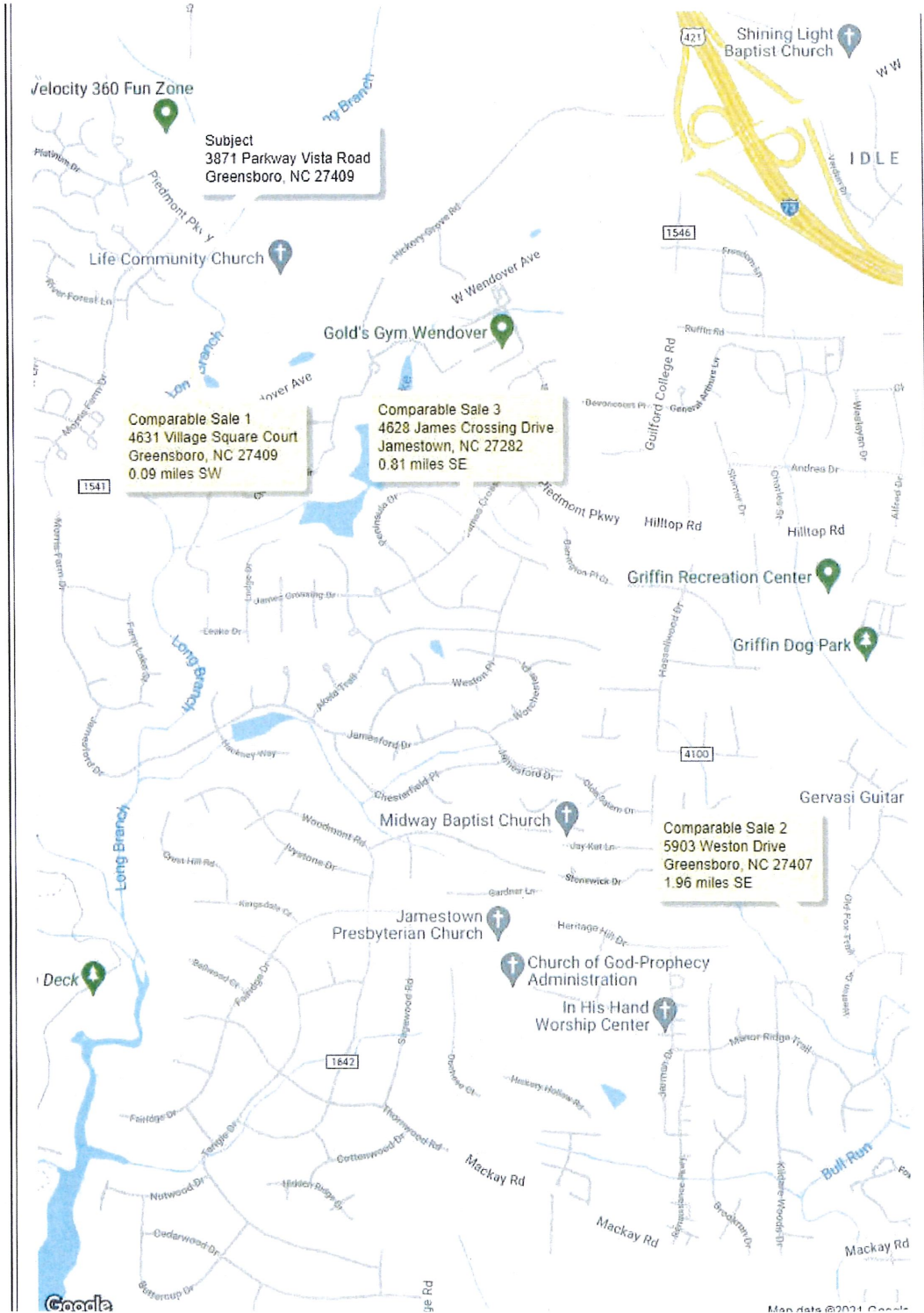


SALE 2: 5903 Weston Drive



Sale 3: 4628 James Crossing Drive

LOCATION MAP – COMPARABLE SALE 4



AERIAL MAP OF COMPARABLE SALE 4



SUMMARY OF SALES COMPARISON ANALYSIS

The Sales Comparison Analysis in this report illustrates the acceptance of the residential use of properties abutting or in close proximity to asphalt plants. After making physical inspections of existing asphalt plants and surrounding properties, I have concluded that commercial, industrial, and residential uses are compatible and harmonious in functional utility and their values are not adversely impacted by the existence of an asphalt plant. Asphalt plants have no associated stigma that is reflected in market-based data. Based on the evidence herein which was obtained and analyzed using all acceptable industry standards, I conclude that the proposed construction of a new asphalt plant facility located on the subject's 28.89 acre tract located at 1800 1812 Alleghany Street, High Point, NC (Guilford County) will not injure the value of adjoining or abutting properties in any measurable way, and certainly would not injure the value of adjoining or abutting properties in a substantial way. Because agricultural and timber land are less sensitive to external obsolescences than residential properties, a finding of no impact to residential properties would apply to these land uses as well

ASSUMPTIONS and LIMITING CONDITIONS

This Impact Analysis and the certification are made expressly subject to the following assumptions and limiting conditions and any special limiting conditions contained in the letter which are incorporated herein by reference:

The property description, plans and specifications furnished to me are assumed to be correct. I assume no responsibility for matters legal in character nor do I render any opinion as to the title, which is assumed to be good. Unless otherwise specified, all existing liens and encumbrances have been disregarded and the property appraised as though free and clear.

The value estimated is based upon the purchasing power of the dollar as of November 2, 2021.

Any exhibits are included to assist the reader in visualizing the property. I have made no survey of the property, and assume no responsibility in connection with such matters.

I believe to be reliable any information in this report furnished to me by others, but I assume no responsibility for its accuracy.

Possession of this report or copy thereof does not carry with it the right of publication nor does it obligate the appraiser to appear in court, commission or any other capacity unless arrangements are subsequently made. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraiser, particularly as to valuation conclusions, or to the identity of the appraisers or appraisal firm represented, or any reference to any appraisal organization or appraisal designation.

By acceptance of this report, the client agrees that this appraisal, its findings, or any part thereof will not be quoted out of context. It is also agreed that this appraisal report is the property of the client and its contents and/or findings will not be disclosed by the appraiser except by express direction of the client or due process of law.

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.
- Molly M. Chisholm (NC State Certified Appraiser #A4075) made an inspection of the subject property.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Molly M. Chisholm, has completed the continuing education requirements of the NC Appraisal Board

Molly M. Chisholm
Hylton-Crowder & Assoc., Inc.
NC State Certified Residential Appraiser #A4075

LICENSE

Certificate No A4075



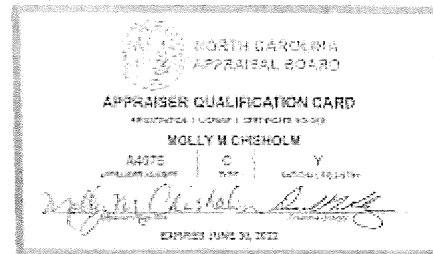
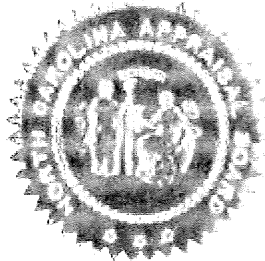
North Carolina
Appraisal Board

MOLLY M. CHISHOLM

having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a Residential Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

State-Certified
Residential Real Estate Appraiser

Given under and by virtue of the provisions of Article 1 Chapter 93E of the General Statutes of North Carolina, I hereunto set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:



A. Melton Black, Jr.

A. Melton Black, Jr.
Executive Director

11/1/2021

Report To High Point City Council

For

**High Point
Land Investment, LLC**

Special Use Permit Application

November 15, 2021

**R. Reynolds Neely
Planning and Zoning Services**

Introduction

This report addresses the following standards in the City of High Point Development Ordinance Chapter 2.4.12 C, as it applies to the High Point Land Investment, LLC application for a Special Use Permit (SUP) for Asphalt plant, located at the terminus of Alleghany Street in High Point, NC:

4. Will be in harmony with the area in which it is to be located;
and
5. Is in general conformity with the City's adopted policy guidance.

Summary

Harmony With the Area

Based upon (1) legal presumptions of harmony derived from the High Point Development Ordinance Chapter 4 Section 4.1 Principal Use Table (2) my personal inspection of the property and surrounding areas; (3) the reports from experts that I have reviewed to prepare this report, (4) the location of the property, (5) the character of the use, (6) legal precedent, from N.C. Courts, that subjective standards of appearance may not be considered when determining if a use is harmonious with the area; (7) the High Point Land Investment, LLC application and site plan which meets the required standards; (8) my personal experiences with how asphalt plants operate and function with respect to nearby properties, therefore; the proposed use is in harmony with the area in which it is to be located.

General Conformity with Land Use Plan

Based upon (1) unambiguous provisions in the High Point Development Ordinance; (2) the Land Use Plan for the High Point Planning Area (amended); (3) the Land Use Map for the High Point Planning Area (amended); (4) the Business Interstate 85 Corridor Plan; and (5) the High Point Community Growth Vision Statement, the Asphalt plant Special Use Permit application is in conformity with High Point's adopted policy guidance.

General Analysis

1. The request is for a Special Use Permit (SUP) for Asphalt plant to be co-located with a concrete plant.
2. The proposed Asphalt plant is located in the City of High Point, N.C.
3. The Land Use Plan and Map for the High Point Planning Area, as amended by Plan Amendment 21-07, recognizes the proposed asphalt site as appropriate for the use.
4. The proposed Asphalt plant site is located within a Conditional Zoning - Heavy Industry (CZ-HI) district. Zoning Map Amendment ZA-21-25.
5. The proposed Asphalt plant is a permitted Special Use in the Heavy Industry (HI) district.
6. The site is located at the terminus of Alleghany Street in High Point, NC. Alleghany Street is located between US Highway 311/Interstate 74 and Business Loop 85 and is part of the Alleghany Industrial Park. Alleghany Street is a local street.
7. The tract is approximately 28.89 acres.
8. The site is served by City of High Point utilities and services.
9. The site is within the Randleman Lake General Watershed Area.
10. The tract is constrained by topography, utility easements and Flood Zone area.
11. Standards for Asphalt plants are prescribed in Chapter 4, Section 4.3.5 B. 1. of the High Point Development Ordinance.
12. The surrounding area is a mix of industrial, commercial, a cultural center, non-conforming residential structures, power transmission lines, vacant/undeveloped land and major thoroughfares.
13. The required Site Plan is included with the application.

Analysis of Harmony and General Conformity

Harmony with the Area

Harmony does not mean similar in appearance. In land use planning “harmony” does not mean similar in use or appearance. For example, schools, churches, homes, farms, cell towers, utility substations, government buildings, and commercial grain operations are typically allowed as a matter of right in Agricultural Residential districts. All are considered harmonious adjacent uses, yet none are similar in function, appearance, or purpose.

Harmony is primarily a functional determination. To determine whether a certain use of land is harmonious, a planner should examine whether that use has external impacts that prevent other uses from reasonably co-existing. Common externalities that create disharmony are unreasonably excessive light, dust, odor, noise, non-managed traffic, and environmental impacts. Most uses can be “in harmony” if the externalities are mitigated and or managed.

In communities across our state and nation, including those with the strictest land use controls, there are very few uses that are considered incompatible. There are numerous examples where we have large sports venues downtown, concert venues in or adjacent to neighborhoods, bars next to homes, industry and day care coexisting, farms adjacent to industry, major highways adjacent to housing, expensive homes near manufactured homes, and numerous asphalt plants surrounded by industry, commercial, major roads, and residential uses.

Asphalt plants and concrete plants commonly exist throughout this state in rural, urban, and suburban areas. As a state with more than 10 million people, it is virtually impossible to locate such a use without having other types of uses nearby.

From a functional standpoint, nothing about such a facility prevents an adjoining flood plain from being a flood plain or a residence from being a residence. And certainly, no aspect of this facility would prevent land used for industry or commercial from serving its purpose.

Asphalt plants harmony is an established legal presumption. The N.C. Supreme Court and the N.C. Court of Appeals have held numerous times that listing a particular use as allowed in a certain zoning district constitutes a legislative determination that the use is harmonious with other uses in the district. See, for example, *Woodhouse v. Board of Comm'rs of the Town of Nags Head*, 299 N.C. 211, 216, 261 S.E.2d 882, 886 (1980).

A list of uses permitted in the Heavy Industry (HI) district can be found in the High Point Development Ordinance, specifically Chapter 4 Section 4.1 Principal Use Table. The inclusion of Asphalt plants in the Heavy Industry (HI) district creates a legislative presumption that asphalt plants are harmonious with other uses allowed in Heavy Industry (HI) districts.

This legislative presumption is consistent with my experience as a planning professional. I am familiar with asphalt plants, I have drafted asphalt plant and concrete plant regulations and served as staff to local governments who have adopted them. I have never found that an asphalt plant and concrete plant located as prescribed in a development ordinance is inconsistent with the harmony of the surrounding area.

Appearance is not a relevant factor. North Carolina courts have published many opinions that affirm my statements that "harmony" is a functional determination. Subjective views on appearance are not relevant factors.

Meeting development standards establishes harmony. The High Point Development Ordinance contains specific development standards for Asphalt Plants in Chapter 4, Section 4.3.5 B. 1. This is typical. Most jurisdictions adopt supplemental development regulations as site-related performance standards for specific uses that are imposed in addition to general regulations (such as setback, height, density) to enhance compatibility with adjoining properties. They are adopted as additional

insurance that the use will be harmonious and compatible with surrounding uses.

Supplemental development regulations, once met, create an additional presumption of compatibility and harmony. This is an essential reason for their adoption. The submitted application, site plan, supporting materials and expert testimony establishes that the proposed facility complies with or exceeds all requirements and supports the application's compliance with all High Point Development Ordinance requirements.

General Conformity with Adopted Policy Guidance

A plan of development is a set of policies adopted by a local government that establish short and long-term guidelines for future growth decisions. The central part of a plan of development is the comprehensive plan, however the plan also includes relevant parts of the zoning ordinance, flood plain and water shed ordinances, adopted maps, water and sewer improvement plans, transportation plans, recreation plans, open space plans, and other related adopted plans and ordinances.

The primary documents comprising the plan of development for High Point are the High Point Development Ordinance; (2) the Land Use Plan for the High Point Planning Area; (3) the Land Use Map for the High Point Planning Area; (4) the Business Interstate 85 Corridor Plan; (5) the High Point Community Growth Vision Statement; and A Study Of High Point's Future Growth Areas.

Conformity with the Land Use Plan for the High Point Planning Area its Goals and Policies, the Land Use Map for the High Point Planning Area and the other relevant policy guidance documents is also a straightforward analysis and is discussed in more detail below:

Land Use Plan for the High Point Planning Area

Major purposes of the Land Use Plan

The request is in conformity with the following Major purposes of the Land Use Plan while not in conflict with other stated purposes:

- To promote orderly development of the City
- To encourage compact, cost-efficient development
- To discourage sprawl and haphazard growth

Development Issues

The request is not in conflict with or addresses relevant Development Issues as identified by The Plan such as:

- Environmental Protection
- Open Space - Flood Zone protected and reserved
- Watershed Protection - Regulations met or exceeded
- Housing and Neighborhood Revitalization
- The request is not impacting the availability, affordability or revitalization of housing in the City.

Public Services/Facilities

The request does not impact any public service or facility. The proposal protects the Flood Zone leaving the area available for potential public use.

Urban Growth

The request has no impact on urban density and should be considered in-fill development which does not contribute to urban sprawl. In addition, the location and site plan of the proposed use do not interfere with Aesthetics/Civic Design of major gateway streets and travel corridors.

Land Use Goals and Objectives

The Plan identifies five (5) Land Use Goals. Two (2) of the five (5) are relevant to this request while the others are not in conflict with the request.

The two (2) relevant goals are:

Goal 1: Ensure that development respects the natural environment.

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.

The request due to use, location and design conforms to both of these goals.

The request is not in conflict with the other goals.

Goal 2: Ensure That Development Respects the Natural Environment.

The request complies with all environmental requirements.

Goal 3: Provide a Wide Range of Housing Opportunities for Families of All Income Levels

The request does not impact housing.

Goal 4: Ensure That All Required Public Services and Facilities Are Sequenced to Meet Demands of Development.

The request utilizes existing City utilities and services.

The Business Interstate 85 Corridor Plan

This request does not conflict with the goals and objectives of the Business Interstate 85 Corridor Plan.

The High Point Community Growth Vision Statement

Goals of the statement:

Goal 1: Preserve and enhance High Point's most important natural and cultural resources.

Goal 2: Improve High Point's older urban neighborhoods, while ensuring better future neighborhoods.

Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location.

Goal 4: Make Downtown High Point and its environs a vibrant, diverse and mixed use environment.

Goal 5: Balance the efficient movement of vehicles with the needs of pedestrians, alternative transit modes, and aesthetic quality.

Goal 6: Keep High Point's economy strong and make it more diversified.

The request is in conformity with Goals 1 and 6 and is not in conflict or inconsistent with Goals 2, 3, 4 and 5.

Conclusion

As more specifically discussed in this report, based upon the above facts, having knowledge of asphalt plants and areas surrounding them, training and studies of the principles of zoning and land use planning, experts' reports, the site in question and its surrounding properties, the High Point Development Ordinance; the Land Use Plan for the High Point Planning Area (amended); the Land Use Map for the High Point Planning Area (amended); the Business Interstate 85 Corridor Plan; and the High Point Community Growth Vision Statement, **it is my professional opinion that the use will be in harmony with the area in which it is to be located and is in general conformity with the City's adopted policy guidance.**

Attachments

By reference:

1. High Point Development Ordinance
2. High Point Zoning Map
3. Land Use Plan for the High Point Planning Area (amended)
4. Land Use Map for the High Point Planning Area (amended)
5. Business Interstate 85 Corridor Plan
6. High Point Community Growth Vision Statement
7. A Study of High Point's Future Growth Areas.
8. Staff Report Plan Amendment 21-07
9. Staff Report Zoning Map Amendment ZA-21-25
10. High Point Land Investment, LLC
Special Use Permit Application
11. GIS Site Map
12. GIS Area Map
13. GIS Flood Zone Map

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 11 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATIONOWNER (S)

2429 West Green Street

Harris Khan LLC
2429 West Green Street
High Point, NC 27260

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 15th day of November, 2021

Mary S. Brooks, Deputy City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



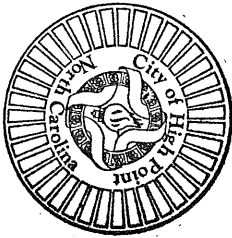
NORTH CAROLINA'S INTERNATIONAL CITY™

City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Mary S. Brooks, Deputy City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 15, 2021 and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7768/21-85, page 85, Legislative File No. 2021-501 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 16th day of November 2021.

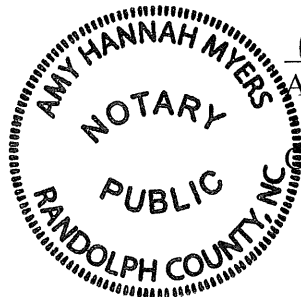


Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 16th day of November 2021.



Amy Hannah Myers, Notary Public

Commission Expires: 04/30/2025

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7778 / 21-95

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 15th day of November, 2021, and the 6th Day of December and the 20th day of December, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **December 20, 2021**.

ANNEXATION DESCRIPTION

Annexation Case 21-08 (AN-21-08)

Applicants: Mark Austin & Carolyn Austin (Guilford County Tax Parcel 170007)
Steven Lim (Guilford County Tax Parcel 196673)

Parcel Number 170007

BEGINNING at a point in the southern right of way of West Wendover Avenue, point also being the northwest corner of Guilford County Tax Parcel 170007 - PIN # 7813-71-2505, thence running with the right of way North 73°37'12" East, 530.53 feet to an existing iron pipe; thence South

11°33'53" West, 105.11 feet to an existing iron pipe; thence South 86°28'19" West, 89.34 feet to existing stone; thence South 2°34'08" West, 961.68 feet to an existing iron pipe; thence North 87°47'30" West, 280.93 feet to an existing iron pipe; North 87°58'55" West, 119.02 feet to a point; thence North 2°47'09" East, 905.63 feet to the point and place of BEGINNING, containing 9.08 acres, more or less.

Parcel Number 196673

BEGINNING at an existing iron pipe, iron pipe also being the northeast corner of parcel 196673 - PIN # 7813-51-8036 said pipe being South 56°55'58" West, 1433.19 feet from a point on the southern right of way of West Wendover Avenue also being the northwest corner of parcel number 170007; thence South 36°22'41" East, 199.06 feet to an existing iron pipe; thence South 29°05'41" East, 69.74 feet to an existing iron pipe on the northern right of way of Samet Drive; thence running with the right of way of Samet Drive South 51°36'57" West, 100.24 feet to an existing iron pipe, thence leaving the right of way North 36°11'38" West, 273.32 feet to an existing iron pipe; thence North 54°27'09" East, 108.15 feet to the point and place of BEGINNING, containing 0.67 acres, more or less.

Both parcels having a combined area of 9.91 acres, more or less.

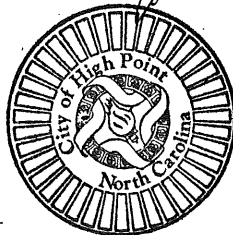
SECTION 2. Upon and after **December 20, 2021**, the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County, North Carolina, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by the City Council
City of High Point, North Carolina
The **20th** day of **December, 2021**.

By: _____

Jay W. Wagner, Mayor



ATTEST:

Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

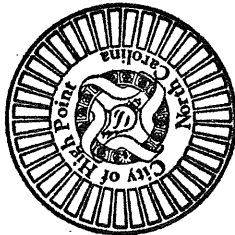


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

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WITNESS my hand and the Corporate Seal of the City of High Point, the 6th day of January 2022.



Mary S. Brooks
Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 6th day of January 2022.

Amy Hannah Myers
Amy Hannah Myers, Notary Public
Commission Expires: 04/30/2025

The Notary Seal of Amy Hannah Myers, a Notary Public for Randolph County, NC. It is a circular seal with the words "AMY HANNAH MYERS" around the top, "NOTARY PUBLIC" in the center, and "RANDOLPH COUNTY, NC" around the bottom.

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1834 Willard Rd.

From: Thanena S. Wilson, Interim Director
Community Development & Housing

Meeting Date: 11/15/2021

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1834 Willard Rd.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/27/2021. No action occurred by the compliance date of 3/3/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1834 Willard Rd.

OWNER:

Heirs of Blanche Kinley

**REASON FOR
INSPECTION:**

Received a complaint about the house

**FIRST
INSPECTION:**
04/10/2018

Summary of Major Violations
1. Repair or replace damaged exterior wall sheathing
2. Repair or replace damaged roof covering
3. Repair or replace damaged ceiling material throughout
4. Repair, replace or install required plumbing fixtures to code
5. Repair or replace damaged/missing subfloor throughout

**HEARING
RESULTS:**
1/27/2021

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:**
1/27/2021

Order to Repair or Demolish
Date of Compliance 3/3/2021

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

On 10/18/2021 Barry Kinley contacted the inspector stating he has a buyer for the property and requested additional time to get the Deed in order to be able to sell. High Point Fire Department notified Local Codes that a fire occurred at the property on 10/29/2021.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1834 Willard Rd

Heirs of Blanche Kinley
2217 Union Cross Rd
Winston-Salem, NC 27107

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 15th day of November, 2021

Lisa B. Vierling, City Clerk

1834 Willard Street

BURTON RD

WILLARD RD

Site

BURTON AV

DOROTHY ST

SOUTH RD

DAVIDSON COUNTY

GUILFORD COUNTY



Scale: 1"=200'

G:\Planning\Secure\ba-02\Inspections\PresentM to 200.mxd



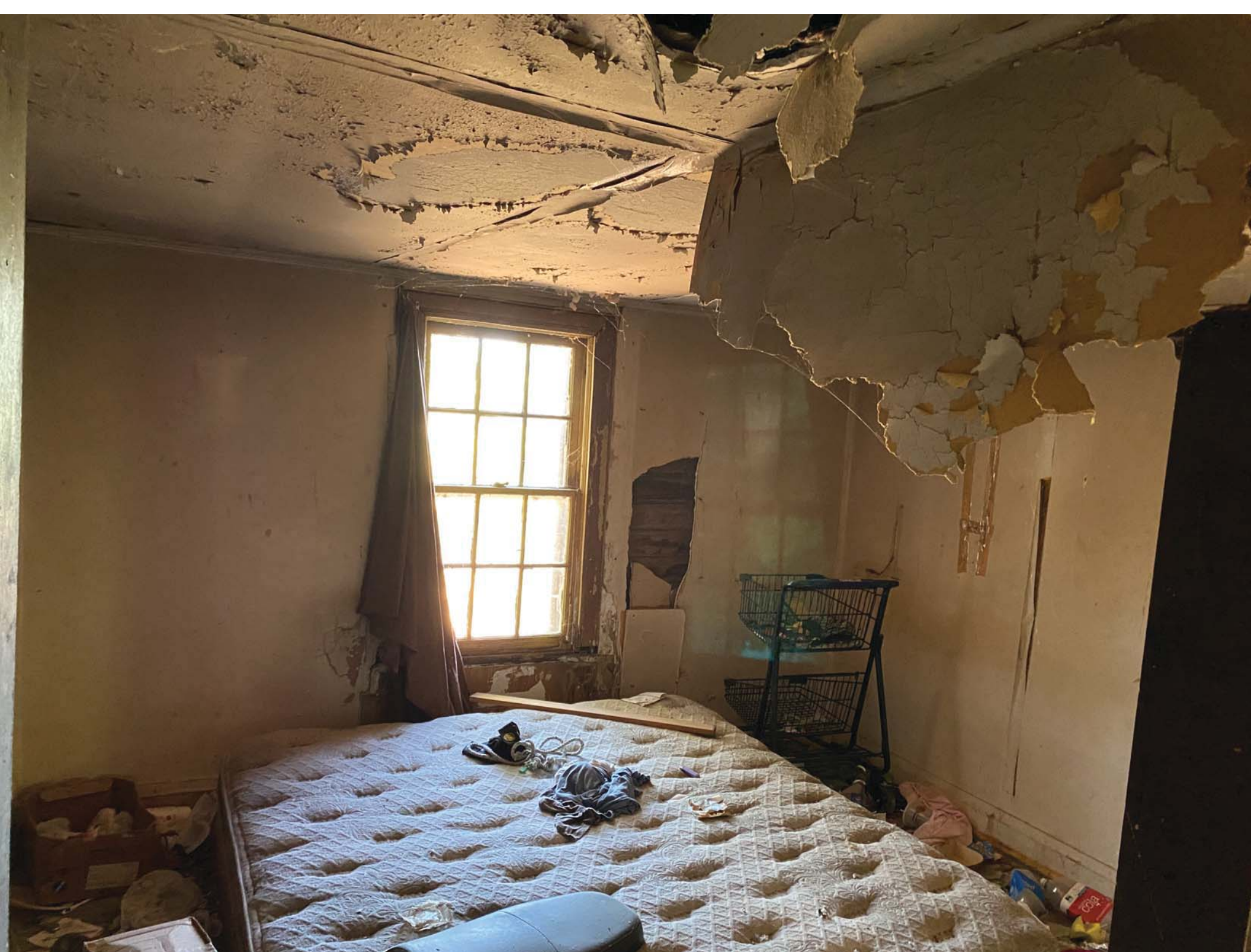




















A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on October 26, 2021 and before the City Council of the City of High Point on November 15, 2021, regarding this proposed amendment (PA 21-07) to said *Land Use Plan for the High Point Planning Area*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

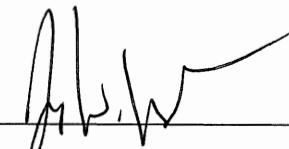
SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 19 acres (as shown on the attached map) from Light Industrial to Heavy Industrial.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

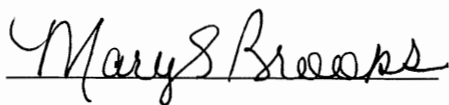
Adopted by City Council
City of High Point, North Carolina
The 15th day of November 2021

By: _____



Jay W. Wagner, Mayor

ATTEST:



Mary S. Brooks, Deputy City Clerk



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7765 / 21-82

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 15th day of November, 2021; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
HIGH POINT, NORTH CAROLINA:**

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 15, 2021.

ANNEXATION DESCRIPTION

Applicant : Piedmont Triad Airport Authority

Annexation Case #21-09 (AN-21-09): Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798. Being a parcel of land on the north side of National Service Road and being the property conveyed to Piedmont Triad Airport Authority

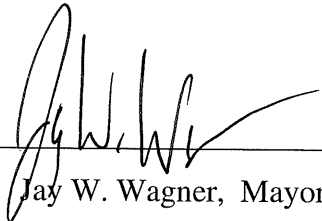
in Deed Book 7280 page 3007, Deed Book 6104 page 490, Deed Book 7451 page 1883, Deed Book 7321 page 2513, Deed Book 6773 page 1536, Deed Book 7329 page 2710 and Deed Book 7304 page 1643 as recorded in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the southern right of way of Interstate 40, said existing iron pipe being the northeast corner of property owned by National Services NC LLC (Deed Book 8410 page 1856), thence with the southern right of way of Interstate 40 three (3) calls as follows: 1) S. 67-57-24 E. 286.67 feet to a point; 2) S. 68-20-18 E. 229.81 feet to a point; 3) S. 68-12-44 E. 551.21 feet to an existing iron pipe, the northwest corner of property owned by Champion Greensboro Realty LLC (Deed Book 4941 page 1539), thence with the line of Champion Greensboro Realty LLC three (3) calls as follows: 1) S. 05-31-32 W. 172.17 feet to an existing iron pipe; 2) S. 87-46-55 E. 138.98 feet to an existing iron pipe; 3) S. 09-19-34 W. 170.46 feet to a existing iron pipe on the northern right of way of National Service Road; thence with the northern right of way of Nation Service Road N. 85-30-46 W. 128.09 feet to an existing iron pipe, thence with six (6) calls within the right of way of National Service Road as follows 1) S. 05-44-28 W. 31.37 feet to a point; 2) N. 87-52-25 W. 527.91 feet to a point; 3) N. 05-22-36 E 15.16 feet to a point; 4) N. 82-27-54 W. 287.88 feet to a point; 5) N. 81-42-47 W. 218.24 feet to a point; 6) N. 06-03-57 E. 29.92 to a solid iron on the northern right of way of National Service Road, said solid iron being the southeast corner of property owned by National Services NC LLC (Deed Book 8410 page 1856); thence with eastern line of the property owned by National Services NC LLC N. 06-03-57 E. 150.78 fee to an existing iron pipe; thence N. 06-21-21 E. 482.55 feet to the point and place of beginning and containing 13.020 acres more or less.

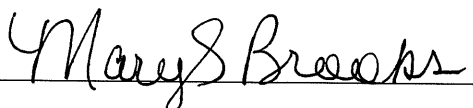
SECTION 2. Upon and after **November 15, 2021** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

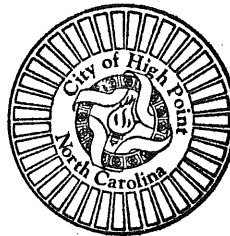
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The 15th day of November, 2021.

By: 
Jay W. Wagner, Mayor

ATTEST:


Mary S. Brooks, Deputy City Clerk



DEVELOPER
SUBMITTED
12/20/21
TET, D.

Transportation Conditions (Proposed 12/20/2021)

C. Transportation Conditions.

1. Right-of-way Dedication

- a) Samet Drive Extension: Provided that City constructs Same Drive Extension, the property owner shall dedicate sufficient right-of-way from land that it owns or controls to achieve 10 feet of right-of-way from the back of curb on each side of the proposed Samet Drive Extension in accordance with a separate Dedication Agreement between the City and the owner. The right-of-way shall be enough to include all necessary lane configurations at intersections and to accommodate sidewalks and planting strips on both sides of Samet Drive Extension.
- b) West Wendover Avenue: Where turn lanes are required, an additional 10 feet of right-of-way shall be dedicated from the new back of curb of all turn lanes.
- c) Penny Road: Where turn lanes are required, an additional 10 feet of right-of-way shall be dedicated from the new back of curb of all turn lanes.

2. Access

- a) West Wendover Avenue: The project shall have three points of access to West Wendover Avenue (pending NCDOT approval) as described in Tables A & B and Exhibits A & B of the TIA:
 - i. One full movement access (Samet Drive Extension, not constructed by the owner)
 - ii. One right-in/right-out between Penny Road and Samet Drive Extension (Site Access 1, constructed by the owner).
 - iii. One right-in/right-out with a left-over on westbound Wendover Avenue across from Brian Jordan Place (Site Access 2, constructed by the owner).
- b) Penny Road: The project shall have two points of access to Penny Road (pending NCDOT approval) as described in Tables A & B and Exhibits A & B of the TIA:
 - i. One full movement access (existing Samet Drive, not constructed by the owner)
 - ii. One right-in/right-out across from the Walmart Neighborhood Market Driveway (Site Access 3, constructed by the owner).
- c) Samet Drive Extension: The Project shall have five points of full access to Samet Drive Extension, substantially as depicted on Exhibit B of the TIA. The exact location and design of these access points will be determined during the plan submittal process and is not a requirement of the owner.

3. Improvements:

- a) West Wendover Avenue and Site Access 1 – As described in Table B and Exhibit B of the TIA, right-in/right-out.
 - i. The owner shall construct an east bound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper.

b) West Wendover Avenue and Site Access 2 – As described in Table B and Exhibit B of the TIA, right-in/right-out with a left-over.

i. The owner shall construct an eastbound right turn lane on West Wendover Avenue with 100 feet of storage and appropriate taper.

ii. The owner shall construct a westbound left-over on West Wendover Avenue with 200 feet of storage and appropriate taper.

c) Penny Road and Site Access 3 – As described in Table B and Exhibit B of the TIA, right-in/right-out.

i. The owner shall construct a northbound right turn lane on Penny Road with 100 feet of storage and appropriate taper.

ii. The owner shall construct a minimum four (4) foot wide monolithic median island on Penny Road in front of Access 3. The design and length of this median will be determined by NCDOT during the plan submittal process.

4. Other Transportation Conditions: The City of High Point Transportation Department and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements. However, location and design shall not materially depart from the information within the TIA. The owner's obligations under this ordinance are limited to conveying the land as described above and construction of improvements listed above in section 3.a through c of these conditions, further described as Site Accesses 1, 2, 3 in Table B and depicted on Exhibit B of the TIA. Design and construction of Samet Drive Extension are not obligations of the developer.

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 21-24 (ZA-21-24)** 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 Light Industrial (CZ-LI) District**. The property is approximately 12 acres and located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcels 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

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 Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements. Development shall be subject to the District Standards of the Employment Center (EC) District (Section 3.4.10.G) of the Development Ordinance.

- B. Avigation Easement: Prior to June 1, 2022, the property owner shall grant an Avigation Easement to the Piedmont Triad International Airport (PTIA) that covers the entire property.
- C. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to additional subdivision or any new development.
- D. Transportation Conditions.
 - 1. Right-of-way Dedication (shall apply to Guilford County Tax Parcels 169805 and 169806): As a part of development permit approval for any new land development the property owner shall dedicate (42) feet of right-of-way, as measured from the existing centerline of National Service Road, along the entire National Service Road frontage of these tax parcels.
 - 2. Access: The zoning site shall be restricted to two point of vehicular access.
 - a) Access Point #1 (existing access drive): This access point consists of the existing access drive serving the current developed western half of the site.
 - b) Access Point #2 (potential future access drive): This access point shall align with the existing access drive lying along the opposite side of National Service Road serving property at 7929 National Service Road. (western most access point service 7929 National Service Road).
 - 3. 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.

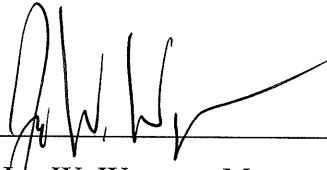
SECTION 5

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

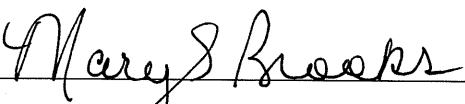
SECTION 6.

This ordinance shall become effective upon the date of adoption.

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

By: 
Jay W. Wagner, Mayor

ATTEST:


Mary S. Brooks, Deputy City Clerk

