

City of High Point

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



Meeting Agenda

Wednesday, November 4, 2020

5:30 PM

City Council Chambers

Recessed Meeting of City Council

*Jay W. Wagner, Mayor
Christopher Williams, Mayor Pro Tem
Michael A. Holmes, S. Wesley Hudson,
Cyril Jefferson, Tyrone E. Johnson, Victor Jones,
Britt W. Moore, Monica L. Peters*

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

Call to Order and Roll Call

Planning & Development

2020-316

George Pitts and Lala Pitts-Annexation 20-05 (Continued Public Hearing)

A request by George Pitts and Lala Pitts for a voluntary noncontiguous annexation of approximately 15.5 acres located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road. The property is addressed as 8051 National Service Road and 2520 Sandy Ridge Road, and also known as Guilford County Tax Parcel Guilford County Tax Parcels 170819 and 170821.

Note: The Public Hearing for this matter was held on Monday, August 17, 2020 at 5:30 p.m. Council took action to continue the public hearing to Monday, September 21, 2020 at 5:30 p.m.

Attachments: [Staff Report \(AN-20-05\).pdf](#)

[ZA 20-13 Request for Continuance to November 2 2020.pdf](#)

2020-317

UMA Geotechnical Construction - Zoning Map Amendment 20-13 (Continued Public Hearing)

A request by UMA Geotechnical Construction to rezone approximate 15.5 acres from the Residential Single Family-40 (RS-40) District and the Agricultural (AG) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Note: The Public Hearing for this matter was held on Monday, August 17, 2020 at 5:30 p.m. Council took action to continue the public hearing to Monday, September 21, 2020 at 5:30 p.m.

Attachments: [Staff Report ZA-20-13.pdf](#)

[ZA 20-13 Request for Continuance to November 2 2020.pdf](#)

Adjournment

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 July 28, 2020 and before the City Council of the City of High Point on August 17, 2020, September 21, 2020 and November 2, 2020 regarding **Zoning Map Amendment Case 20-13 (ZA-20-13)** 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 July 19, 2020, for the Planning and Zoning Commission public hearing and on August 5, 2020 and August 12, 2020, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 4, 2020**.

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 15.5 acres, lying along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). The property is also known as Guilford County Tax Parcel 170819 & 170821.

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:** Only the following principal uses, as permitted in the Light Industrial (LI) District, shall be permitted subject to the development and dimensional requirements of the LI District and the specific conditions listed in this ordinance.
- A. Any principal use of the Light Industrial (LI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a principal use in the Employment Center (EC) District (use must be a permitted use in both districts).
 - B. All principal uses authorized under the “Major Industrial Service” Use Type (Industrial Use Classification) as listed in the Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS:

- A. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
- B. Development Standards and Dimensional Standards:
 - 1. Non Major Industrial Use Standards: Permitted uses, except for Major Industrial Service Uses, shall be subject to all standards of the Employment Center (EC) District of the Development Ordinance.
 - 2. Major Industrial Use Standards: In conjunction with meeting the use standards of the LI District, Major Industrial Service Uses shall be subject to the following additional standards:
 - a) Outdoor Storage: Outdoor storage shall:
 - i. Not cover an area greater than twenty percent (20%) of the site and be restricted to the area depicted on the Conditional Zoning Plan (see Exhibit A).
 - ii. Not be located in any landscape yard; and
 - iii. Be screened from view from adjacent lots and public streets with an opaque fence, wall, or by any other allowed method in Section 5.6.6., Screening Methods, to a height 6 feet above grade level, provided the screen shall not be allowed in any landscape yard.
 - b) Landscaping, Buffers and Screening: Except for the required Street Yard, a Type A perimeter landscape yard shall be installed and maintained around the perimeter of the site.
 - c) Building Setback: Except for street setback standards, a minimum forty (40) foot building setback shall be provided around the perimeter of the site.
- C. Transportation Conditions:
 - 1. Access: Only one point of access shall be permitted to National Service Road. This access point shall be located adjacent to the perimeter landscape yard abutting Guilford County Tax Parcel 170856 (8047 National Service Road).
 - 2. Other Transportation Condition: 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.

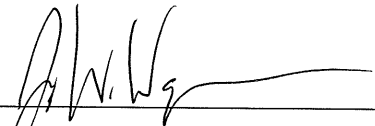
SECTION 5

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

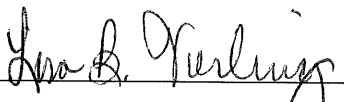
SECTION 6.

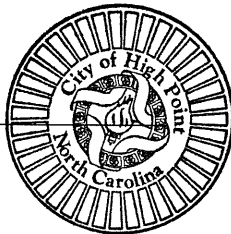
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 4th day of November, 2020

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. 7639 / 20-55

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 17th day of August, 2020; 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 4, 2020.

ANNEXATION DESCRIPTION

George Pitts and Lala Pitts - Annexation Case AN-20-05 (AN-20-05)

Parcel Description

Guilford County Tax Parcels: Guilford County Tax Parcels 170819 and 170821
Addressed as 8051 National Service Road and 2520 Sandy Ridge Road

ALL of that certain piece, parcels or tracts of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the eastern margin of National Service Road, a variable public right-of-way, said point being the northwest corner of William V. Dillon, either now or formerly, as described in instrument recorded in Deed Book 4810, Page 2070, in the Guilford County Registry, and having NC parcel no. 170865 ("The Dillon Property no. 170865"), said point also being, South 36 deg. 15 min. 18 sec. East 68.73 feet from an existing iron pipe and nail and being a control point, having NAD 83\2011 coordinates of, Northing = 849,994.261 and Easting = 1,706,961.625 and running thence from the **Point of Beginning** and along the eastern margin of National Service Road, the following three (3) courses and distances: (i) North 37 deg. 51 min. 57 sec. East 216.37 feet to a point; (ii) North 39 deg. 24 min. 52 sec. East 98.52 feet to a point; (iii) North 43 deg. 33 min. 21 sec. East 136.27 feet to an existing iron pipe, the northwest corner of Gene B. Pitts and Oma Lou Pitts, either now or formerly, as described in instrument recorded in Deed Book 3656, Page 1656, in the Guilford County Registry, and having NC parcel no. 170856 ("The Pitts Property"); thence leaving the eastern margin of National Service Road and along the lines of The Pitts Property, the following three (3) courses and distances: (i) South 29 deg. 34 min. 58 sec. East 212.10 feet to an existing iron pipe; (ii) North 86 deg. 58 min. 58 sec. East 291.14 feet to an existing iron pipe; (iii) North 06 deg. 13 min. 30 sec. East 244.57 feet to an existing iron pipe in the southern line of Eddie W. Bates and Sharon T. Bates, either now or formerly, as described in instrument recorded in Deed Book 3271, Page 686, in the Guilford County Registry, and having NC parcel no. 170845 ("The Bates Property"); thence along the southern line of The Bates Property, South 84 deg. 10 min. 26 sec. East 202.20 feet to a point, the southwest corner of Deric, LLC, either now or formerly, as described in instrument recorded in Deed Book 4871, Page 622, in the Guilford County Registry, and having NC parcel no. 2099875 ("The Deric Property"); thence along the southern line of The Deric Property, South 84 deg. 10 min. 26 sec. East 322.83 feet to a point, the southwest corner of Constantin Sticea and Lilliana Sticea, either now or formerly, as described in instrument recorded in Deed Book 7468, Page 2958, in the Guilford County Registry, and having NC parcel no. 169799 ("The Sticea Property"); thence along the southern line of The Sticea Property, South 84 deg. 10 min. 26 sec. East 201.30 feet to an existing solid iron pipe, the northwest corner of Dennis W. Robinson and Paulette D. Bull, either now or formerly, as described in instrument recorded in Deed Book 1575, Page 621, in the Guilford County Registry, and having NC parcel no. 170839 ("The Dennis W. Robinson Property"); thence with lines of The Dennis W. Robinson Property, the following three (3) courses and distances: (i) South 05 deg. 58 min. 32 sec. West 493.89 feet to an existing iron pipe; (ii) South 88 deg. 32 min. 55 sec. West 677.44 feet to an existing solid iron pipe; (iii) South 00 deg. 56 min. 13 sec. West 200.95 feet to an existing solid iron pipe in the northern line of Paul W. Robinson and Cleo F. Robinson, either now or formerly, as described in instrument recorded in Deed Book 3641, Page 381, in the Guilford County Registry, and having NC parcel no. 170820 ("The Paul W. Robinson Property"); thence with northern line of The Paul W. Robinson Property, South 85 deg. 59 min. 49 sec. West 413.64 feet to an existing iron pipe, the southeast corner of William V. Dillon, either now or formerly, as described in instrument recorded in Deed Book 3929, Page 1632, in the Guilford County Registry, and having NC parcel no. 170822 ("The Dillon Property no. 170822"); thence with the lines of The Dillon Property no. 170822 and The Dillon Property no. 170865, the following two (2) courses and distances: (i) North 02 deg. 21 min. 06 sec. West

387.14 feet to an existing tall iron pipe; (ii) North 88 deg. 52 min. 11 sec. West 273.41 feet to the **Point and Place of Beginning** and containing 15.428 acres, more or less, as shown on that certain survey entitled "Straton Oakmont Properties" prepared by Borum, Wade and Associates, P.A. dated August 03, 2020.

SECTION 2. Upon and after **November 4, 2020** 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.

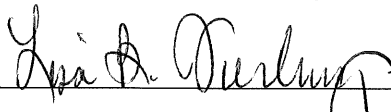
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by the City Council
City of High Point, North Carolina
The **4th** day of **November, 2020**.

By: _____

Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 20-13**
(UMA Geotechnical Construction)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 17, 2020

Public Hearing: Yes

Advertising Date: August 6, 2020, and
August 12, 2020

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by UMA Geotechnical Construction to rezone approximate 15.4 acres from the Residential Single Family-40 (RS-40) District and the Agricultural (AG) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge 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 their July 28, 2020 regular meeting. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report. The Commission took final action when the meeting was reconvened on July 30, 2020. All members were present, except Commissioner McGill was absent both dates.

Speaking on the request:

The applicant's representative, Ms. Judy Stalder, 665 N. Main Street, High Point, was in attendance remotely and spoke in favor of the request. Ms. Stalder provided an overview of the proposal and stated that the site will serve as the headquarters for UMA Geotechnical Construction and will contain their office, repair shop and storage yard for construction equipment. Ms. Stalder also emphasized that as conditioned, their outdoor storage area will be screened from view of National Service Road and Sandy Ridge Road, and from abutting property owners. Weekly activity will have few onsite trips as work crews typically report in on Monday, park their cars and take equipment to a job site for the week, and return the equipment on Friday. She concluded by noting conditions offered by the applicant will ensure compatibility with adjacent uses.

There were no public comments received regarding the 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

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 20-13 is consistent with the City's adopted policy guidance because as conditioned, the requested CZ-LI District meets objectives of the Community Growth Vision Statement and the Land Use Plan, specifically protecting the appearance of property along the Sand Ridge Road corridor. Furthermore, with use and site conditions, the requested CZ-LI District will mitigate visual impacts upon adjacent properties and will be similar to the previous light industrial zoning districts approved in this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-20-13
July 28, 2020**

Request		
Applicant: UMA Geotechnical Construction	Owners: George Pitts and Lala Pitts	
Zoning Proposal: To annex and apply initial City zoning	From: RS-40	Residential Single Family-40 District (<i>Guilford County</i>)
	AG	Agricultural District (<i>Guilford County</i>)
	To: CZ-LI	Conditional Zoning Light Industrial District

Site Information	
Location:	The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road.
Tax Parcel Number:	Guilford County Tax Parcels 170819 and 170821
Site Acreage:	Approximately 15.4 acres
Current Land Use:	Two single family dwellings and multiple accessory structures
Physical Characteristics:	The site has a moderate to severely sloping terrain. An intermittent stream runs in a west to east direction through the southern portion of the site. The steeper terrain of the site lies adjacent to this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along National Service Road and an 8-inch City sewer line runs through the northeastern portion of the site.
General Drainage and Watershed:	The site drains in a southeasterly direction, and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that is 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:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings and industrial use
	AG	Agricultural District (<i>Guilford County</i>)	
	CU-LI	Conditional Use Light Industrial	
South:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcel
East:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcel
West:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
	LB	Limited Business District (<i>Guilford County</i>)	

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<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.
Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	<u>Obj. #11</u> : 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:	In 1998, Federal Express selected the Piedmont Triad International Airport (PTIA) for development of a new air cargo hub facility, which included airport expansion and construction of a new parallel runway to the existing main runway. In October 1998, the City of High Point began the Johnson St./Sandy Ridge Rd. Area Plan study in which one of the objectives was to address the noise impact from the cargo hub and runway expansion at PTIA. In April 2000, City Council adopted this plan, which made significant changes to the City's Land Use Plan by redesignating much of the northern portion of the City's Planning Area for Restricted Industrial uses to ensure compatibility with airport operations. In 2011, the Johnson St./Sandy Ridge Rd. Area Plan was replaced with the adoption of the Northwest Area Plan. This plan consolidated the analysis and land use policies from a number of initiatives and events, including the FedEx air cargo hub, the 2011 PTIA Part-150 Airport Noise Compatibility Study, the 2010 Heart of the Triad Plan and the 2007 revised High Point/Kernersville Annexation Agreement. The area plan retained the Restricted Industrial land use designation for the areas closest to the airport, but created a new category called Business Center Area to supplement the Restricted Industrial areas west of Sandy Ridge Road.
Zoning History:	Since the early 1990s, properties in this northern portion of the City's planning area have been zoned to support restricted industrial uses. Directly abutting this current zoning site to the north is the Willard Tucker industrial subdivision that was annexed and granted Conditional Use Light Industrial (CU-LI) District zoning in 1997. Approximately 575 feet to the east is the Piedmont Corporate Park, which is a 120-acre industrial park that was annexed and granted CU-LI District zoning in 1997. Finally, along the west side of Sandy Ridge Road is the proposed 350-South Industrial Park. A Planned Development-Mixed (PDM) District zoning was granted for this area in 2012 to support development of a 511-acre industrial park, however no development has commenced for this project. Approximately 470 feet south of the zoning site is the Frazier Downs single family subdivision. This development was annexed and granted the CU-R-5 District zoning in July 1997, a few months before FedEx selected PTIA for its air cargo hub.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	National Service Road		Minor Thoroughfare	480 ft.
Vehicular Access:	Via driveway access from National Service Road			
Traffic Counts: (Average Daily Trips)	National Service Road		1,400 AADT (NCDOT 2017 Traffic Counts)	
Estimated Trip Generation:	Not applicable			
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:	<u>Access:</u> Only one point of access shall be permitted to National Service Road. This access point shall be located adjacent to the perimeter landscape yard abutting Guilford County Tax Parcel 170856 (8047 National Service Road).			

School District Comment
Not applicable to this zoning case.

Details of Proposal

The applicant desires to develop a major industrial service use on this parcel for a specialty contractor facility. This use will include the outdoor storage of geotechnical drilling equipment, trailer storage and outdoor storage of other related equipment. In order to have access to City utilities, the applicant has requested annexation and to establish initial City zoning on the property.

This property is situated in the northern portion of the City's planning area, which extends northward to I-40, and is designated for Restricted Industrial uses by the adopted Land Use Plan. There have been a number of zoning approvals to allow Restricted Industrial type uses in this northern portion of the City's planning area; two such developments are adjacent to this current zoning site. Although these adjacent industrial developments have a CU-LI District zoning, they were conditioned to meet the higher development standards of the former Corporate Park (CP) District. Under the new Development Ordinance, which became effective on January 1, 2017, the CP District was eliminated, and the Employment Center (EC) District was established to support limited industrial type development in areas designated by the City's Land Use Plan as Restricted Industrial. The EC District contains building and site design standards, prohibits more intensive industrial uses, limits outdoor storage to 50% of the gross floor area of the principal building and prohibits any form of outdoor manufacturing, processing, repair, or assembly activity.

The proposed specialty contractor facility is considered a major industrial service use, which is not a permitted use in the EC District. Furthermore, the applicant's outdoor storage activity will exceed the EC District standard. Therefore, the applicant has requested rezoning to the CZ-LI District and has submitted an associated Conditional Zoning Ordinance with development conditions to mitigate impacts and address policies of the Land Use Plan. The applicant has offered conditions to limit LI District uses, provide a higher perimeter landscape yard standard and to restrict the location of any outdoor storage activity.

Staff Analysis

The primary issue pertaining to this zoning map amendment application is the intensity of allowable industrial uses within the Restricted Industrial land use classification, specifically between major and minor industrial service uses. A minor industrial service use supports industrial type uses that can be enclosed within a building. Key to the designation of “minor” is that the processing and storage activities take place within enclosed buildings, which limits the creation of noise, vibration, dust, glare, odor, and smoke. The major industrial service use type, as requested by the applicant, allows outdoor activity that may impact adjacent properties.

To address objectives of adopted policy guidance documents and mitigate impacts the applicant has offered conditions to:

- Restrict the site to only one LI District use, the major industrial service use type;
- Restrict the location and total area of the site that can be used for outdoor storage; and
- Require a higher perimeter landscape buffer standard.

Furthermore, there are specific site and locational attributes that also assist to mitigate impacts, consisting of:

- The size of the parcel and its depth;
- Buffers required next to an intermittent stream crossing the southern half of the site;
- The site not having frontage along Sandy Ridge Road; and
- Proximity to previously established CU-LI zoned developments.

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

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

Consistency with Adopted Policy Guidance

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

As conditioned, the requested CZ-LI District meets objectives of the Community Growth Vision Statement and the Land Use Plan, specifically protecting the appearance of property along the Sand Ridge Road corridor.

Reasonableness/Public Interest:

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

With use and site conditions, the requested CZ-LI District will mitigate visual impacts upon adjacent properties and will be similar to the previous light industrial zoning districts approved 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 impact outdoor activity may have upon adjacent lands. The applicant has offered the following conditions to mitigate this concern:

- ❖ The only LI District use permitted is a major industrial service use. All other uses are restricted to those permitted in the EC District and are subject to all EC District standards.
- ❖ Restricting outdoor storage to 20% of the site. Furthermore, the applicant has submitted a conditional zoning plan depicting that portion of the site where outdoor activity may be permitted.
- ❖ Installation of a Type A perimeter landscape yard (average width 45 feet, or 35 feet with opaque fence) around the site.

Taken in conjunction with the area of this site (15.5 acres) and its depth (more than 1,300 feet), these conditions will mitigate the impacts from outdoor activities that may occur on the site.

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 minimize the impact from exterior lighting, the Development Ordinance requires the submittal of an exterior lighting plan that certifies lighting is installed in a manner that minimizes adverse effects on adjacent land uses due to excessive light intensity or light trespass. ❖ The applicant has offered conditions to limit the amount of outdoor storage activity, prohibit any outdoor storage from encroaching into perimeter landscape yard; and to screen outdoor activity of a major industrial service use from view of adjacent lots and public streets.
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 development is required to meet the watershed standards of the Development Ordinance. Furthermore, where the intermittent stream crosses the site, environmental standards of the Ordinance require a 100-foot wide stream buffer (50 feet on both sides of the stream) be maintained and limits land disturbance adjacent to this stream.
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. ❖ In the event a major industrial service use is developed on the site, the applicant has offered a condition to install a Type A perimeter landscape yard around the entire site, regardless of abutting use. This planting yard requires an average width of 45 feet, which can be reduced to 35 feet with installation of an opaque fence of at least 5 feet in height. Furthermore, this landscape yard requires the installation of 14 trees every 100 linear feet and 33 evergreen shrubs every 100 linear feet. This higher landscaping standard will assist in mitigating the visual impact of outdoor activity. ❖ Industrial uses have already been established on lands to the north and east of the zoning site. ❖ The Conditional Zoning Plan depicts the outdoor storage area being located toward the rear half of the site, over 650 feet from the street frontage of the site along National Service Road. By restricting outdoor storage to the rear (eastern) portion of the site, impacts to abutting lands lying to the west, fronting along Sandy Ridge Road, have been mitigated. ❖ The location of the intermittent stream, along the southern boundary of the site, in conjunction with required stream buffer standards will separate any outdoor activity on the zoning site from lands lying to the south.

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 district approvals have established CU-LI District zoning along both sides of National Service Road, including a 120-acre industrial park east of the site. Furthermore, that previously approved CU-LI District was restricted to standards of the former CP District, which permitted some limited outdoor storage activity.

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, the establishment of the requested CZ-LI District at this location will continue to promote a preferred development pattern because:

- The proposed CZ-LI zoning and its outdoor storage area does not directly front along Sandy Ridge Road; and
- The proposed district is consistent with previously approved CU LI Districts in the immediate area.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 15.5-acre area to the CZ-LI District. As conditioned, the requested CZ-LI District supports policy objectives of the Restricted Industrial Land Use classification governing this area.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

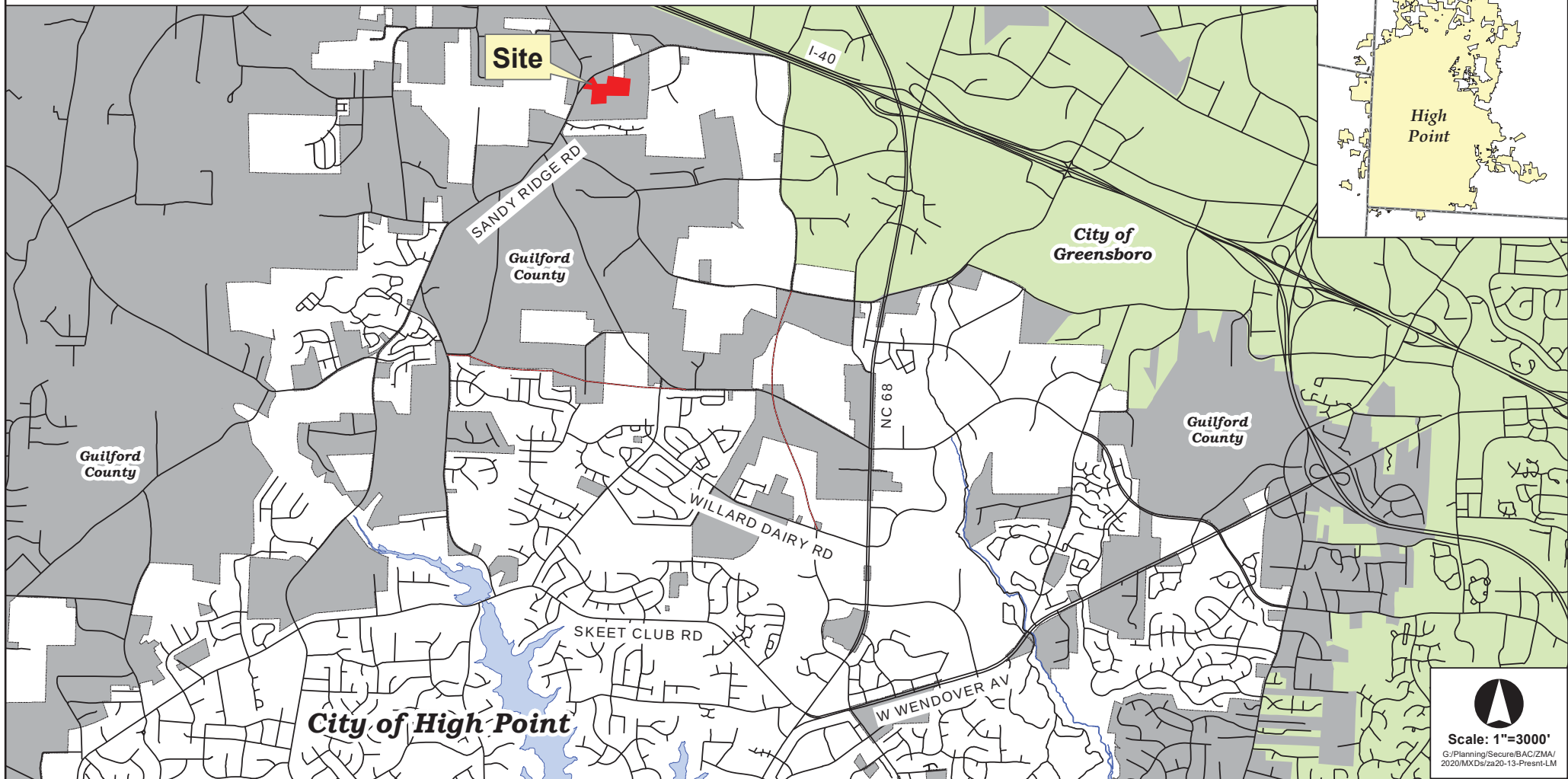
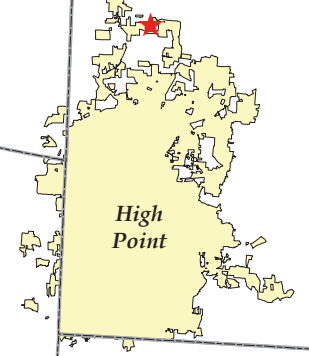
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-13

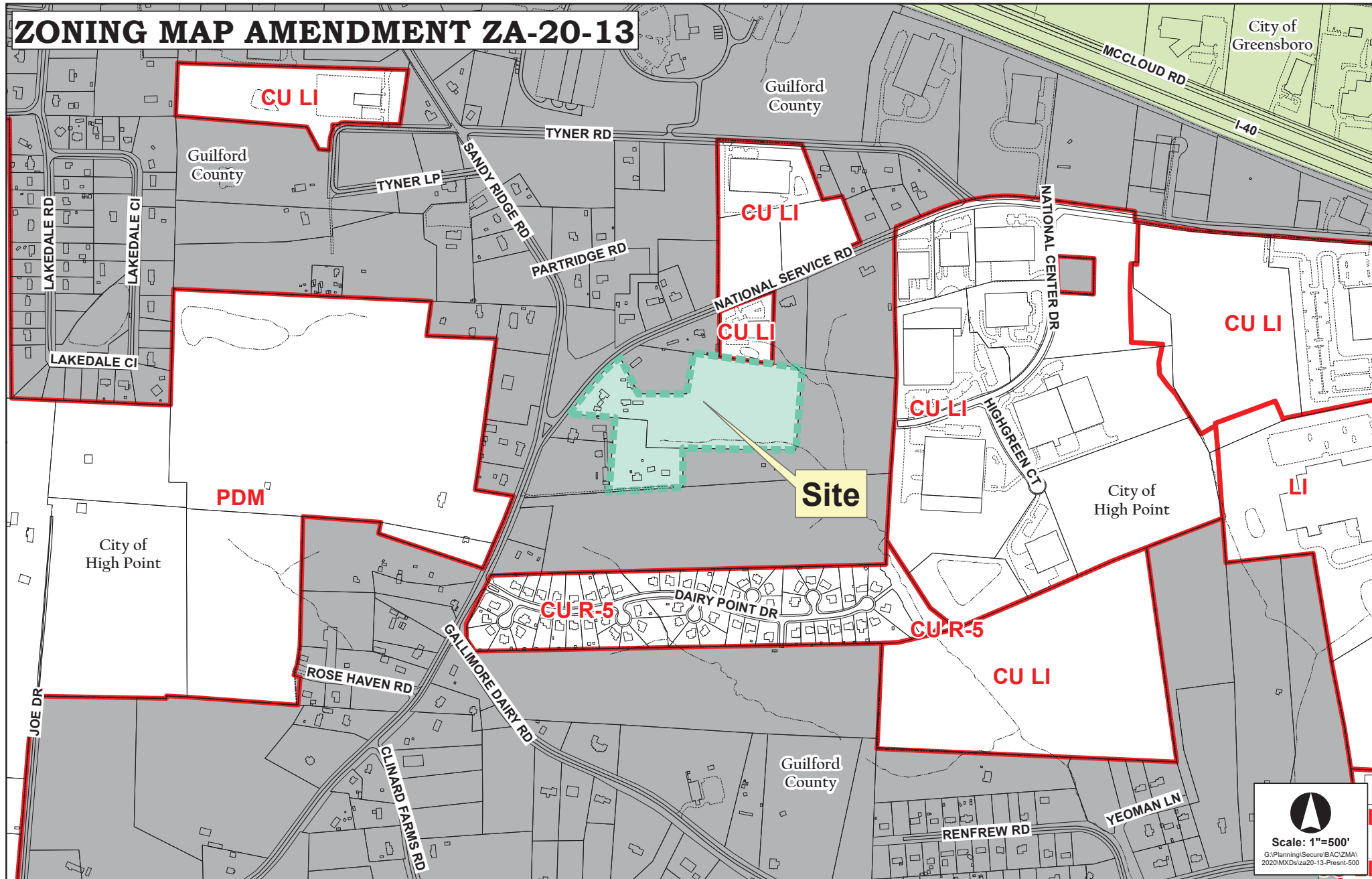
Applicant: George H Pitts and Lala B Pitts

Vicinity Map

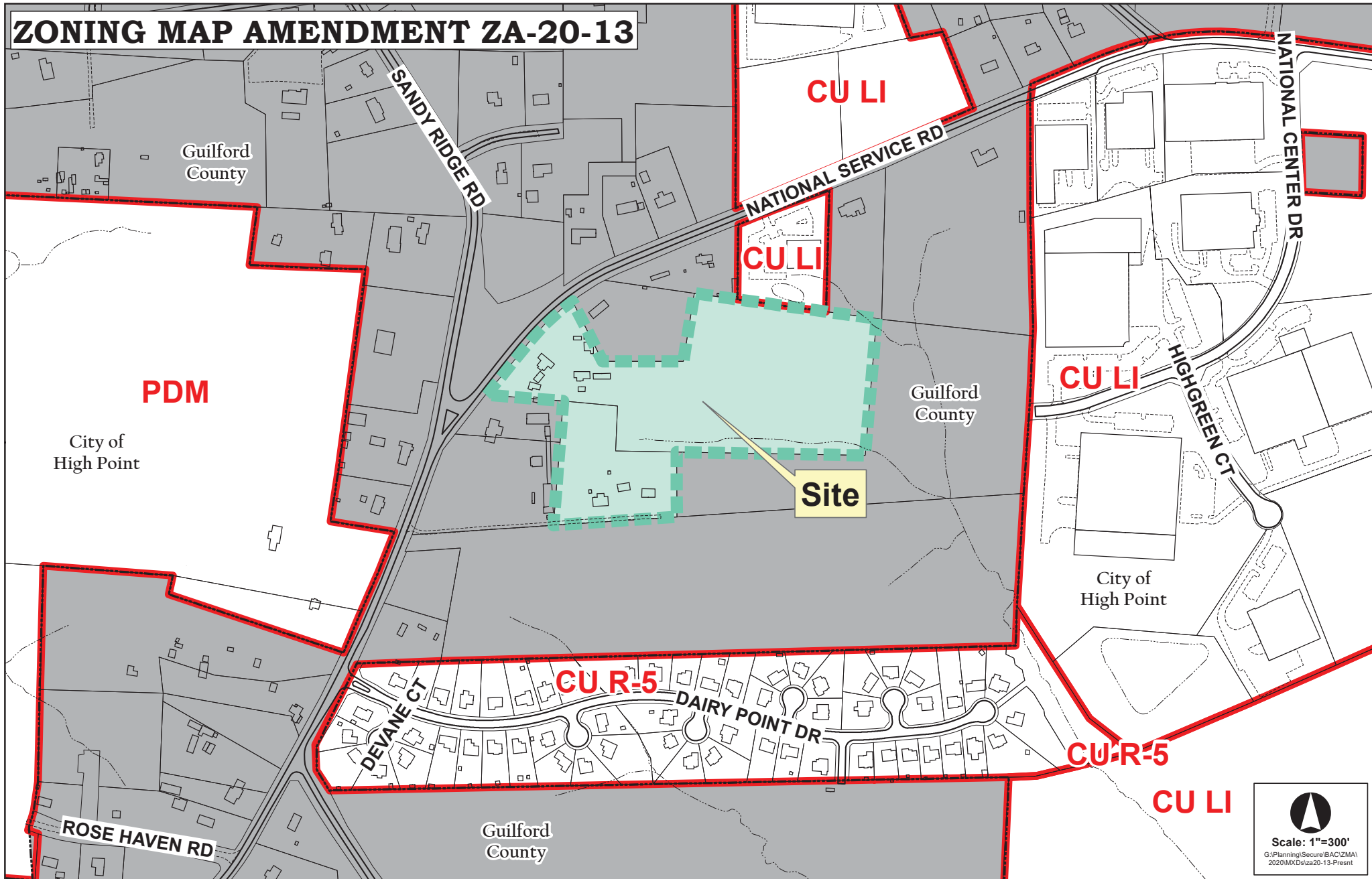


Scale: 1"=3000'
G:\Planning\Secure\BAC\ZMA\2020\MXD\za20-13-Present-LM

ZONING MAP AMENDMENT ZA-20-13

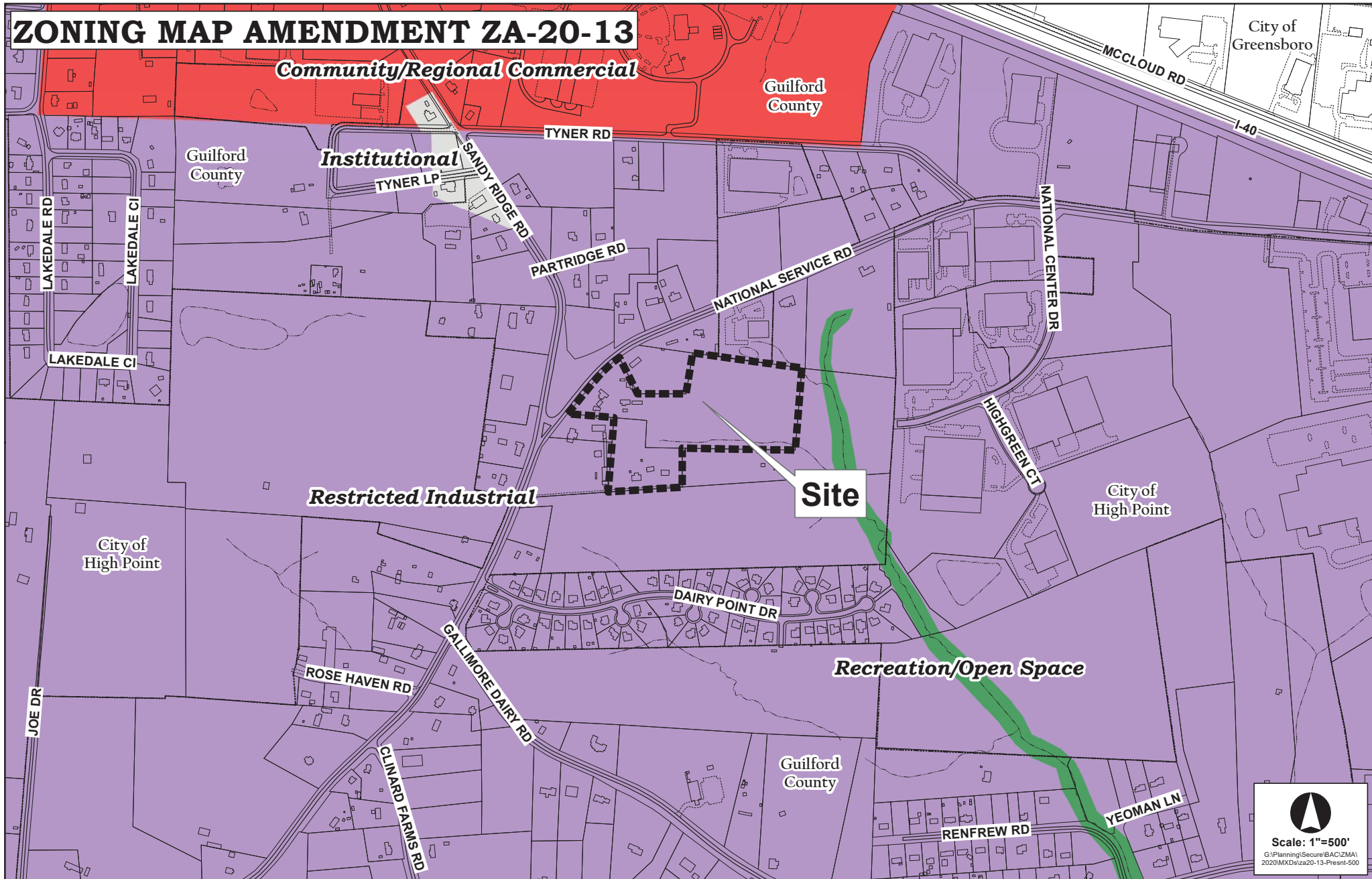


ZONING MAP AMENDMENT ZA-20-13

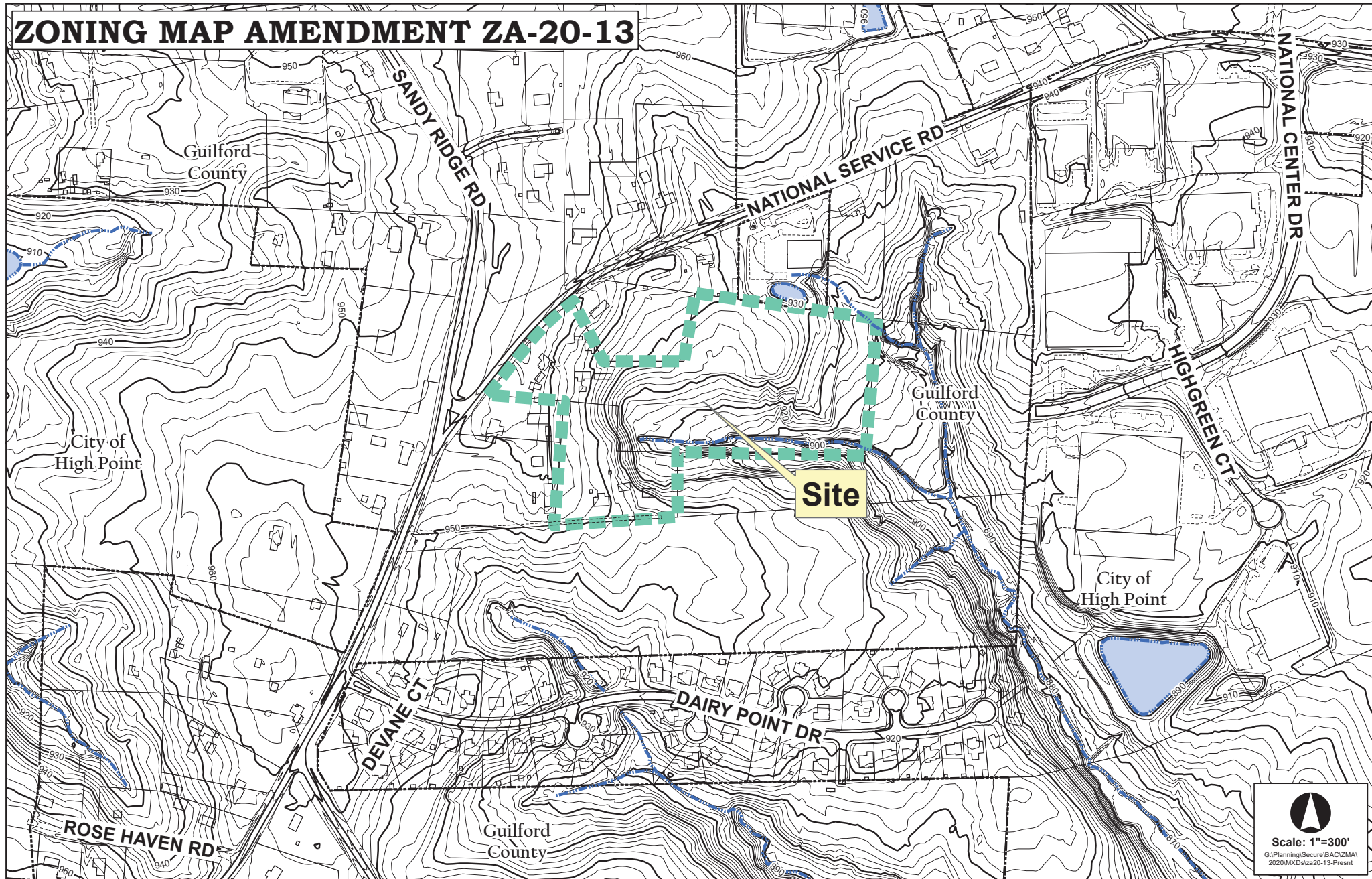


ZONING MAP AMENDMENT ZA-20-13

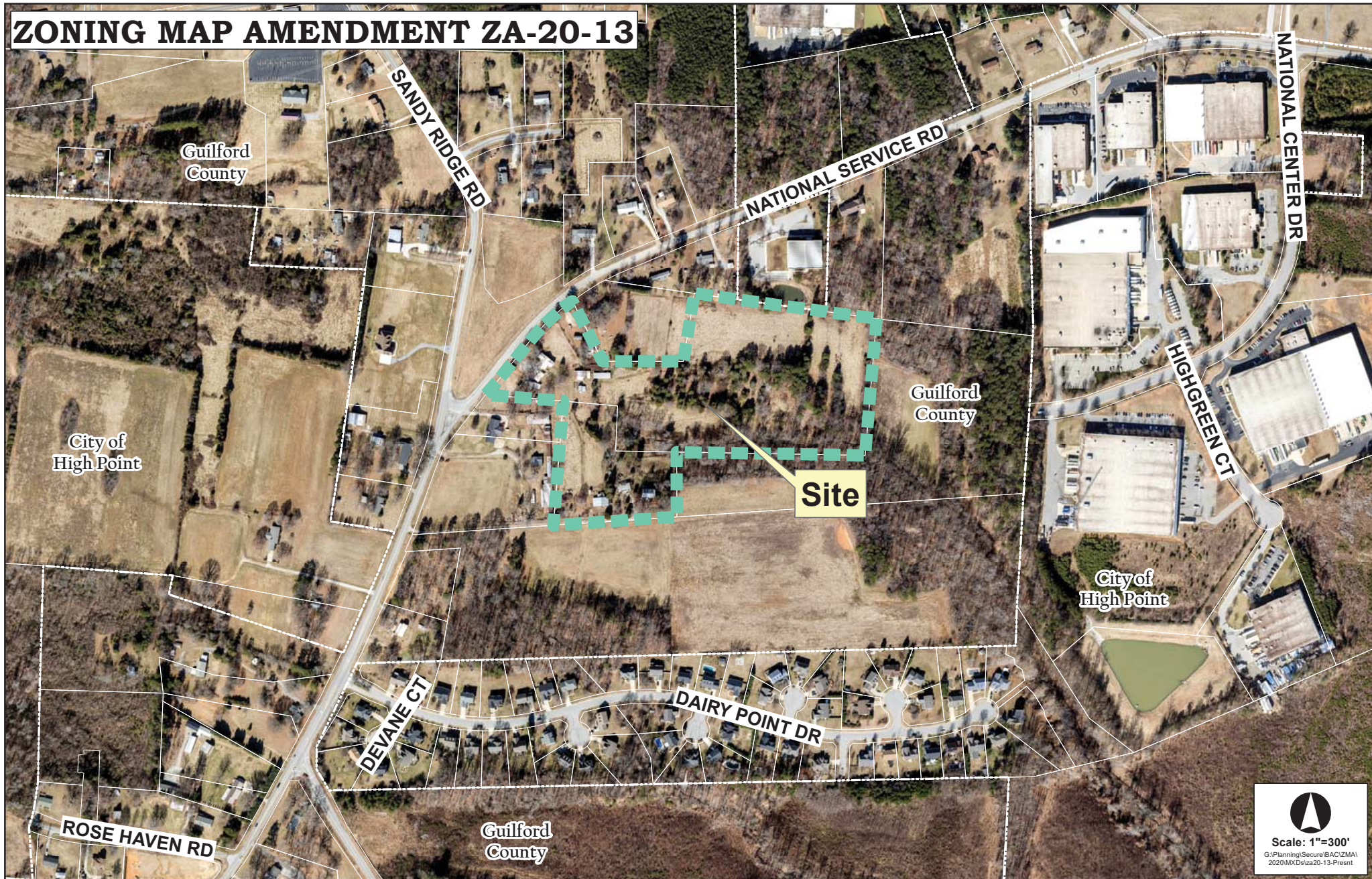
Community/Regional Commercial



ZONING MAP AMENDMENT ZA-20-13



ZONING MAP AMENDMENT ZA-20-13





SANDY RIDGE ROAD

POTENTIAL OUTDOOR
STORAGE WITHIN THE
NOTED AREA:
131,000 SF = 3.0 AC (+/-) =
19.5% (+/-) OF TOTAL SITE AREA

PARCEL NO 110845
EDDIE W BATES
SHARON E BATES
DB 3211 PG 008
JURISDICTION- SULLFORD COUNTY
ZONING- AGRICULTURAL
USE- RESIDENTIAL

PARCEL NO 209981
DERIG LLC
DB 4811 P6 623
PB 124 PG 745
JURISDICTION: HIGH POINT
CONDITIONAL-LIGHT/INDUSTRIAL

05-1464 PC 2450
PB 11 PG 41
EDITION: DULFORD COUNTY
ZONING: AGRICULTURAL
USE: RESIDENTIAL

JURISDICTION: GUILFORD COUNTY
ZONING: RS-40
USE: RESIDENTIAL

KCEL NO. 970834
N5TANTIN 52ICEA
ILLIANA 52ICEA
E 3469 PG 2458
FROM: GUILFORD COUNTY
NO: AGRICULTURAL

PARCEL NO. 10865
WILLIAM V. DILLON
DB 4810 P5 3010
JURISDICTION BUILT-UP COUNTY
ZONING RS-40
USE RESIDENTIAL

PARCEL NO. 170822
WILLIAM V. DILLON
DB 3924 PL 1632
JURISDICTION: 08160R COUNTY
ZONING: R5-40
USE: SINGLE FAMILY (H)

PARCEL NO 170630
PAUL W. ROBINSON
CLEO F. ROBINSON
DB 3641 PG. 381
DICTION: BUILFORD COENT
CONT: AGRICULTURAL
USE: AGRICULTURAL

MISCELLANEOUS NOTES:

PROPERTY EXHIBIT: PROPERTY LINES DRAWN FOR DEEDS, PLAT, SURVEY BY OTHERS & SURVEY BY OTHERS. NO FIELD WORK WAS PERFORMED BY BORM, MADE & ASSOC.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

ZONING INFORMATION:

ZONING (EXISTING):
ZONING (PROPOSED):
MIN. STREET SETBACK
SIDE YARD SETBACK

POTENTIAL OUTDOOR
STORAGE AREA

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

ATION:
AGRICULTURAL (COUNTY)
LIGHT INDUSTRIAL
25' (COLLECTOR)
40' - ADJACENT TO RESIDENTIAL
0/5' (ADJACENT TO NON-RESIDENTIAL)

+/- 30 AC = 19.5% OF THE SITE

AREA TRACT 1 12.73 ± ACRES

TAX PARCEL NO.	1708H
TAX MAP PIN	1804717143
DEED REFERENCE	D.B. 6017, P.5, 2144

AREA TRACT 2 2.72± ACRES

TAX PARCEL NO.	170821
TAX MAP PIN	180478523
DEED REFERENCE	D.B. 6017, Pgs. 2744

TOTAL AREA : 15.45 ± ACRES

GRAPHIC SCALE



Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 190, Greensboro, NC 27401-2711
PO Box 11082 Greensboro, NC 27402-0882
Phone: 336 275-0471 Fax: 336 275 3719
Web: www.borum-wade.com
N.C. License # C-0888

SEALS

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

ZONING EXHIBIT FOR:
UMA GEOTECHNICAL CONSTRUCTION, INC.
2520 NATIONAL SERVICE RD. \ 2520 SANDY RIDGE RD.
DEEP RIVER TOWNSHIP, GUILFORD COUNTY
GOLFAX, NORTH CAROLINA

CHNER/DEVELOPER:

STRATON OAKMONT PROPERTIES
PO BOX 1070

CONTACT: BRIAN DESPAIN

GRAIN (G)	TEMP
-----------	------

DATE: 1-8-2020

SHEET TITLE: **3.0111.6**

EXHIBIT

FILE NO. 7, (IN SYMBIONESE LIBRARY)

PLAN SHEET NO. _____

C-1

C-1

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 July 28, 2020 and before the City Council of the City of High Point on August 17, 2020 regarding **Zoning Map Amendment Case 20-13 (ZA-20-13)** 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 July 19, 2020, for the Planning and Zoning Commission public hearing and on August 5, 2020 and August 12, 2020, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **August 19, 2020**.

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 15.4 acres, lying along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). The property is also known as Guilford County Tax Parcel 170819 & 170821.

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:** Only the following principal uses, as permitted in the Light Industrial (LI) District, shall be permitted subject to the development and dimensional requirements of the LI District and the specific conditions listed in this ordinance.
- A. Any principal use of the Light Industrial (LI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a principal use in the Employment Center (EC) District (use must be a permitted use in both districts).
 - B. All principal uses authorized under the “Major Industrial Service” Use Type (Industrial Use Classification) as listed in the Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS:

A. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.

B. Development Standards and Dimensional Standards:

1. Non Major Industrial Use Standards: Permitted uses, except for Major Industrial Service Uses, shall be subject to all standards of the Employment Center (EC) District of the Development Ordinance.

2. Major Industrial Use Standards: In conjunction with meeting the use standards of the LI District, Major Industrial Service Uses shall be subject to the following additional standards:

a) Outdoor Storage: Outdoor storage shall:

- i. Not cover an area greater than twenty percent (20%) of the site and be restricted to the area depicted on the Conditional Zoning Plan (see Exhibit A).
- ii. Not be located in any landscape yard; and
- iii. Be screened from view from adjacent lots and public streets with an opaque fence, wall, or by any other allowed method in Section 5.6.6., Screening Methods, to a height 6 feet above grade level, provided the screen shall not be allowed in any landscape yard.

b) Landscaping, Buffers and Screening: Except for the required Street Yard, a Type A perimeter landscape yard shall be installed and maintained around the perimeter of the site.

c) Building Setback: Except for street setback standards, a minimum forty (40) foot building setback shall be provided around the perimeter of the site.

C. Transportation Conditions:

1. Access: Only one point of access shall be permitted to National Service Road. This access point shall be located adjacent to the perimeter landscape yard abutting Guilford County Tax Parcel 170856 (8047 National Service Road).

2. Other Transportation Condition: 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 19th-day of August, 2020

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizen Information Meeting Report

Zoning Case ZA-20-13

A Citizen Information Meeting notification letter explaining the zoning request, dated July 2, 2020, was sent by US Mail to addresses supplied by the City of High Point Planning and Development Department. The mailing included an illustrative site plan and the *City of High Point Conditional Use District Zoning Citizen Information Meetings* statement. The notification letter also included an invitation for a Zoom online meeting/conference call. However, none of the invitees responded to the invitation or called for more information about the project. A copy of the notification letter, site plan and list of addressees is attached.

Submitted by Judy Stalder

July 2, 2020

Dear Neighbor,

This letter is to notify you of a request to rezone 15.45 acres on the south side of National Service Road at Sandy Ridge Road. We are unable to meet with you in person, due to necessary health precautions associated with Covid19. However, we have scheduled a **Zoom meeting for Thursday, July 9 at 6:00** and look forward to talking with you online. To attend the meeting online or simply call into the meeting by telephone, please contact me as soon as possible at 336-688-2204 or jstalder@northstate.net. I am also happy to take comments and answer questions individually.

The property is currently zoned Guilford County Agricultural. UMA Geotechnical Construction, Inc is requesting a Conditional Light Industrial Zoning to accommodate their offices and some storage. Please refer to the enclosed site plan for an idea of how the property will be used. Conditions attached to the request:

1. A minimum 35 foot wide planted buffer yard will be installed adjacent to any existing residential uses. Plantings will include a minimum of 4 canopy trees, 10 understory trees and 33 shrubs for each 100 linear feet. Existing trees will be saved wherever possible.
2. The entire property will be fenced for security
3. Any outdoor storage will be screened from adjacent properties and streets.
4. The following uses will be **prohibited**:
 - a. Truck driving school
 - b. Taxi or limousine service
 - c. Solar array
 - d. Utility facility
 - e. Animal care
 - f. Bar or nightclub
 - g. Convenience store
 - h. Flea market/antique mall
 - i. Pawnshop
 - j. Truck stop
 - k. Vehicle establishment
 - l. Microbrewery, microdistillery, or microwinery
 - m. Freight movement
 - n. Self-storage
 - o. Recycling center

The City of High Point has scheduled a Planning and Zoning Commission public hearing for Tuesday, July 28 at 6:00 pm. At this time, we expect the meeting will be held online with special provisions for public comments.

Please feel free to contact me with your questions and comments. You may call or text 336.688.2204 or email me at jstalder@northstate.net.

Sincerely,

Judy Stalder
Development Consultant

BATES, EDDIE WAYNE; BATES, SHARON KAY
8241 TYNER RD
COLFAX NC 27235

Borum, Wade and Associates, PA - Gene Mustin
621 Eugene Court, suite 100
Greensboro NC 27401

DERIC LLC
PO BOX 4024
GREENSBORO NC 27404

DILLON, JEANETTE R; DILLON, WILLIAM VERNON
8059 NATIONAL SERVICE RD
COLFAX NC 27235

DILLON, W VERNON
8059 NATIONAL SERVICE RD
COLFAX NC 27235

GALLANT, APRIL R; GALLANT, MICHAEL
8040 NATIONAL SERVICE RD
COLFAX NC 27235

GEORGE H PITTS & LALA B PITTS REVOCABLE
TRUST; PITTS, LALA B TRUSTEE
2520 SANDY RIDGE RD
COLFAX NC 27235

PARKER, ELIZABETH MEYERS
8038 NATIONAL SERVICE RD
COLFAX NC 27235

PEEDEN, KEITH DOUGLAS
8046 NATIONAL SERVICE RD
COLFAX NC 27235

PITTS, GENE BRUCE; PITTS, OMA LOU
8047 NATIONAL SERVICE RD
COLFAX NC 27235

ROBINSON, DENNIS W; ROBINSON, TERESA M
PO BOX 207
COLFAX NC 27235

ROBINSON, DENNIS WADE; ROBINSON,
D BULL
PO BOX 207
COLFAX NC 27235

ROBINSON, JASON LEE; ROBINSON, MELISSA
BREWER
2601 SANDY RIDGE RD
COLFAX NC 27235

SAMPSON, BETTY C
8201 PARTRIDGE RD
COLFAX NC 27235

SAMPSON, HERBERT N JR
2612 SANDY RIDGE RD
COLFAX NC 27235

STICEA, CONSTANTIN; STICEA, LILIANA
8023 NATIONAL SERVICE RD
COLFAX NC 27235

TERAMORE DEVELOPMENT LLC
PO BOX 6460
THOMASVILLE GA 31758

The Stalder Group - Judy Stalder
1012 Wellington St
High Point NC 27262

TUCKER, FORREST A
8109 THORNDIKE RD
GREENSBORO NC 27409

UMA Geotechnical Construction - Brian DeSpain
8815 Neville Road
Colfax NC 27235



PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROPERTY EXHIBIT FOR:
UMA GEOTECHNICAL CONSTRUCTION, INC.
2520 NATIONAL SERVICE RD. \ 2520 SANDY RIDGE RD.
DEEP RIVER TOWNSHIP, GUILFORD COUNTY
COLFAX, NORTH CAROLINA

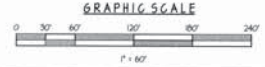
OWNER/DEVELOPER:
STRATON OAKMONT PROPERTIES
PO BOX 10710
KERNERSVILLE, NC 27284
CONTACT: BRIAN DESPAIN

DRAWN BY:	TEH
DATE:	MAY 5, 2020
REVISIONS:	

SHEET TITLE: SITE EXHIBIT

FILE NO. 1 (AN OCEANOGRAPHIC SERVICE)
DRAWING SCALE: 1"=60'
PLAN SHEET NO.

6-1



THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY	
<u>ZONING INFORMATION:</u>	<u>SITE DATA</u>
ZONING (EXISTING):	AREA TRACT 1
ZONING (PROPOSED):	12.73 + ACRES
MIN. STREET SETBACK:	TAX PARCEL NO.
SIDE YARD SETBACK:	170561
	TAX MAP PIN
	1804791943
	DEED REFERENCE
	C.B. 4037, PG. 2744
<u>BUILDING DATA:</u>	AREA TRACT 2
OFFICE AREA:	2.72+ ACRES
SHOP AND STORAGE AREA:	
	TAX PARCEL NO.
	170561
	TAX MAP PIN
	1804791923
	DEED REFERENCE
	C.B. 4037, PG. 2744
<u>PARKING DATA:</u>	
OFFICE:	
WAREHOUSE:	
PARKING REQUIRED:	
PARKING PROVIDED:	

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment- Citizen's Advisory Council (Orel Henry)

From: City Clerk's Office

Meeting Date: January 21, 2020

Public Hearing: N/A

Advertising Date /
Advertised By: N/A

Attachments: Application & Resume

PURPOSE:

To confirm the appointment of Orel Henry to the Citizens Advisory Council as Mayor Pro Tem Williams' Ward 2 appointee. Appointment to be effective immediately and will expire May 31, 2020.

BACKGROUND:

Mayor Pro Tem Williams is recommending the appointment of Orel Henry to the Citizens Advisory Council. Mr. Henry will be filling the unexpired term that was left vacant due to the resignation of Council Member Cyril Jefferson who was elected to the High Point City Council in the November 5, 2019 Municipal Election. Appointment to be effective immediately and will expire on 5/31/2020.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Orel Henry to the Citizens Advisory Council.

Profile

Orel

First Name

Henry

Last Name

orelhenry11@gmail.com

Email Address

135 James Road

Street Address

Unit 2C

Suite or Apt

High Point

City

NC

State

27265

Postal Code

Home: (336) 935-6082

Primary Phone

Mobile: (336) 935-6255

Alternate Phone

Avcon

Employer

Which Boards would you like to apply for?

Citizens Advisory Council: Submitted

Housing Authority Board: Submitted

Human Relations Commission: Submitted

Parks and Recreation Commission: Submitted

Planning & Zoning Commission: Submitted

Economic Development Corporation: Submitted

Ward you reside in?

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.

I am very proud to live in High Point. Ever since I was born, I remember my parents volunteering and being active in the community. They led me to be concerned about people and be a 'doer' in the place I live. As a teenager, I volunteered with the American Red Cross in the Virgin Islands. When I went to college to pursue a degree in engineering, I met my wife who was also an active citizen where she grew up in Florence, SC. Together, we are raising three daughters to have that same passion. After over 25 years in Atlanta, GA, we moved to the Greensboro/High Point area in 2010. We have volunteered for our local church, as well as for the Salvation Army Boys and Girls Clubs. Along with an engineering degree, I have an MBA with a concentration in management. I work with architects and companies to develop better ways to communicate within spaces through technology. Being involved in my families' life and working closely with people, I am concerned about how we can grow our community and be an impact in the world. I believe my life story, background, and education provides the leadership that is necessary to be a force. I love High Point and would love to serve on our boards and commissions. I welcome the opportunity to have a conversation about my background and how my experience would be an asset to our community. I can be reached at 336-935-6082. Respectfully, Orel Henry

[Orel Henry-
Professional Resume.doc](#)

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

NATIONAL EXECUTIVE WITH GLOBAL DRIVE

GROWTH & CHANGE STRATEGIST ♦ BUSINESS & TECHNOLOGY UNIFIER ♦ INSPIRATIONAL LEADER

Turnaround strategist, convergent thinker with year-after-year success achieving revenue, profit and market growth objectives through the management of key million-dollar accounts.

*STRATEGIC PLANNING & EXECUTION. *CULTURE CHANGE & TRANSFORMATION. *COACH & MENTORING
*P&L MANAGEMENT *TALENT ACQUISITION & RETENTION *EMPLOYEE EMPOWERMENT
*SALES & MARKETING GROWTH. *MULTI-CULTURAL TEAM LEADER. *PERFORMANCE OPTIMIZATION

Nationally appraised operations professional with over 20 years of leadership, executed results through improved engineering regulations, and strong problem-solving insight.

PROFESSIONAL EXPERIENCE

AVCON

www.avconusa.com

11/2016 – Present

Engineering Manager – Executive Team

- Researched and Developed new policies and procedures within the 12 direct reported engineers to streamline how quickly engineering packages are distributed throughout the organization.
- Increased overall revenue by 30% by reducing drawing and scope of work errors before projects are generated for installation.
- Lead communication regulations between the engineering and operations team by establishing an accountable business culture where individuals are heard and recognized for contributions that are beneficial to the organization.
- Direct a team of 12; Video Engineers, Audio Engineers, and Software Engineers that are local and in remote locations.
- Crisis Management Specialist for Fortune 500 Companies sales presentations.

AVCON is an audio visual systems integration firm recognized by its peers as an industry leader.

Whitlock

www.whitlock.com

03/2012 – 11/2016

Engineering – Technical Operations

- Subject Matter Expert (SME) – Created low cost and quick installation designs, resulting in revenue generation of accounts totaling over \$10M yearly.
- Developed business with Fortune 100 companies regarding video collaboration and technological advancements.
- Developed Engineering regulations for operations and field implementations.
- Led turnaround strategies to over 100 Project Managers, Engineers, Programmers, and Technicians throughout the Southeast, Northeast, Midwest, Southwest, and the West coast.

Whitlock is a Global AV Solutions Provider, specializing in collaborative technology design, integration, and managed services.

MicroTechnologies, LLC (MicroTech) www.microtech.net

08/2010 – 03/2012

Director of Engineering – Executive Team

- Oversight teams of Network Engineers, VTC Engineers, AV Design Engineers, Service Engineers and CAD Drafters.
- Allocated organized resources and materials to meet project expectations.
- Enhanced engineering department proposal output. Improved SCN Top 50 integrators ranking from unranked to a Top 3 position in 2011.
- Increased QA output by 30%. Implemented Engineering regulations consistent with best practices: ISO and CMMI (*Capability Maturity Model Integration*).

One of America's fastest-growing businesses, MicroTech has grown in revenue more than 4000% since its launch in 2004. MicroTech specializes in computing environments - managing over half-a-million technology users daily.

Xerox Audio Visual Solutions

www.xeroxaudiovisual.com

01/2008 – 07/2010

Account Management/Engineering

- Directed and collaborated with Top 5 sales executives throughout the Southeast. Tracked and forecasted market penetration results in the Southeast from \$20M to over \$80M.
- Developed AutoCAD equipment block standardization.
- Increased engineering productivity by 50%. Established HR regulation.
- Oversaw engineering designs for JITC Regulations. Moved the organization's ranking within the AV industry to a Top 3 on SCN top 50 lists of system integrators in 2009.

Xerox Audio Visual Solutions, a wholly owned subsidiary of Xerox Corporation, has been providing audio visual equipment and systems to the education, commercial, military and government markets since 1981.

Clark ProMedia

www.clarkpromedia.com

11/2006 – 10/2007

Account Management/Project Management

- Oversaw Multi-million-dollar accounts. Provided guidance with client and construction scheduling for system engineering, installation, and training.
- Reorganized operations and procedures to engineering teams that led to total houses of worship being raised from 8 to 10 per year.
- Elevated customer service department favorable service rate by 30%. Improved employee time management by utilizing better software to track and process operational trends of distribution in the organization.
- Improved major installation processes from 4 to 5 by implementing new standards for quality control and quality assurance in the installation department. Held each team accountable after the project was completed and performed job review.

....Clark Pro Media continues to shape the revolution of contemporary and modern houses of worship by transforming venues....

Communication & Entertainment, Inc. (CEI)

www.ceiav.com

12/2000 – 11/2006

Engineering/Project Management

- Designed audio and video systems for various houses of worship, theaters, hotel ballrooms, and conference rooms.
- Improved company turnaround strategies, operations and engineering departments, earning the nickname, 'The Specialist,' from the CEO for improving profits each year due to new operational strategies.
- Managed the biggest restaurant chain for the organization at \$2M yearly.
- Directed scheduling, training, and managing various crews across the country for all audio visual projects.

CEI has grown into a national design build AV integrator and contractor, servicing thousands of clients nationwide.

SOFTWARE PROFICIENCY

D-Tools
Salesforce
Huddle
Microsoft Project
Microsoft Office 365

PROFESSIONAL CERTIFICATIONS

AutoCAD
CTS
DMC-E
ISF/HAA
AMX Programming

EDUCATION

Ph.D. of Organizational Leadership – Currently Pursuing
Master of Business Administration (MBA) - American InterContinental University
Bachelor of Science Electronics Engineering Technology - DeVry University
Six Sigma Green Belt Certification - Currently Pursuing

SECURITY CLEARANCE – SECRET

BK: R 8360

PG: 203-207

RECORDED:
11-06-2020

01:24:15 PM
BY: MORGAN CASANOVA
DEPUTY-HP



2020071189

GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

P/U

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7639 / 20-55

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 17th day of August, 2020; 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 4, 2020.

ANNEXATION DESCRIPTION

George Pitts and Lala Pitts - Annexation Case AN-20-05 (AN-20-05)

Parcel Description

Guilford County Tax Parcels: Guilford County Tax Parcels 170819 and 170821
Addressed as 8051 National Service Road and 2520 Sandy Ridge Road

ALL of that certain piece, parcels or tracts of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the eastern margin of National Service Road, a variable public right-of-way, said point being the northwest corner of William V. Dillon, either now or formerly, as described in instrument recorded in Deed Book 4810, Page 2070, in the Guilford County Registry, and having NC parcel no. 170865 ("The Dillon Property no. 170865"), said point also being, South 36 deg. 15 min. 18 sec. East 68.73 feet from an existing iron pipe and nail and being a control point, having NAD 83\2011 coordinates of, Northing = 849,994.261 and Easting = 1,706,961.625 and running thence from the **Point of Beginning** and along the eastern margin of National Service Road, the following three (3) courses and distances: (i) North 37 deg. 51 min. 57 sec. East 216.37 feet to a point; (ii) North 39 deg. 24 min. 52 sec. East 98.52 feet to a point; (iii) North 43 deg. 33 min. 21 sec. East 136.27 feet to an existing iron pipe, the northwest corner of Gene B. Pitts and Oma Lou Pitts, either now or formerly, as described in instrument recorded in Deed Book 3656, Page 1656, in the Guilford County Registry, and having NC parcel no. 170856 ("The Pitts Property"); thence leaving the eastern margin of National Service Road and along the lines of The Pitts Property, the following three (3) courses and distances: (i) South 29 deg. 34 min. 58 sec. East 212.10 feet to an existing iron pipe; (ii) North 86 deg. 58 min. 58 sec. East 291.14 feet to an existing iron pipe; (iii) North 06 deg. 13 min. 30 sec. East 244.57 feet to an existing iron pipe in the southern line of Eddie W. Bates and Sharon T. Bates, either now or formerly, as described in instrument recorded in Deed Book 3271, Page 686, in the Guilford County Registry, and having NC parcel no. 170845 ("The Bates Property"); thence along the southern line of The Bates Property, South 84 deg. 10 min. 26 sec. East 202.20 feet to a point, the southwest corner of Deric, LLC, either now or formerly, as described in instrument recorded in Deed Book 4871, Page 622, in the Guilford County Registry, and having NC parcel no. 2099875 ("The Deric Property"); thence along the southern line of The Deric Property, South 84 deg. 10 min. 26 sec. East 322.83 feet to a point, the southwest corner of Constantin Sticea and Lilliana Sticea, either now or formerly, as described in instrument recorded in Deed Book 7468, Page 2958, in the Guilford County Registry, and having NC parcel no. 169799 ("The Sticea Property"); thence along the southern line of The Sticea Property, South 84 deg. 10 min. 26 sec. East 201.30 feet to an existing solid iron pipe, the northwest corner of Dennis W. Robinson and Paulette D. Bull, either now or formerly, as described in instrument recorded in Deed Book 1575, Page 621, in the Guilford County Registry, and having NC parcel no. 170839 ("The Dennis W. Robinson Property"); thence with lines of The Dennis W. Robinson Property, the following three (3) courses and distances: (i) South 05 deg. 58 min. 32 sec. West 493.89 feet to an existing iron pipe; (ii) South 88 deg. 32 min. 55 sec. West 677.44 feet to an existing solid iron pipe; (iii) South 00 deg. 56 min. 13 sec. West 200.95 feet to an existing solid iron pipe in the northern line of Paul W. Robinson and Cleo F. Robinson, either now or formerly, as described in instrument recorded in Deed Book 3641, Page 381, in the Guilford County Registry, and having NC parcel no. 170820 ("The Paul W. Robinson Property"); thence with northern line of The Paul W. Robinson Property, South 85 deg. 59 min. 49 sec. West 413.64 feet to an existing iron pipe, the southeast corner of William V. Dillon, either now or formerly, as described in instrument recorded in Deed Book 3929, Page 1632, in the Guilford County Registry, and having NC parcel no. 170822 ("The Dillon Property no. 170822"); thence with the lines of The Dillon Property no. 170822 and The Dillon Property no. 170865, the following two (2) courses and distances: (i) North 02 deg. 21 min. 06 sec. West

387.14 feet to an existing tall iron pipe; (ii) North 88 deg. 52 min. 11 sec. West 273.41 feet to the **Point and Place of Beginning** and containing 15.428 acres, more or less, as shown on that certain survey entitled "Straton Oakmont Properties" prepared by Borum, Wade and Associates, P.A. dated August 03, 2020.

SECTION 2. Upon and after **November 4, 2020** 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.

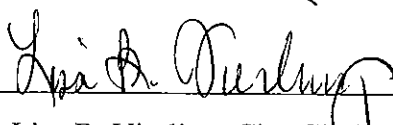
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by the City Council
City of High Point, North Carolina
The **4th** day of **November, 2020**.

By: _____

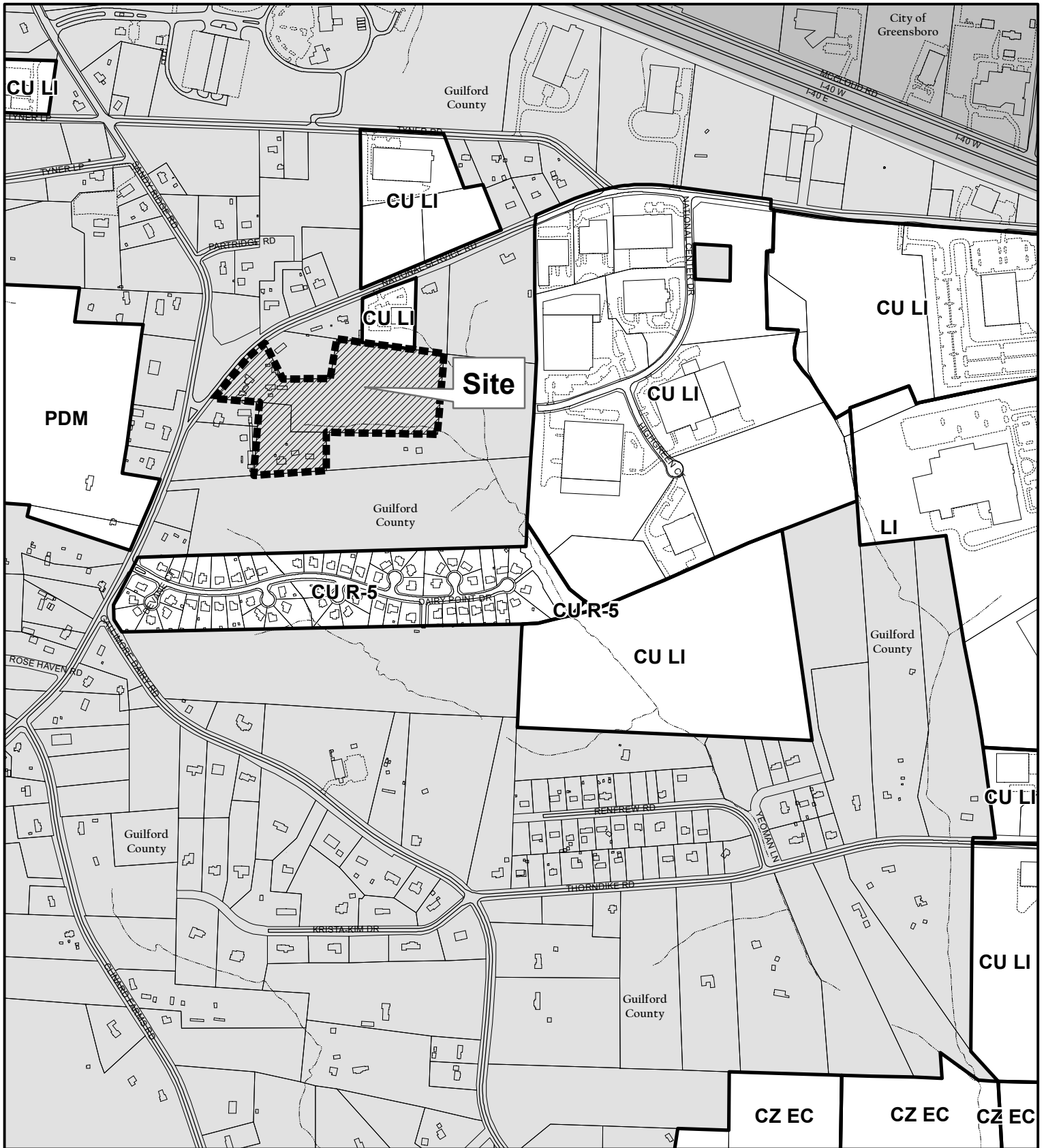
Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk





ANNEXXATION REQUEST AN-20-05

Applicant: George H Pitts and Lala B Pitts
Area: 15.5 areas

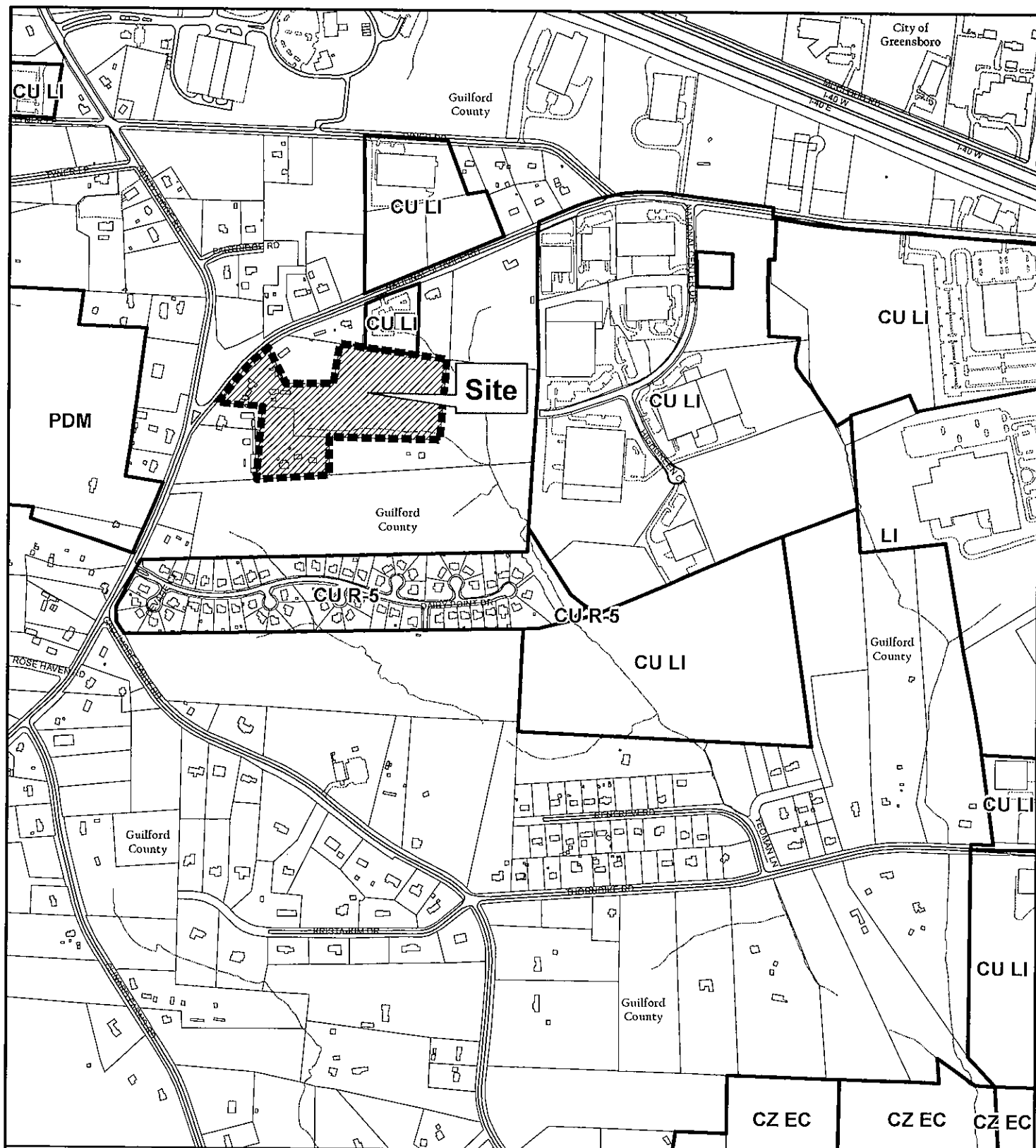
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



Scale: 1"=800'
 G:\Planning\Secure\BAC/
 AN\2020\MXD\an20-05-0M



ANNEXATION REQUEST AN-20-05

Applicant: George H Pitts and Lala B Pitts
Area: 15.5 acres

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

**Planning & Development
Department**

City of High Point



Scale: 1"=800'
G:\Planning\Secure\BAC\
AN\2020\MXD\an20-05-OM

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

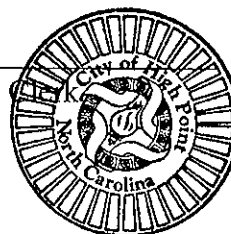
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, 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 November 4, 2020 and upon approval by City Council will be recorded in Book 95 of the Official Minute Books and Ordinance Book Volume XXI, Ordinance No. 7639/20-55, page 54, Legislative File No. 2020-316 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 4th day of November 2020.

Lisa B. Vierling
Lisa B. Vierling, City Clerk



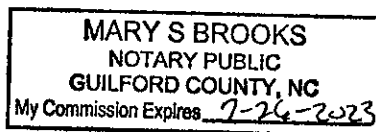
ACKNOWLEDGEMENT

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 4th day of November 2020.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



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 July 28, 2020 and before the City Council of the City of High Point on August 17, 2020, September 21, 2020 and November 2, 2020 regarding **Zoning Map Amendment Case 20-13 (ZA-20-13)** 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 July 19, 2020, for the Planning and Zoning Commission public hearing and on August 5, 2020 and August 12, 2020, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 4, 2020**.

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 15.5 acres, lying along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). The property is also known as Guilford County Tax Parcel 170819 & 170821.

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:** Only the following principal uses, as permitted in the Light Industrial (LI) District, shall be permitted subject to the development and dimensional requirements of the LI District and the specific conditions listed in this ordinance.
- A. Any principal use of the Light Industrial (LI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a principal use in the Employment Center (EC) District (use must be a permitted use in both districts).
 - B. All principal uses authorized under the “Major Industrial Service” Use Type (Industrial Use Classification) as listed in the Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS:

- A. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
- B. Development Standards and Dimensional Standards:
 1. Non Major Industrial Use Standards: Permitted uses, except for Major Industrial Service Uses, shall be subject to all standards of the Employment Center (EC) District of the Development Ordinance.
 2. Major Industrial Use Standards: In conjunction with meeting the use standards of the LI District, Major Industrial Service Uses shall be subject to the following additional standards:
 - a) Outdoor Storage: Outdoor storage shall:
 - i. Not cover an area greater than twenty percent (20%) of the site and be restricted to the area depicted on the Conditional Zoning Plan (see Exhibit A).
 - ii. Not be located in any landscape yard; and
 - iii. Be screened from view from adjacent lots and public streets with an opaque fence, wall, or by any other allowed method in Section 5.6.6., Screening Methods, to a height 6 feet above grade level, provided the screen shall not be allowed in any landscape yard.
 - b) Landscaping, Buffers and Screening: Except for the required Street Yard, a Type A perimeter landscape yard shall be installed and maintained around the perimeter of the site.
 - c) Building Setback: Except for street setback standards, a minimum forty (40) foot building setback shall be provided around the perimeter of the site.
- C. Transportation Conditions:
 1. Access: Only one point of access shall be permitted to National Service Road. This access point shall be located adjacent to the perimeter landscape yard abutting Guilford County Tax Parcel 170856 (8047 National Service Road).
 2. Other Transportation Condition: 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.

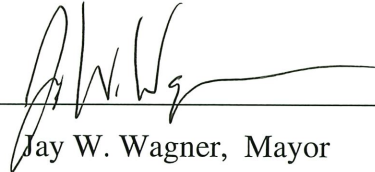
SECTION 5

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

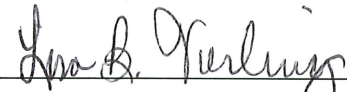
SECTION 6.

This ordinance shall become effective upon the date of adoption.

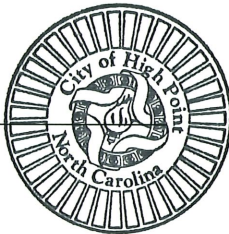
Adopted by the City Council
City of High Point, North Carolina
The 4th day of November, 2020

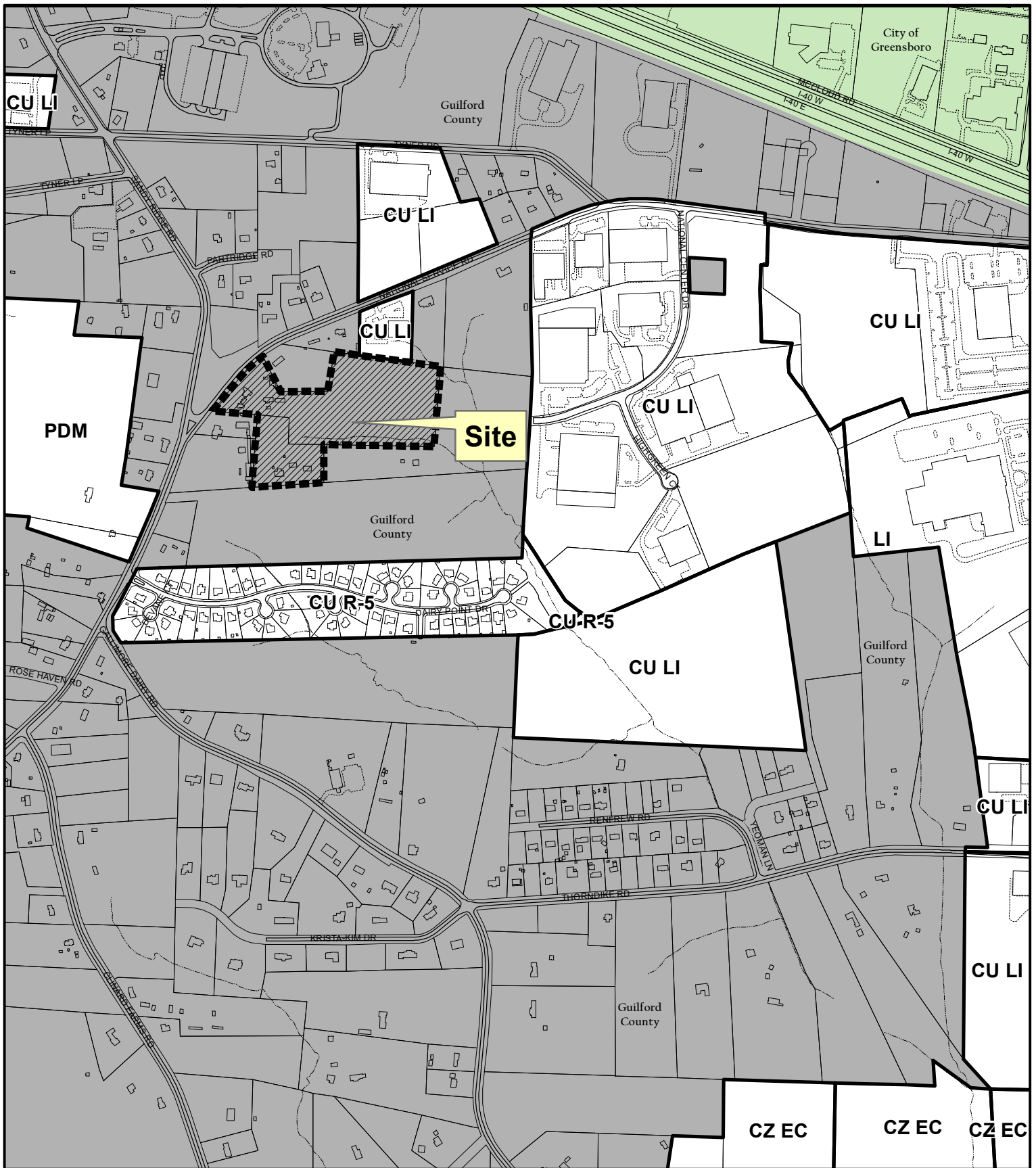
By: 
Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk





ZONING MAP AMENDMENT ZA-20-13

From: Guilford County Agricultural, and
Residential Single Family-20

To: Conditional Zoning Light Industrial

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

City of High Point



Scale: 1"=800'
G:/Planning/Secure/BAC/
ZMA/2020/MXD/za20-13-NM

Exhibit A



SANDY RIDGE ROAD
80' PUBLIC EASEMENT OF WAY

NATIONAL SERVICE ROAD
VARIABLE PUBLIC EASEMENT OF WAY

PARCEL NO. 170865
HILLIARY V. DILLON
DB 3824 PG. 1632
JURISDICTION: GUILFORD COUNTY
ZONING: RS-40
USE: SINGLE FAMILY

PARCEL NO. 170822
HILLIARY V. DILLON
DB 3824 PG. 1632
JURISDICTION: GUILFORD COUNTY
ZONING: RS-40
USE: SINGLE FAMILY

PARCEL NO. 170830
PAUL H. ROBINSON
C/O P. ROBINSON
DB 3841 PG. 381
JURISDICTION: GUILFORD COUNTY
ZONING: AGRICULTURAL
USE: AGRICULTURAL

POTENTIAL OUTDOOR
STORAGE WITHIN THE
NOTED AREA:
 $131,000 \text{ SF} = 3.0 \text{ AC } (\pm) =$
 $14.5\% (\pm) \text{ OF TOTAL SITE AREA}$

PARCEL NO. 170858
GREAT R. PITTS
DB 3856 PG. 1656
JURISDICTION: GUILFORD COUNTY
ZONING: AGRICULTURAL
USE: RESIDENTIAL

PARCEL NO. 170845
RODIE R. BATES
SPARROW BATES
DB 3211 PG. 888
JURISDICTION: GUILFORD COUNTY
ZONING: AGRICULTURAL
USE: RESIDENTIAL

PARCEL NO. 204981
DERIG LLC
DB 4831 PG. 823
DB 124 PG. 145
JURISDICTION: HIGH POINT
ZONING: CONDITIONAL LIGHT INDUSTRIAL

PARCEL NO. 168144
CONSTANTIN STICEA
LILLIANA STICEA
DB 3448 PG. 2450
DB 31 PG. 41
JURISDICTION: GUILFORD COUNTY
ZONING: AGRICULTURAL
USE: RESIDENTIAL

PARCEL NO. 170834
CONSTANTIN STICEA
LILLIANA STICEA
DB 3448 PG. 2450
JURISDICTION: GUILFORD COUNTY
ZONING: AGRICULTURAL
USE: AGRICULTURAL

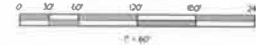
ZONING INFORMATION:
ZONING (EXISTING): AGRICULTURAL (COUNTY)
ZONING (PROPOSED): LIGHT INDUSTRIAL
MIN. STREET SETBACK: 25' (COLLECTOR)
SIDE YARD SETBACK: 40' - ADJACENT TO RESIDENTIAL
05' (ADJACENT TO NON-RESIDENTIAL)

POTENTIAL OUTDOOR
STORAGE AREA
 $\pm 3.0 \text{ AC} = 14.5\% \text{ OF THE SITE}$

SITE DATA
AREA TRACT 1: 12.73 ± ACRES
TAX PARCEL NO.: 17084
TAX MAP PIN: 100411143
DEED REFERENCE: DB 601 PG. 2144
AREA TRACT 2: 2.721 ACRES
TAX PARCEL NO.: 17083
TAX MAP PIN: 100411125
DEED REFERENCE: DB 601 PG. 2144

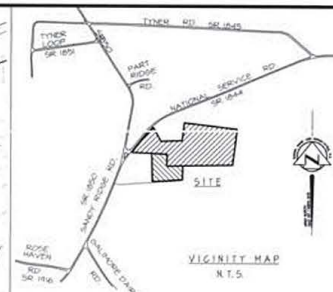
TOTAL AREA: 15.45 ± ACRES

GRAPHIC SCALE



MISCELLANEOUS NOTES:

PROPERTY OWNER: PROPERTY LINES DRAWN FROM DEEDS, PLAT SURVEY BY OTHERS & SURVEY BY OTHERS. NO FIELD WORK WAS PERFORMED BY BORUM, WADE & ASSOCIATES, P.A.
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET



BWA Engineers
Planners
Surveyors

Borum, Wade and Associates, P.A.
4710 Sugar Creek Road, Suite 100, Greensboro, NC 27409-4711
PO Box 11888, Greensboro, NC 27409-1188
Phone: (336) 275-5477 Fax: (336) 275-2514
Web: www.borum-wade.com
N.C. License # C-0084

**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

PROJECT:

**ZONING EXHIBIT FOR:
UMA GEOTECHNICAL CONSTRUCTION, INC.
2520 NATIONAL SERVICE RD. / 2520 SANDY RIDGE RD.
DEEP RIVER TOWNSHIP, GUILFORD COUNTY
N.C.**

PREPARED BY:

STRATON CANNON PROPERTIES

PO BOX 670

KERNERSVILLE, NC 27204

CONTACT: BRIAN DESPAIN

DRAWN BY: TDI

DATE: 1-8-2020

REVIEWED:

SHEET TITLE:

**ZONING
EXHIBIT**

FILE NO.: F:\IN REVIEW\2020\2020-01-08

DRAWING SCALE: 1"=40'

PLAN SHEET NO:

C-1

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation 20-05
(George Pitts and Lala Pitts)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 17, 2020

Public Hearing: Yes

Advertising Date: August 6, 2020

Advertised By: Planning & Development

Attachments: A. Staff Report
B. Map
C. Annexation Ordinance Adoption

PURPOSE:

A request by George Pitts and Lala Pitts for a voluntary noncontiguous annexation of approximately 15.4 acres located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road. The property is addressed as 8051 National Service Road and 2520 Sandy Ridge Road, and also known as Guilford County Tax Parcel Guilford County Tax Parcels 170819 and 170821.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

With the exception of 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 20-05.

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

**STAFF REPORT
ANNEXATION 20-05
August 17, 2020**

Request	
Applicant: George Pitts and Lala Pitts	Owners: George Pitts and Lala Pitts
Proposal: Voluntary non-contiguous annexation.	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 20-13

Site Information	
Location:	The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road.
Tax Parcel Number:	Guilford County Tax Parcels 170819 and 170821
Site Acreage:	Approximately 15.4 acres
Current Land Use:	Two single family dwellings and multiple accessory structures
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 owner has a buyer that is proposing to establish a major industrial service use (specialty construction contractor) use on the site.
Proposed Unit Type, Number and Average Value:	An approximately 26,000 square foot industrial use consisting of office, and repair shops is proposed to be developed. The site will also have an outdoor storage area of approximately three acres. This industrial facility will have a development cost of approximately \$3,000,000.
Proposed Build-out Schedule:	Approximately one year.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The site has a moderate to severely sloping terrain. An intermittent stream runs in a west to east direction through the southern portion of the site. The steeper terrain of the site lies adjacent to this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along National Service Road and an 8-inch City sewer line runs through the northeastern portion of the site.
General Drainage and Watershed:	The site drains in a southeasterly direction, and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that is 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:	RS-40	Residential Single Family-40 District (Guilford County)	Single family dwellings and industrial use
	AG	Agricultural District (Guilford County)	
	CU-LI	Conditional Use Light Industrial	
South:	AG	Agricultural District (Guilford County)	Undeveloped parcel
East:	AG	Agricultural District (Guilford County)	Undeveloped parcel
West:	RS-40	Residential Single Family-40 District (Guilford County)	Single family dwellings and undeveloped parcels
	LB	Limited Business District (Guilford County)	

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	National Service Road	Minor Thoroughfare	480 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 is adjacent to the City's corporate limits. Annexation petitions for uses within close 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 an industrial use. This property is situated in the northern portion of the City's planning area where there have been numerous annexation approvals since the 1990s to allow industrial uses. The proposed annexation site abuts the City's corporate limits along its northern property line where the Willard Tucker industrial subdivision was annexed and developed in 1997. Approximately 575 feet to the east is the Piedmont Corporate Park, which is a 120-acre industrial park that was annexed in 1997 and developed in the early 2000s.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is generally surrounded by the City's corporate limits and City services and service vehicles are already present in this area. The annexation of these parcels will not negatively impact the City's ability to provide services in this area.

Report Preparation

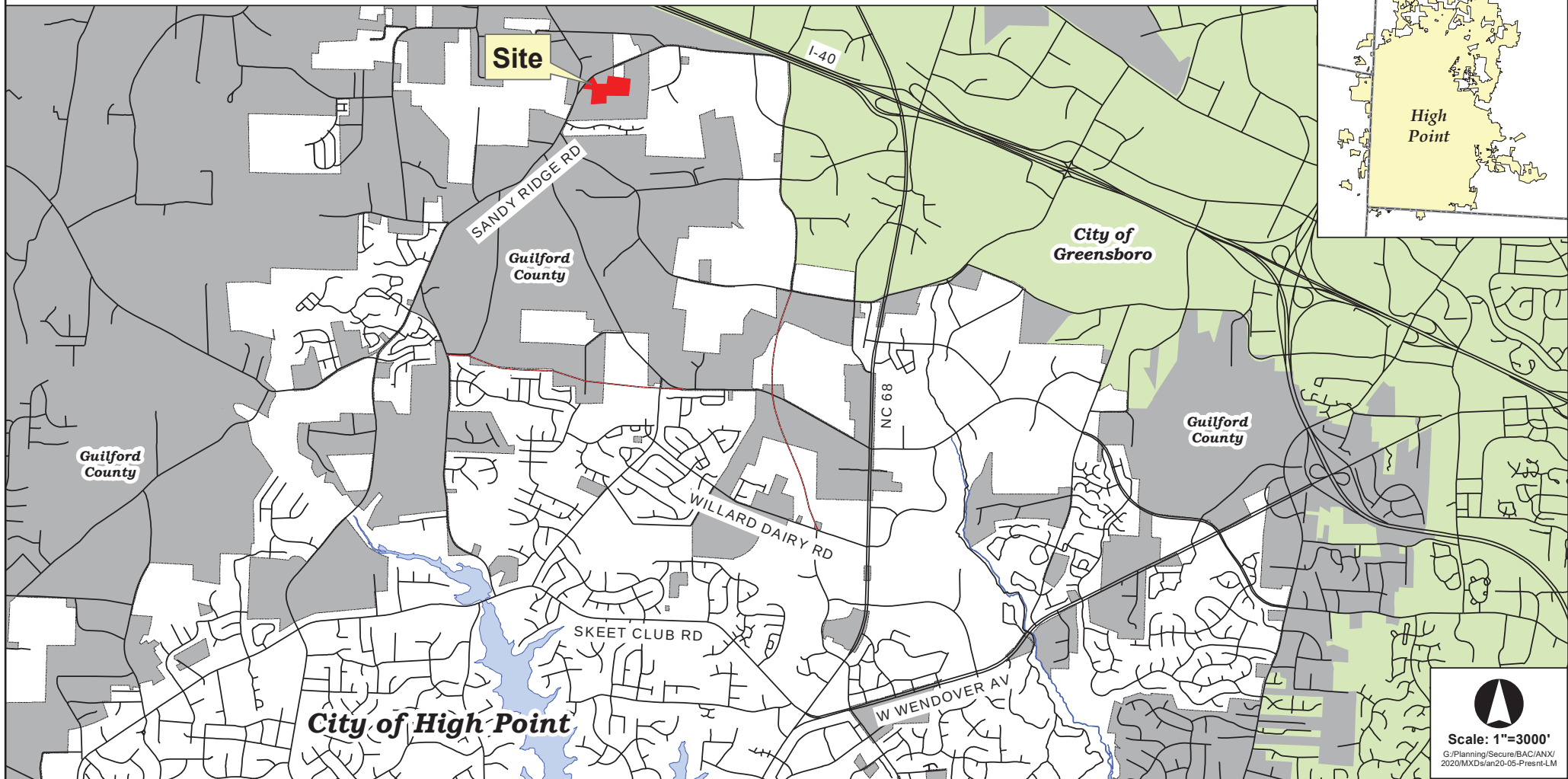
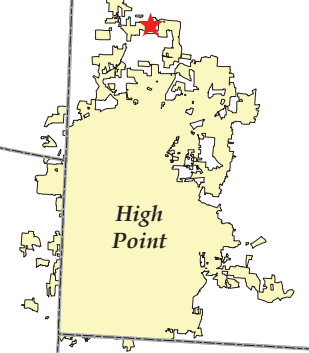
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ANNEXATION REQUEST AN-20-05

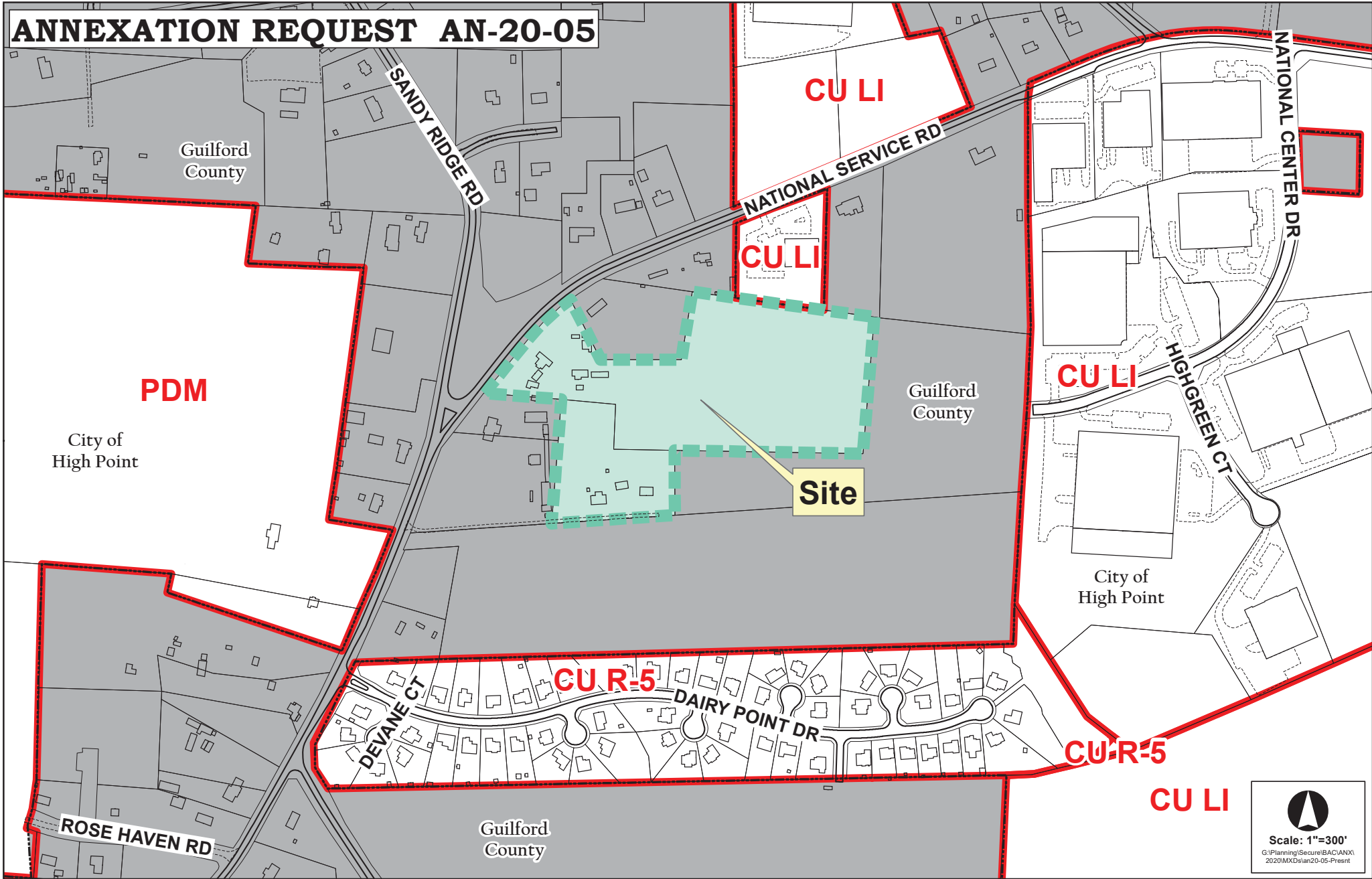
Applicant: George H Pitts and Lala B Pitts

Vicinity Map



Scale: 1"=3000'
G:\Planning\Secure\BAC\ANX\2020\MXD\an20-05-Present.LM

ANNEXATION REQUEST AN-20-05



Scale: 1"=300'

G:\Planning\Secure\BAC\ANX\2020\MX\Delan20-05-Present

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 17th day of August, 2020; 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 **August 19, 2020**.

ANNEXATION DESCRIPTION

George Pitts and Lala Pitts - Annexation Case AN-20-05 (AN-20-05)

Parcel Description

Guilford County Tax Parcels: Guilford County Tax Parcels 170819 and 170821
Addressed as 8051 National Service Road and 2520 Sandy Ridge Road

ALL of that certain piece, parcels or tracts of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the eastern margin of National Service Road, a variable public right-of-way, said point being the northwest corner of William V. Dillon, either now or formerly, as described in instrument recorded in Deed Book 4810, Page 2070, in the Guilford County Registry, and having NC parcel no. 170865 ("The Dillon Property no. 170865"), said point also being, South 36 deg. 15 min. 18 sec. East 68.73 feet from an existing iron pipe and nail and being a control point, having NAD 83\2011 coordinates of, Northing = 849,994.261 and Easting = 1,706,961.625 and running thence from the **Point of Beginning** and along the eastern margin of National Service Road, the following three (3) courses and distances: (i) North 37 deg. 51 min. 57 sec. East 216.37 feet to a point; (ii) North 39 deg. 24 min. 52 sec. East 98.52 feet to a point; (iii) North 43 deg. 33 min. 21 sec. East 136.27 feet to an existing iron pipe, the northwest corner of Gene B. Pitts and Oma Lou Pitts, either now or formerly, as described in instrument recorded in Deed Book 3656, Page 1656, in the Guilford County Registry, and having NC parcel no. 170856 ("The Pitts Property"); thence leaving the eastern margin of National Service Road and along the lines of The Pitts Property, the following three (3) courses and distances: (i) South 29 deg. 34 min. 58 sec. East 212.10 feet to an existing iron pipe; (ii) North 86 deg. 58 min. 58 sec. East 291.14 feet to an existing iron pipe; (iii) North 06 deg. 13 min. 30 sec. East 244.57 feet to an existing iron pipe in the southern line of Eddie W. Bates and Sharon T. Bates, either now or formerly, as described in instrument recorded in Deed Book 3271, Page 686, in the Guilford County Registry, and having NC parcel no. 170845 ("The Bates Property"); thence along the southern line of The Bates Property, South 84 deg. 10 min. 26 sec. East 202.20 feet to a point, the southwest corner of Deric, LLC, either now or formerly, as described in instrument recorded in Deed Book 4871, Page 622, in the Guilford County Registry, and having NC parcel no. 2099875 ("The Deric Property"); thence along the southern line of The Deric Property, South 84 deg. 10 min. 26 sec. East 322.83 feet to a point, the southwest corner of Constantin Sticea and Lilliana Sticea, either now or formerly, as described in instrument recorded in Deed Book 7468, Page 2958, in the Guilford County Registry, and having NC parcel no. 169799 ("The Sticea Property"); thence along the southern line of The Sticea Property, South 84 deg. 10 min. 26 sec. East 201.30 feet to an existing solid iron pipe, the northwest corner of Dennis W. Robinson and Paulette D. Bull, either now or formerly, as described in instrument recorded in Deed Book 1575, Page 621, in the Guilford County Registry, and having NC parcel no. 170839 ("The Dennis W. Robinson Property"); thence with lines of The Dennis W. Robinson Property, the following three (3) courses and distances: (i) South 05 deg. 58 min. 32 sec. West 493.89 feet to an existing iron pipe; (ii) South 88 deg. 32 min. 55 sec. West 677.44 feet to an existing solid iron pipe; (iii) South 00 deg. 56 min. 13 sec. West 200.95 feet to an existing solid iron pipe in the northern line of Paul W. Robinson and Cleo F. Robinson, either now or formerly, as described in instrument recorded in Deed Book 3641, Page 381, in the Guilford County Registry, and having NC parcel no. 170820 ("The Paul W. Robinson Property"); thence with northern line of The Paul W. Robinson Property, South 85 deg. 59 min. 49 sec. West 413.64 feet to an existing iron pipe, the southeast corner of William V. Dillon, either now or formerly, as described in instrument recorded in Deed Book 3929, Page 1632, in the Guilford County Registry, and having NC parcel no. 170822 ("The Dillon Property no. 170822"); thence with the lines of The Dillon Property no. 170822 and The Dillon Property no. 170865, the following two (2) courses and distances: (i) North 02 deg. 21 min. 06 sec. West

387.14 feet to an existing tall iron pipe; (ii) North 88 deg. 52 min. 11 sec. West 273.41 feet to the **Point and Place of Beginning** and containing 15.428 acres, more or less, as shown on that certain survey entitled "Straton Oakmont Properties" prepared by Borum, Wade and Associates, P.A. dated August 03, 2020.

SECTION 2. Upon and after **August 19, 2020** 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 **19th** day of **August, 2020**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

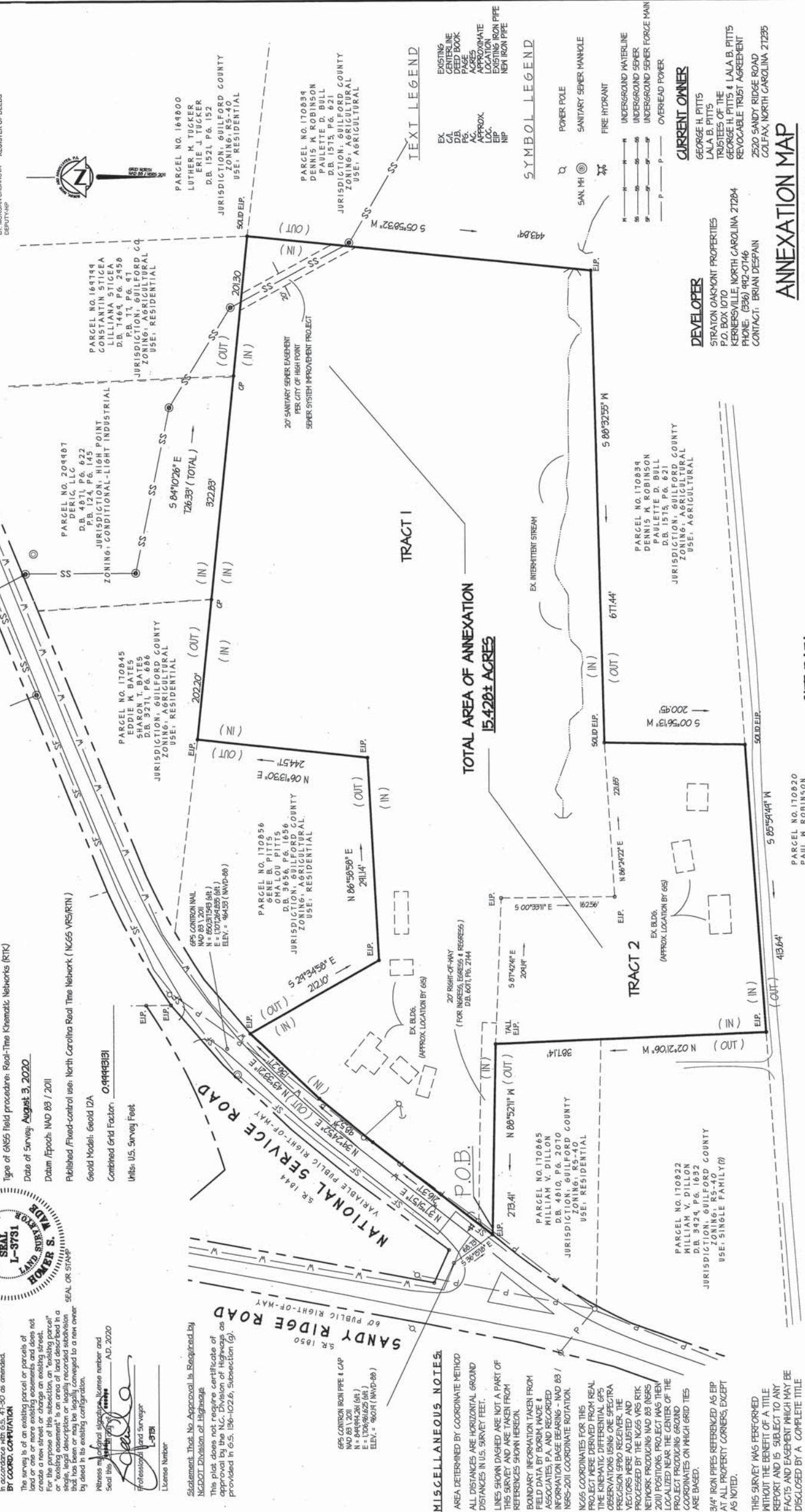
Lisa B. Vierling, City Clerk

SURVEYOR'S CERTIFICATION
I, **HOMER S. MADE**, certify that this plat was drawn under my supervision (and description recorded in Book **204**, Page **81**, etc.) (other), that the boundaries not surveyed are clearly indicated as done from information found in Book **NOTED**, Page **NOTED**; that the errors in this plat are not material and are corrected in accordance with G.S. 41-30 as amended.
BY COMMISSIONER
The survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a plat or deed which has been or may be legally conveyed to a new owner by deed in its existing configuration.
Witness my official signature, license number and seal this **11th** day of **August**, A.D. 2020.
HOMER S. MADE
Professional Land Surveyor
License Number **1-3731**

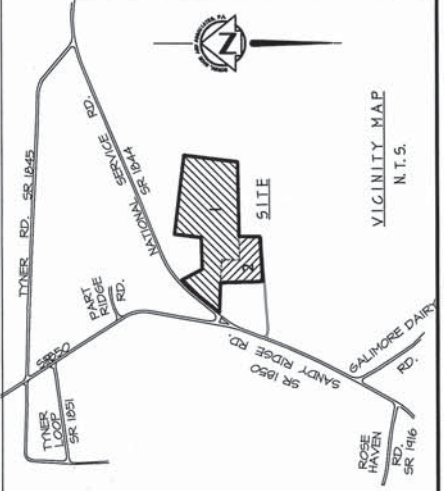


GPS SURVEYOR'S CERTIFICATION
I, **HOMER S. MADE**, certify that this map was drawn under my supervision from an actual GPS/AGCS survey made under my supervision and the following information was used to perform the Rural Survey:
Positional Accuracy: **0.10'**
Type of GPS field procedure: **Real-Time Kinematic Networks (RTK)**
Date of Survey: **August 3, 2020**
Datum Epoch: **NAD 83 / 2011**
Published Fixed-control use: **North Carolina Real Time Network (NC65 VRS-RTN)**
Geoid Model: **Geoid 12A**
Combined Grid Factor: **0.999992181**
Units: **U.S. Survey Feet**

FEMA FLOOD ZONE CERTIFICATION
The Property is located within an area having a Zone Designation **X** by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. **3107020014 3107020400**, with a date of identification of **JUNE 18, 2007** for Community No. **31081 & 31013** in **Guilford County, State of NORTH CAROLINA** which is the current Flood Insurance Rate Map for the community in which the Property is situated.



MISCELLANEOUS NOTES:
AREA DETERMINED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY BORUM, MADE & ASSOCIATES, P.A. AND RECORDED INFORMATION BASE BEARING - NAD 83 / NRS-2011 COORDINATE ROTATION.
NG65 COORDINATES FOR THIS PROJECT WERE DERIVED FROM REAL TIME KINEMATIC DIFFERENTIAL GPS OBSERVATIONS USING ONE SPECTRA PRECISION SP90 RECEIVER. THE VECTORS WERE ADJUSTED AND PROCESSED BY THE NG65 VRS RTK NETWORK PRODUCING NAD 83 NRS 2011 POSITIONS. PROJECT WAS THEN LOCALIZED NEAR THE CENTER OF THE PROJECT PRODUCING GROUND COORDINATES ON WHICH GRID TIES ARE BASED.
3/4" IRON PINS REFERENCED AS EIP AT ALL PROPERTY CORNERS, EXCEPT AS NOTED.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.



CITY COUNCIL ANNEXATION APPROVAL
THE ANNEXATION ORDINANCE FOR THIS PROPERTY WAS APPROVED BY HIGH POINT CITY COUNCIL ON **Nov. 4, 2020** WITH THE EFFECTIVE DATE OF ANNEXATION BEING **Nov. 4, 2020** AND THE FOLLOWING ORDINANCE NUMBER **7639/20-55**
SIGNED: **[Signature]** MAYOR
AIRPORT OVERLAY DISTRICT NOTICE
THIS PROPERTY IS LOCATED WITHIN THE CITY OF HIGH POINT OVERLAY DISTRICT ZONE I AND IS SUBJECT TO AIRCRAFT PROTECTION AND AIRCRAFT NOISE THAT MAY BE COLLECTABLE DEPENDENT UPON THE USE AND LOCATION OF THE PROPERTY. PLEASE REFER TO THE CITY'S AIRPORT OVERLAY DISTRICT REGULATIONS AND THE CITY OF HIGH POINT DEPARTMENT OF PLANNING & DEVELOPMENT FOR MORE INFORMATION ON POTENTIAL NOISE IMPACTS.
THE OWNERS OF THIS SUBDIVISION ARE REQUIRED TO PROVIDE NOTIFICATION THAT THIS PROPERTY IS WITHIN THE AIRPORT OVERLAY DISTRICT ZONE I TO ALL PROSPECTIVE LOT PURCHASERS, BY MEANS OF A WRITTEN DISCLOSURE STATEMENT.

SITE DATA	
AREA TRACT 1	
TAX PARCEL NO.	170814
TAX PIN	780419143
DEED REFERENCE	D.B. 601, PG. 2144
WATERSHED	CITY LAKE HIGH POINT
AREA TRACT 2	
TAX PARCEL NO.	170821
TAX PIN	78041915123
DEED REFERENCE	D.B. 601, PG. 2144
WATERSHED	CITY LAKE HIGH POINT
TOTAL AREA	15.420± ACRES

ANNEXATION MAP
GEORGE H. PITTS & LALA B. PITTS REVOCABLE TRUST; PITTS, LALA B. TRUSTEE
2520 SANDY RIDGE ROAD
8051 NATIONAL SERVICE ROAD
COLFAX, NORTH CAROLINA 27282
DEEP RIVER TOWNSHIP, GUILFORD COUNTY
SCALE: 1"=100' DATE: AUGUST 3, 2020
0 50' 100' 150' 200'
DEVELOPER
STRATON OAKMONT PROPERTIES
P.O. BOX 1070
KERNERSVILLE, NORTH CAROLINA 27284
PHONE: (336) 942-0746
CONTACT: BRIAN DESPAIN
CURRENT OWNER
GEORGE H. PITTS
LALA B. PITTS
TRUSTEES OF THE
GEORGE H. PITTS & LALA B. PITTS
REVOCABLE TRUST AGREEMENT
2520 SANDY RIDGE ROAD
COLFAX, NORTH CAROLINA 27285
BORUM, MADE AND ASSOCIATES, P.A. - ENGINEERS, PLANNERS, SURVEYORS
P.O. BOX 21882 GREENSBORO, NC. 27420-1882
621 EUGENE COURT, SUITE 100, GREENSBORO, NC. 27401-2711
PHONE: (336) 275-0471 FAX: (336) 275-3719
WEB: www.borum-made.com
N.C. LICENSE #: C-0868

Herbert Shannon Jr

From: Judy Stalder <jstalder@northstate.net>
Sent: Monday, September 21, 2020 9:45 AM
To: Herbert Shannon Jr
Subject: UMA Geotechnical Construction ZA-20-13

Dear Council Members:

UMA Geotechnical Construction, the applicant for rezoning ZA-20-13 on National Service Road, requests a continuance of the public hearing to November 2, 2020. The applicant needs the additional time to complete due diligence on the property.

Thank you for considering this request.

Judy Stalder

The Stalder Group LLC PO Box 5581 High Point NC 27262
336.688.2204 jstalder@northstate.net

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City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



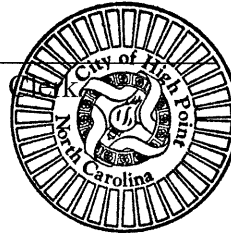
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

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 November 4, 2020 and upon approval by City Council will be recorded in Book 95 of the Official Minute Books and Ordinance Book Volume XXI, Ordinance No. 7639/20-55, page 54, Legislative File No. 2020-316 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 4th day of November 2020.

Lisa B. Vierling
Lisa B. Vierling, City



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 4th day of November 2020.

Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

