City of High Point

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

Meeting Agenda

Wednesday, October 19, 2022

3:00 PM

City Council Chambers

Special Called Meeting

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

CALL TO ORDER, ROLL CALL

PRESENTATION OF ITEMS

2022-493 **Update-Airport Overlay**

Staff will be giving an update on the Airport Overlay.

Attachments: 2018 Present Noise Complaints at PTI
ARO evaulation and recommendations cc briefing 9-19-22
North Carolina Special Warranty Deed
Q&A Regarding Aircraft Noise Contours and Land Use Conflicts
Study PTIA v Home Furnishing Market

2022-494 **Update-American Rescue Plan Act (ARPA) Funding**

Staff will be giving an update regarding the American Rescue Plan Act (ARPA) Funding.

Attachments: High Point ARP Funding Update - 10-19-2022

ADJOURNMENT

American Rescue Plan Funding and Project Update

Stephen M. Hawryluk
Budget & Performance Manager

Budget & Evaluation Division | Financial Services Department

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Funding

- High Point's allocation: $22,699,511

- Committed/Spent: $8,862,085
  - Critical Capital Needs (Police Services): $5,862,085
  - 300 Oak (Government Services): $3,000,000

- Remaining: $13,837,426

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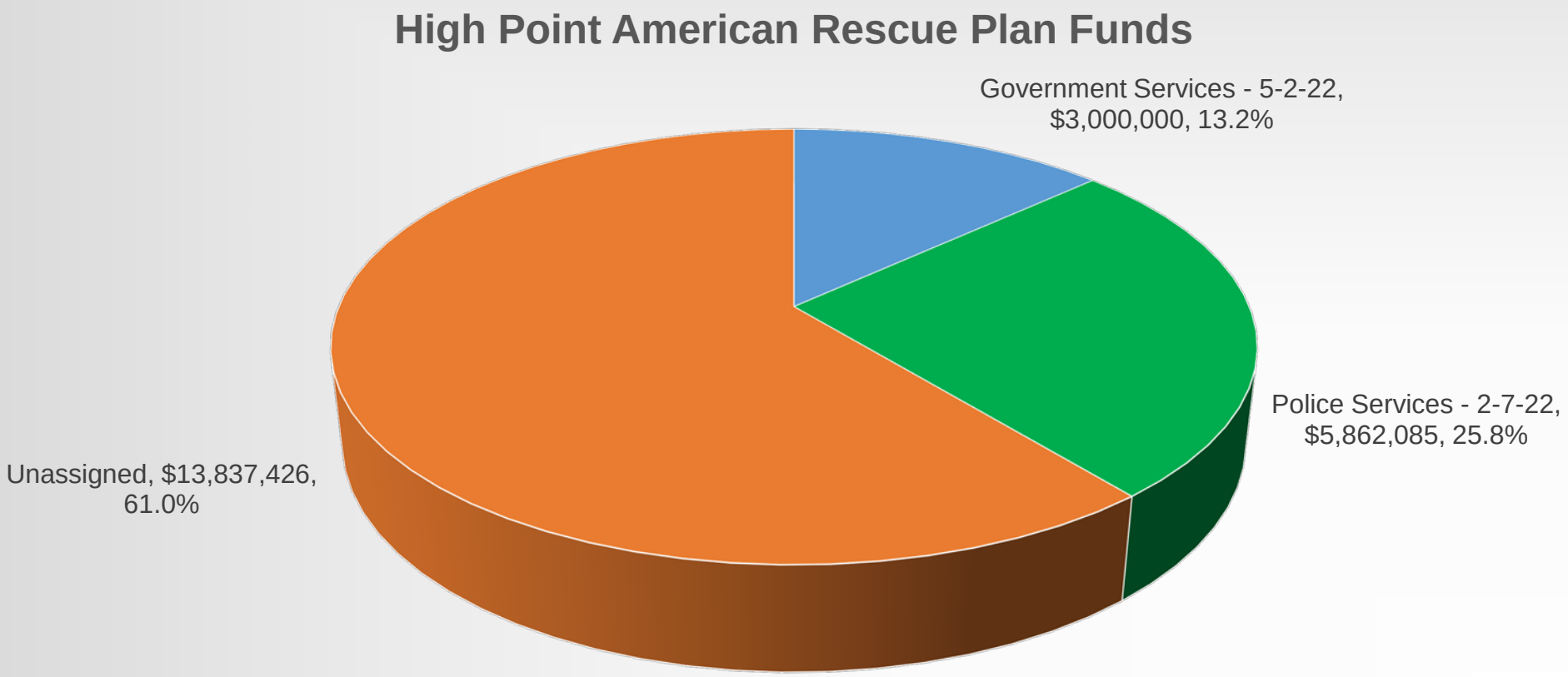
Spending To Date



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Community Input Sessions

- Two community input sessions held
  - November 16, 2021
  - November 18, 2021

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Council Priority Projects

Project	Amount
Homeless shelter local match	$1,000,000
Targeted neighborhood improvements	$2,500,000
Foxwood Meadows alternate access	$1,100,000
300 Oak	$3,000,000
Subtotal – Council Priorities	$7,600,000

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Outside Requests

Project	Amount
Building the Best Guilford	$2,500,000
The “Bridge” Proposal	$3,858,000
High Point Schools Partnership – Broadband	$30,000
United Way	$250,000
Unity Festival	$35,000
High Point Regional Health Foundation	$500,000
Subtotal – Outside Requests	$7,173,000

*Agencies that have requested to apply for ARP funds, if an application process occurs, include: Servant’s Heart Worship Center, West End Ministries, Ready Ready, Reading Connections, World Relief Triad, American Home Furnishings Hall of Fame, and Caring Services

**The above list does not reflect all agencies that may be interested

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Questions?

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Q&A Regarding Aircraft Noise Contours And Land Use Conflicts

- **Does pre-purchase knowledge of potential noise or the execution of an avigation easement prevent future litigation?**

No. Nearby residents filed a number of lawsuits in state and federal court over issuance of the environmental permits for the FedEx project. These lawsuits took years to finally resolve.

- **Why do most other airports use a different type of noise measurement (DNL)?**

The critical issue for High Point is the noise created by low-flying air cargo planes with nighttime flights. DNL, on the other hand, is based on average noise over a 24-hour period. Even though it weighs night-time noise more heavily, DNL does not reflect the immediate effect a cargo plane has on sleep while it flies a few hundred feet above a residential structure.

- **But we didn't lose FedEx when The Cardinal filed several lawsuits 20 years ago.**

We were very fortunate that FedEx remained patient while litigation took several years to complete. Other companies need land that is shovel-ready, or they move to location choice #2. Plus, the FedEx litigation put at risk everything that made PTIA the #1 air cargo hub in North Carolina.

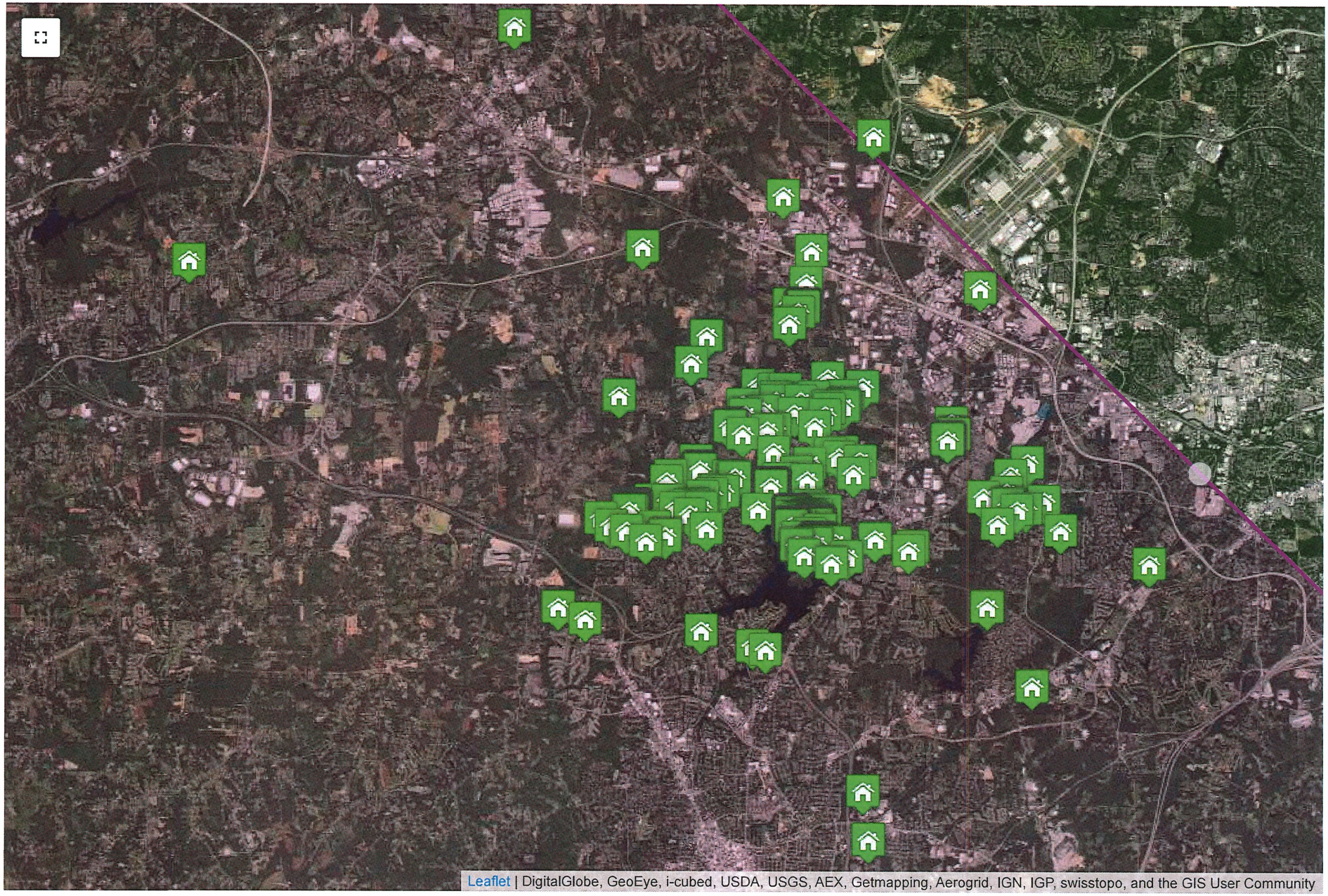
- **Will airport noise become less of a problem over time?**

Overall noise over North High Point will likely increase substantially with the increase in air cargo traffic that is projected in the airport's 2040 master plan forecast.

There has been a reduction in the noise that modern aircraft make on departure. This reduction, however, is already reflected in the proposed elimination of one-fourth of the land in the current overlay district. There has been much less reduction in arrival noise.

We don't know what each future year holds, but the assumption is that more growth (aircraft manufacturers, air cargo carriers, supply chain manufacturers, trucking that supports air cargo land transport, warehouses, etc.) is coming. Avoiding unnecessary land use conflicts makes sense, as does reserving more land for industrial and commercial companies that will benefit from proximity to the airport.

2018 - Present: Noise Complaints at PTI



Complaints logged through Veoci system https://veoci.com/v/c/55869/map/layers

PTIA[1] v. Home Furnishing Market[2]

PTIA	High Point Market
Impact on Local[3] Economy $8.6 Billion[4]	Impact Spread Over 30 Counties $6.73 Billion
Jobs Supported 30,000+	Jobs Supported 25,014[5]
Labor Income $1.6 Billion	Labor Income $1.8 Billion[6]
State and Local Tax Contribution $204.7 Million	State and Local Tax Contribution $202 Million
#1 State's largest air cargo hub, supporting FedEx, UPS, DHL, etc.	#1 World's leading trade show for home furnishings

[1] Per annual study by NCDOT, updated through 2021
[2] Per study commissioned by HP Market Authority, January 2019
[3] Study does not specify how many jobs are local versus spread across distant counties.
[4] Impact expected to rise to or above $9 billion when updated
[5] The study did not break down how many jobs were for the week of market only
[6] Spread over 30 counties in N.C. and Virginia

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DEPUTY-GB
BY: MARY BROWN

2021090998
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $26.00
STATE OF NC
REAL ESTATE
EXTX $1704.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $ 1,704.00
Parcel ID: 170820 and 170839
Pick Up Box to: Brooks Pierce (lcg)
Prepared by: S. Leigh Rodenbough IV, Esq., Suite 2000 Renaissance Plaza, 230 N. Elm St., Greensboro, NC 27401
Brief description for the Index: 36.071 acres, 2516 ZZ and 2518 ZZ Sandy Ridge Road, Colfax, NC

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 1st day of December 2021, by and between:

GRANTOR	GRANTEE
DENNIS WADE ROBINSON and wife, **TERESA M. ROBINSON** P.O. Box 207 Colfax, NC 27235 and **PAUL MARTIN BULL** and wife, **MARGARET ELLEN BUMP BULL** 524 High Point Street Randleman, NC 27317 and **JENNIFER LYNNE BULL HESS, a/k/a JENNIFER HESS**, unmarried 128 Benjamin Road Eden, NC 27288	**SANDY RIDGE DEVELOPMENT PARTNERS, LLC** a North Carolina limited liability company P.O. Box 16168 High Point, NC 27261

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

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Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 6
North Carolina Association of Realtors, Inc. – Standard Form 6

Submitted electronically by "Brooks Pierce"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot or parcel of land (the "Property") situated in Deep River Township, Guilford County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

For the chain of title to Grantors see the deeds recorded in Book 3641, Page 381 (Book 3641, Page 375) and Book 1575, Page 621 in the Guilford County Registry; Last Will and Testament of Paul Wade Robinson (D.O.D. 1-9-2003; Guilford County Estate File No. 03-E-593) (Cleo Frazier Robinson, wife of Paul Wade Robinson pre-deceased on 12-29-1998); Last Will and Testament of Paulette Dianne Robinson Bull (D.O.D. 5-27-2018; Guilford County Estate File No. 18-E-1968).

Teresa M. Robinson, the wife of Dennis W. Robinson, and Margaret Ellen Bump Bull, the wife of Paul Martin Bull, join in this Deed for the sole purpose of conveying any marital interests they may have in the Property conveyed by this Deed and therefore make no warranties of title or otherwise in this deed.

All or a portion of the Property does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions hereinafter stated:

Title to the Property herein described is conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of way and easements properly of record, if any, and ad valorem taxes for the current year, which will be prorated between the buyer and seller at closing. Rollback of deferred taxes for the present use valuation of the Property for the current and prior (3) three years shall be calculated by the Guilford County Tax Office and paid by Seller at closing.

IN WITNESS WHEREOF, Grantors have duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative, as of the dates below.

Execution and Acknowledgment Pages follow.

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EXECUTION AND ACKNOWLEDGMENT PAGE
[Page 1 of 3]

DATE: 12/1/2021 _____(SEAL)
DENNIS WADE ROBINSON

DATE: 12/1/2021 _____(SEAL)
TERESA M. ROBINSON

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I KAREN C. Dillingham, a Notary of the above state and county, certify that the following person(s), DENNIS WADE ROBINSON and TERESA M. ROBINSON personally appeared before this day each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity represented and identified therein as Grantor. Witness my hand and official stamp or seal, this the 1 day of December, 2021.

Affix Notary Seal/Stamp

NOTARY PUBLIC
KAREN C. DILLINGHAM
GUILFORD COUNTY, NC

Karen C. Dillingham
Notary Public (Official Signature)

My Commission Expires: April 1, 2024

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EXECUTION AND ACKNOWLEDGMENT PAGE
[Page 2 of 3]

DATE: 12-1-2021

Paul Martin Bull (SEAL)
PAUL MARTIN BULL

DATE: 11-30-21

Margaret Ellen Bump Bull (SEAL)
MARGARET ELLEN BUMP BULL

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I Karen C. Dillingham, a Notary of the above state and county, certify that the following person(s), PAUL MARTIN BULL personally appeared before this day acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 1 day of December, 2021.

Affix Notary Seal/Stamp

NOTARY PUBLIC
KAREN C. DILLINGHAM
GUILFORD COUNTY, NC

Karen C. Dillingham
Notary Public (Official Signature)

My Commission Expires: April 1, 2024

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I Kimberly S. Christian, a Notary of the above state and county, certify that the following person(s), MARGARET ELLEN BUMP BULL personally appeared before this day acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 30th day of November, 2021.

Affix Notary Seal/Stamp

KIMBERLY S. CHRISTIAN
NOTARY PUBLIC
ROCKINGHAM COUNTY, NC
My Commission Expires 11-22-2023

Kimberly S. Christian
Notary Public (Official Signature)

My Commission Expires: 11-22-2023

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EXECUTION AND ACKNOWLEDGMENT PAGE
[Page 3 of 3]

DATE: 12/01/2021

Jennifer Lynne Bull Hess (SEAL)
JENNIFER LYNNE BULL HESS, a/k/a
JENNIFER HESS

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I Karen C. Dillingham, a Notary of the above state and county, certify that the following person(s), JENNIFER LYNNE BULL HESS, a/k/a JENNIFER HESS personally appeared before this day each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity represented and identified therein as Grantor. Witness my hand and official stamp or seal, this the 1 day of December, 2021.

Affix Notary Seal/Stamp

NOTARY PUBLIC
KAREN C. DILLINGHAM
GUILFORD COUNTY, NC

Karen C. Dellingham
Notary Public (Official Signature)

My Commission Expires: April 1, 2024

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EXHIBIT A

Legal Description for 2516 AND 2518 Sandy Ridge Rd
36.071 acres
Deep River Township, Guilford County Tax Parcel 170820 and 170839
North Carolina

Beginning at an existing #4 rebar being the northwest terminus of National Center Drive as shown recorded on Plat Book 123, Page 26, Guilford County Registry, also being the south west corner of Barringer Leasing, LLC as described in Deed Book 7409, Page 1684, Guilford County Registry and further shown as Lot 1-D recorded on Plat Book 143, Page 83, Guilford County Registry; thence with the western terminus of said National Center Drive having a right of way of 60 feet South 03 deg. 19 min. 32 sec. West a distance of 327.54 feet to an existing iron pipe 2 feet tall and being the south east corner of Dennis Wade Robinson as described in Deed Book 1575, Page 621, Guilford County Registry (Tax Parcel 170839); thence with the eastern line of Paul Wade Robinson and wife, Cleo Frazier Robinson as described in Deed Book 3641, Page 381, Guilford County Registry (Tax Parcel 170820) South 01 deg. 52 min. 41 sec. West a distance of 404.65 feet to an existing iron pipe; thence continuing with the same South 01 deg. 53 min. 30 sec. West a distance of 143.06 feet to an existing 1 inch iron pipe; thence with the northern line of Frazier Downs as shown recorded on Plat Book 131, Page 19, Guilford County Registry South 88 deg. 25 min. 22 sec. West a distance of 1,129.96 feet to an existing iron pipe; thence with the northern line of Frazier Downs as shown recorded on Plat Book 131, Page 18, Guilford County Registry South 88 deg. 25 min. 30 sec. West a distance of 942.60 feet to an existing iron pipe and being the south eastern most corner of herein described property, thence with the eastern line of Jennifer Hess as described in Deed Book 4789, Page 1648, Guilford County Registry North 10 deg. 01 min. 36 sec. East a distance of 142.71 feet to an existing rebar; thence with the eastern line of Paul Martin Bull as described in Deed Book 4789, Page 1650, Guilford County Registry North 10 deg. 01 min. 36 sec. East a distance of 270.90 feet to an existing rebar; thence with the northern line of said Paul Martin Bull South 86 deg. 08 min. 06 sec. West a distance of 195.36 feet to a new iron pipe on the eastern right of way for Sandy Ridge Road (S.R. #1850); thence South 86 deg. 08 min. 06 sec. West a distance of 5.65 feet to an existing rebar; thence with the eastern right of way for said Sandy Ridge Road North 22 deg. 43 min. 31 sec. East a distance of 67.13 feet to an existing iron pipe, said existing iron pipe being the north western most corner of Paul Wade Robinson and wife, Cleo Frazier Robinson as described in Deed Book 3641, Page 381, Guilford County Registry (Tax Parcel 170820); thence with the western line of aforesaid Dennis Wade Robinson as described in Deed Book 1575, Page 621, Guilford County Registry (Tax Parcel 170839) and the eastern right of way for Sandy Ridge Road North 21 deg. 43 min. 52 sec. East a distance of 21.77 feet to a new iron pipe; thence with the southern line of William Vernon Dillon as described in Deed Book 3929, Page 1632, Guilford County Registry North 86 deg. 12 min. 06 sec. East a distance of 503.37 feet to an existing iron pipe; thence with the southern line of Stratton Oakmont Properties as described in Deed Book 8384, Page 1873, Guilford County Registry North 86 deg. 01 min. 00 sec. East a distance of 413.63 feet to an existing axle; thence continuing with the same North 00 deg. 57 min. 22 sec. East a distance of 200.96 feet to an existing axle; thence continuing with the same North

88 deg. 34 min. 24 sec. East a distance of 677.44 feet to an existing iron pipe; thence with an eastern line of the same North 05 deg. 58 min. 56 sec. East a distance of 493.92 feet to an existing rebar; thence with the southern line of Forrest A. Tucker as described in Deed Book 1521, Page 152, Guilford County Registry South 82 deg. 19 min. 58 sec. East a distance of 38.97 feet to an existing iron pipe; thence continuing with the same South 83 deg. 50 min. 57 sec. East a distance of 536.08 feet to an existing rebar; thence with a western line of aforesaid Barringer Leasing, LLC as described in Deed Book 7409, Page 1684, Guilford County Registry South 03 deg. 27 min. 09 sec. West a distance of 253.39 feet to the point and place of beginning containing 36.071 acres more or less, and shown on that survey entitled "Survey of 2512, 2514, 2516 and 2518 Sandy Ridge Rd", dated, signed and sealed by Anthony D. Lester, P.L.S. (Reg. No. L-4537) of Evans Engineering, Inc. (Corp. Lic. No. C-0168) on November 22, 2021.

The above described property being the same property conveyed in the Deeds to Paul Wade Robinson and wife, Cleo Frazier Robinson recorded in Book 3641, Page 381 and Book 1575, Page 621, in the Guilford County Registry.

AIRPORT OVERLAY DISTRICT CHANGES AND LAND USE POLICY EVALUATION

City Council Briefing

September 19, 2022

OVERVIEW OF PRESENTATION

- History of the Airport Overlay
- Overview of ARO District Standards
  - High Point
  - Greensboro
  - Guilford County
- Project Timeline for assessment of the 2020 Part 150 Update
- Overview of the assessment recommendations
- Review of Airport Overlay District Changes
  - Areas A-H
- Review of Land Use Policy Evaluation
  - Policy changes
  - Land Use Plan amendment

HISTORY OF THE AIRPORT OVERLAY

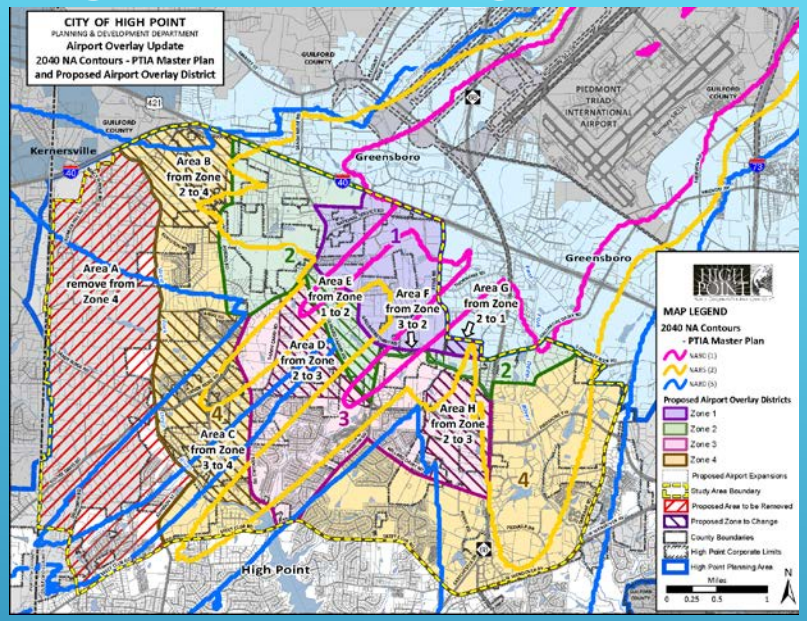
- **1998** - PTIA chosen as location for FedEx regional package sorting hub
- **April 2000** - Johnson Street/Sandy Ridge Road Area Plan designated large areas of industrial use in northern High Point to prevent conflict with noise sensitive land uses
- **December 2001** – FedEx Environmental Impact Statement (EIS) Released
- **August 2002** – Planning staff recommends hiring an acoustical consultant to study impact further.
- **February 2003** – Wyle Report released recommended using NA versus DNL as an impact on noise sensitive land uses
- **August 2003** - Council adopted ARO district based on Wylie analysis of EIS, DNL and NA metrics
- **November 2008** – First Part 150 Study approved by the FAA based on 2014 operational year

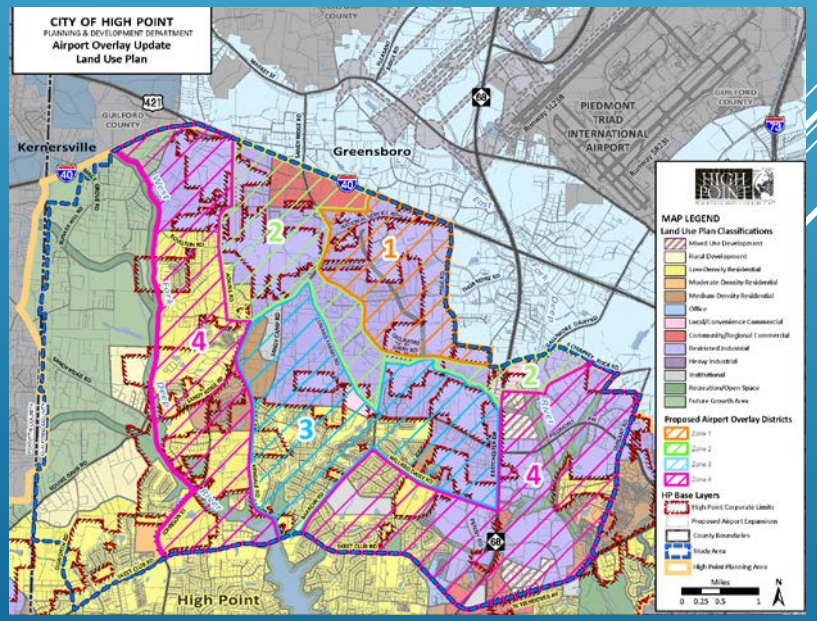
HISTORY OF THE AIRPORT OVERLAY (CONTINUED)

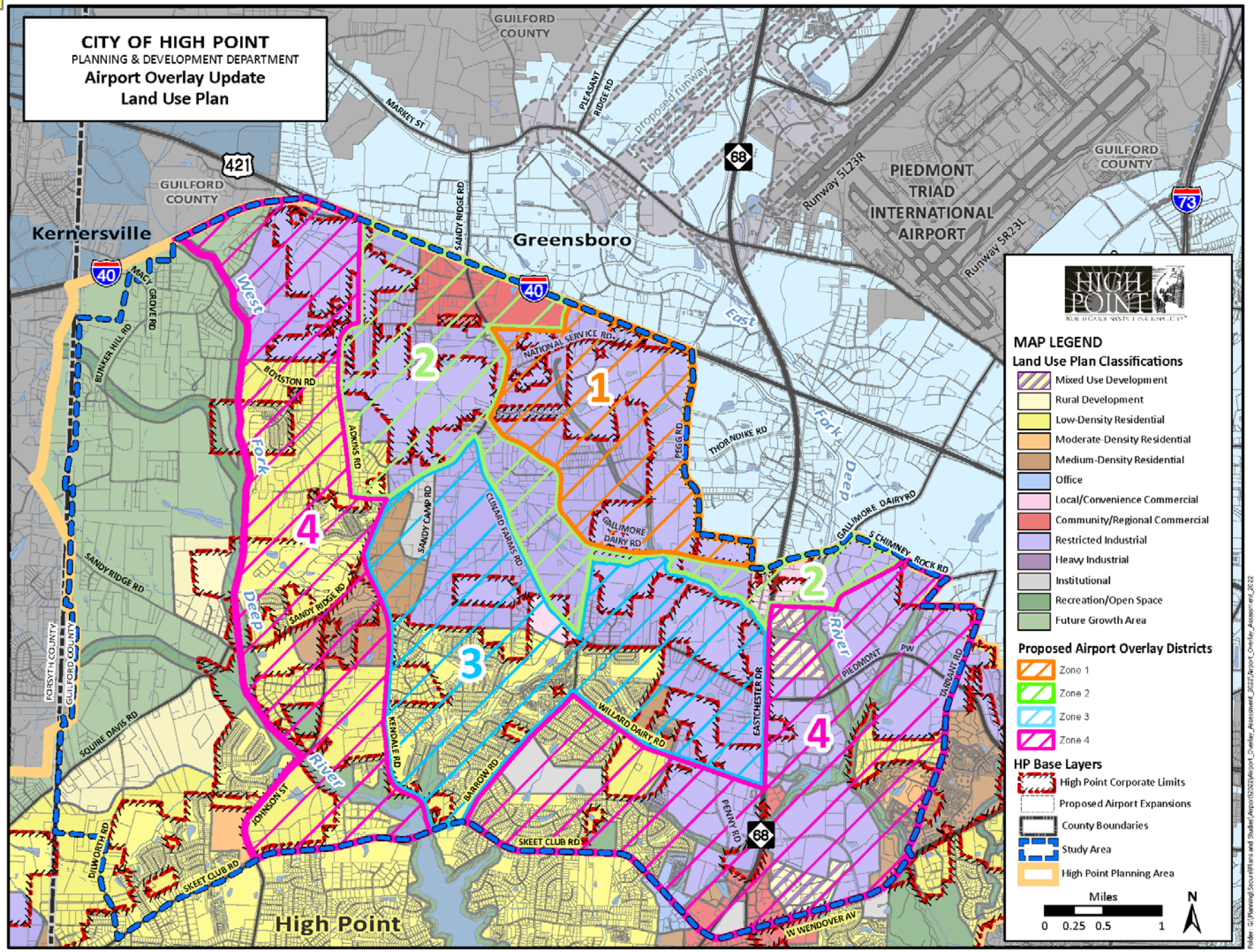
- **2010** – PTAA approves updated Master Plan to 2040 horizon year
- **January 2011** – Staff presents assessment report with recommended amendments to the ARO
- **March 2012** – Council adopted revised ARO
- **November 2017** – Council approved amendment to ARO based on submitted application
- **June 2019** – Council approved an amendment to the ARO based on submitted application
- **May 2019 - December 2020** – PTIA conducts a Part 150 Update study
- **July 19, 2021** – Staff presented assessment report with recommended amendments to the ARO based on the 2020 Part 150 Update
- **April 27, 2022** - FAA accepts Part 150 Update

HIGH POINT ARO DISTRICT STANDARDS

- 4 Zones (1-4)
- Zone 1
  - Closest to the airport
  - Based on 65 DNL from 2014 Part 150
  - No residential or large places of assembly
- Zone 2
  - Based on NA 90 (1)
  - No new residential
- Zone 3
  - Based on NA 90 (1)
  - Residential allowed with noise level reduction of 30dB
  - Created due to amount of already established residential in the area
- Zone 4
  - Based on NA 85 (2)
  - Notification
- All Zones
  - Notification
  - Waiver of claim

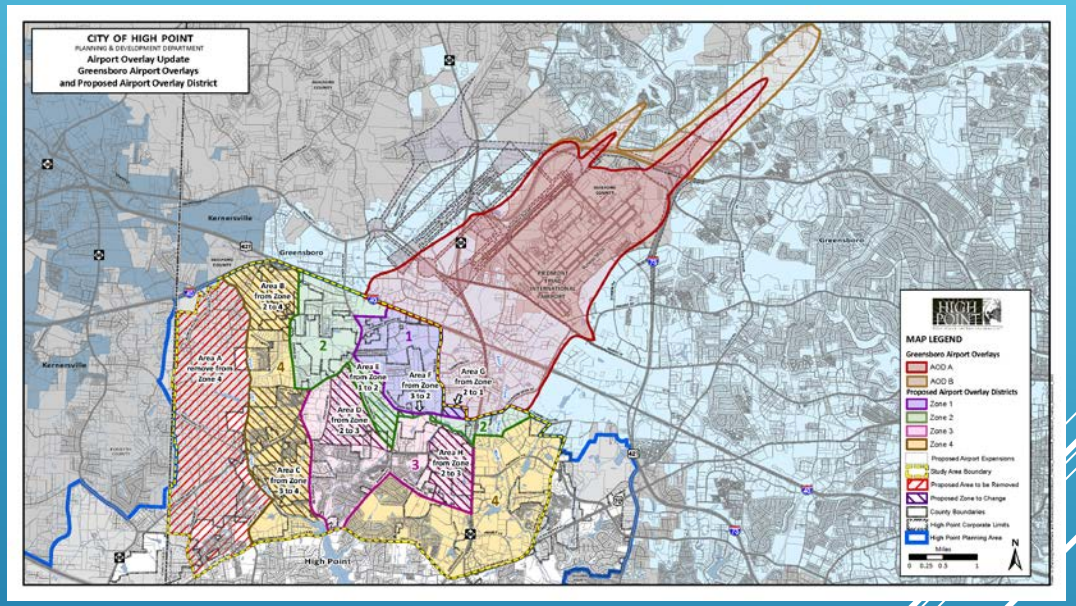


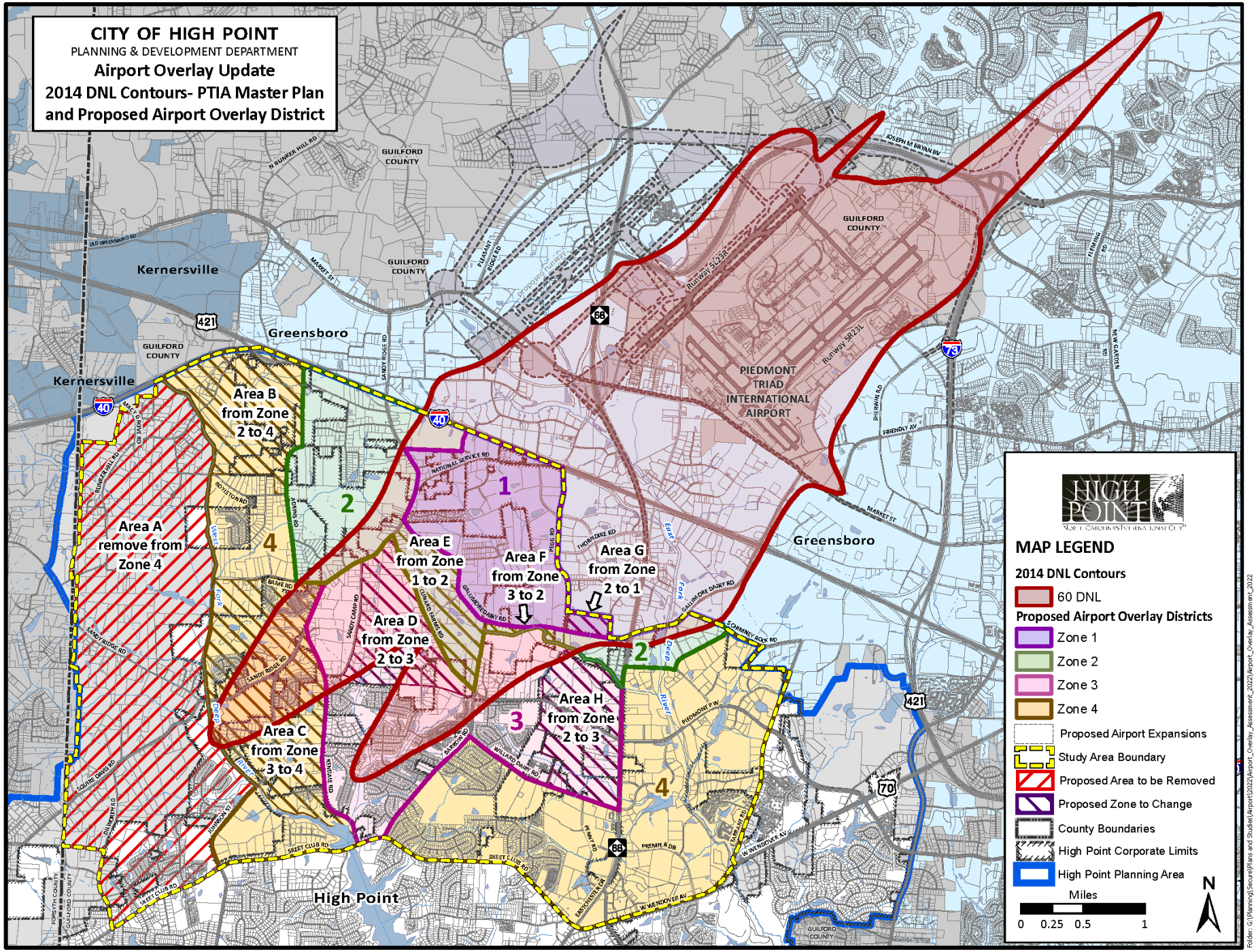



CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Airport Overlay Update
Land Use Plan
GUILFORD COUNTY
Kernersville
Greensboro
High Point
PIEDMONT TRIAD INTERNATIONAL AIRPORT
Runway 5L23R
Runway 5R23L
proposed runway
MARKET ST
PLEASANT RIDGE RD
SANDY RIDGE RD
MACY GROVE RD
BUNKER HILL RD
BOWSTON RD
ADKINS RD
NATIONAL SERVICE RD
PEGG RD
THORNDIKE RD
GALLIMORE DAIRY RD
S CHIMNEY ROCK RD
CLINARD FARMS RD
SANDY CAMP RD
SQUIRE DAVIS RD
KENDALE RD
BARROW RD
WILLARD DAIRY RD
EASTCHESTER DR
PIEDMONT PW
TARRANT RD
PENNY RD
SKEET CLUB RD
DIXWORTH RD
JOHNSON ST
W WENDOVER AV
FORSYTH COUNTY
West Fork Deep River
East Fork Deep River
1
2
3
4
MAP LEGEND
Land Use Plan Classifications
Mixed Use Development
Rural Development
Low-Density Residential
Moderate-Density Residential
Medium-Density Residential
Office
Local/Convenience Commercial
Community/Regional Commercial
Restricted Industrial
Heavy Industrial
Institutional
Recreation/Open Space
Future Growth Area
Proposed Airport Overlay Districts
Zone 1
Zone 2
Zone 3
Zone 4
HP Base Layers
High Point Corporate Limits
Proposed Airport Expansions
County Boundaries
Study Area
High Point Planning Area
Miles
0 0.25 0.5 1
N

GREENSBORO AIRPORT OVERLAY DISTRICT

- Two Areas
  - Both require
    - Notification
    - 30 dB noise level reduction standards
  - Area A
    - 2014 60 DNL contour from 2007 Part 150
    - Residential prohibited except for single-family dwellings on 40,000 square foot lots
  - Area B
    - 60 DNL from 2002 Airport Area Plan
    - Slightly larger – extends up to 220 in Greensboro
    - Allows residential with no lot size restriction




CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Airport Overlay Update
2014 DNL Contours- PTIA Master Plan
and Proposed Airport Overlay District
Area A
remove from
Zone 4
Area B
from Zone
2 to 4
Area C
from Zone
3 to 4
Area D
from Zone
2 to 3
Area E
from Zone
1 to 2
Area F
from Zone
3 to 2
Area G
from Zone
2 to 1
Area H
from Zone
2 to 3
PIEDMONT
TRIAD
INTERNATIONAL
AIRPORT
Runway 5L23R
Runway 5R23L
Proposed Runway
Kernersville
Greensboro
High Point
GUILFORD
COUNTY
MAP LEGEND
2014 DNL Contours
60 DNL
Proposed Airport Overlay Districts
Zone 1
Zone 2
Zone 3
Zone 4
Proposed Airport Expansions
Study Area Boundary
Proposed Area to be Removed
Proposed Zone to Change
County Boundaries
High Point Corporate Limits
High Point Planning Area
Miles
0 0.25 0.5 1
N
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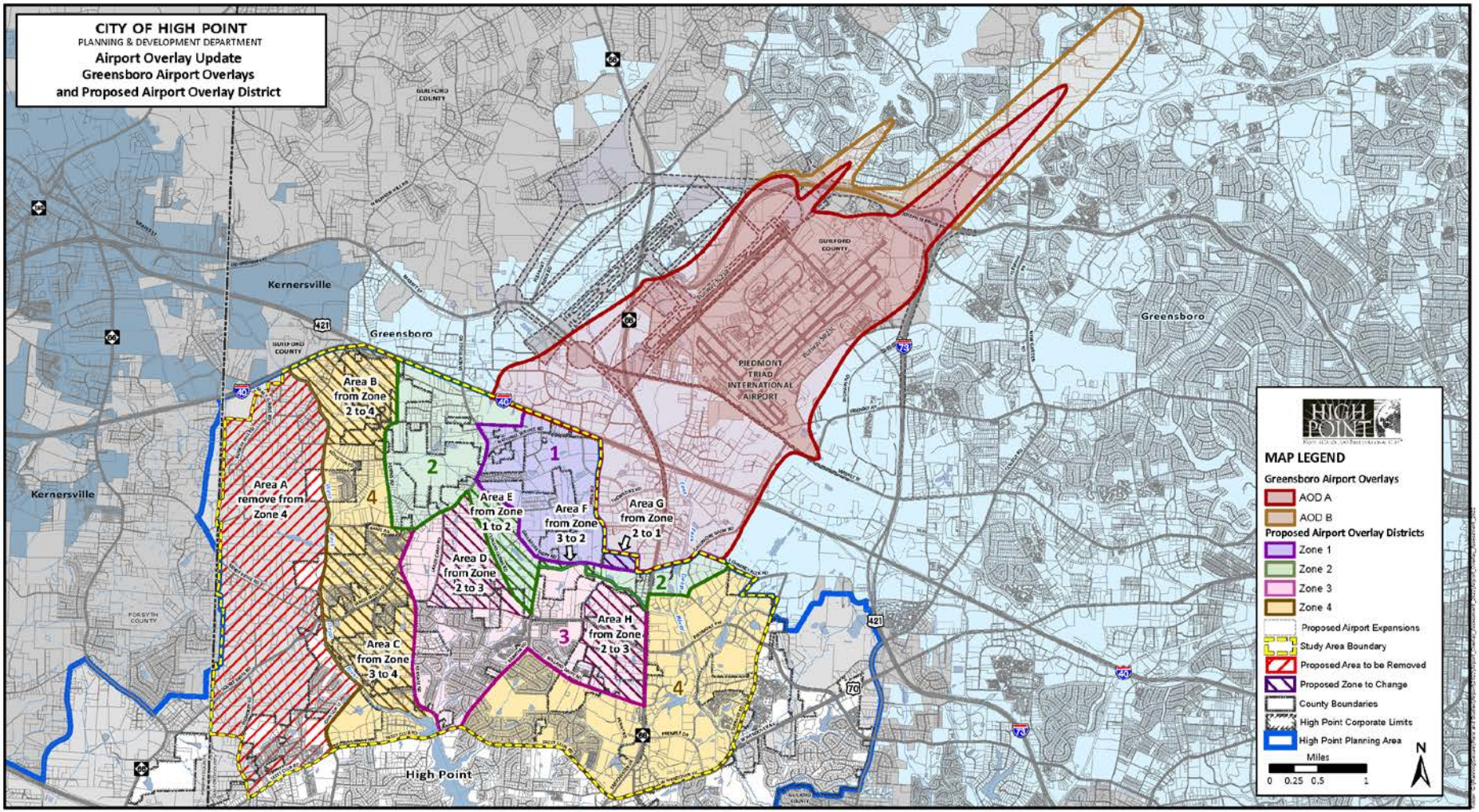
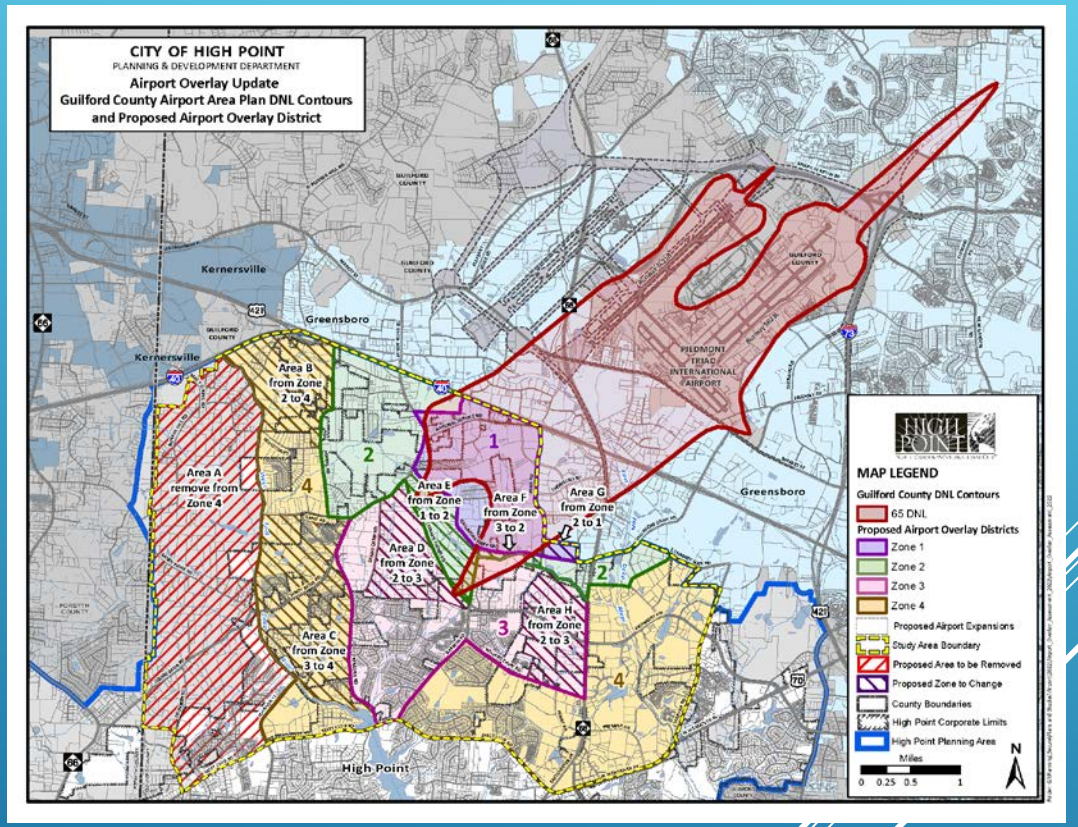
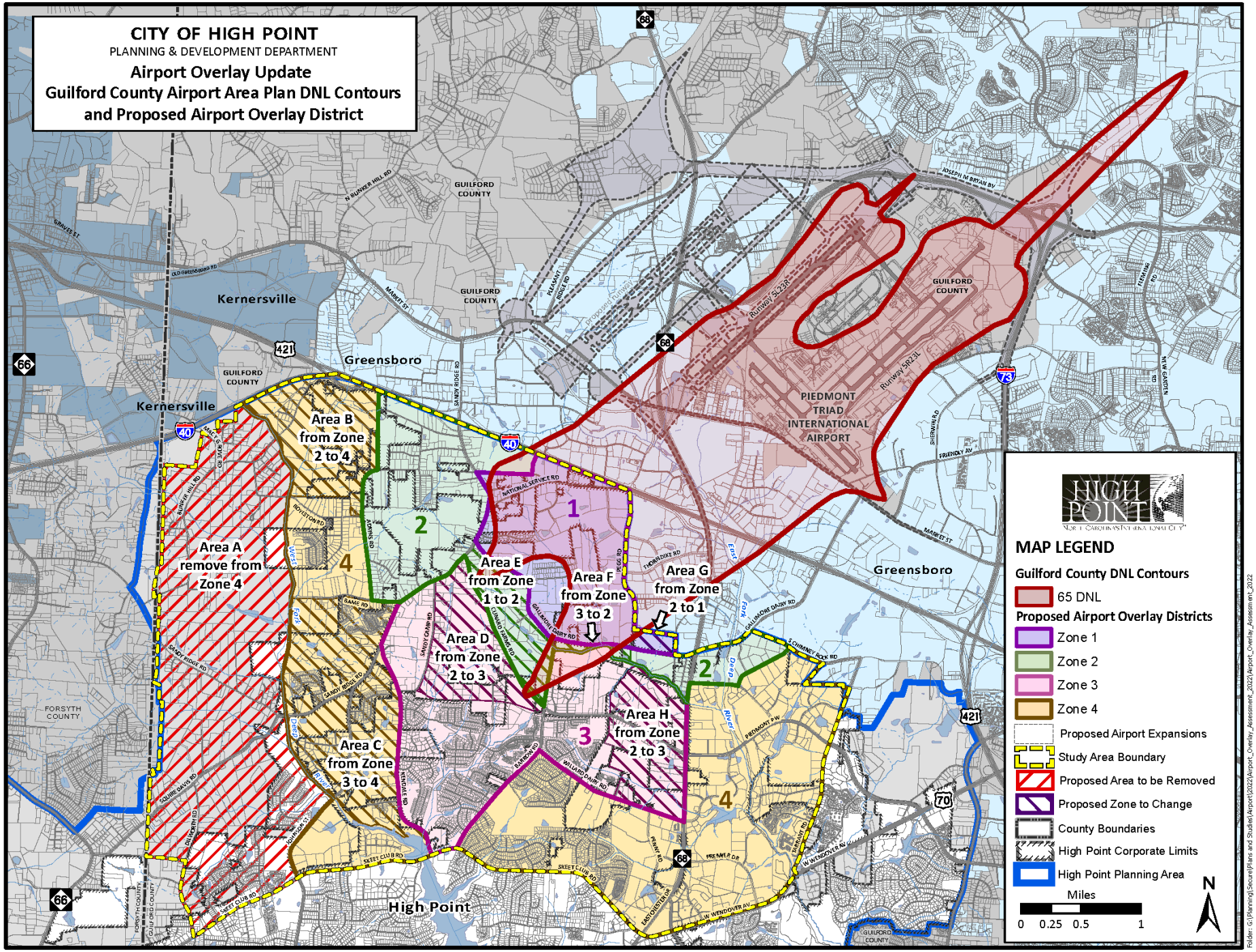

CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Airport Overlay Update
Greensboro Airport Overlays
and Proposed Airport Overlay District
Kernersville
Greensboro
High Point
PIEDMONT TRIAD INTERNATIONAL AIRPORT
GUILFORD COUNTY
FORSYTH COUNTY
Area A remove from Zone 4
Area B from Zone 2 to 4
Area C from Zone 3 to 4
Area D from Zone 2 to 3
Area E from Zone 1 to 2
Area F from Zone 3 to 2
Area G from Zone 2 to 1
Area H from Zone 2 to 3
1
2
3
4
MAP LEGEND
Greensboro Airport Overlays
AOD A
AOD B
Proposed Airport Overlay Districts
Zone 1
Zone 2
Zone 3
Zone 4
Proposed Airport Expansions
Study Area Boundary
Proposed Area to be Removed
Proposed Zone to Change
County Boundaries
High Point Corporate Limits
High Point Planning Area
Miles
0 0.25 0.5 1
N

GUILFORD COUNTY AIRPORT OVERLAY

- 65 DNL contour from Airport Area Plan
- Residential prohibited except for single-family dwellings on 40,000 square foot lots



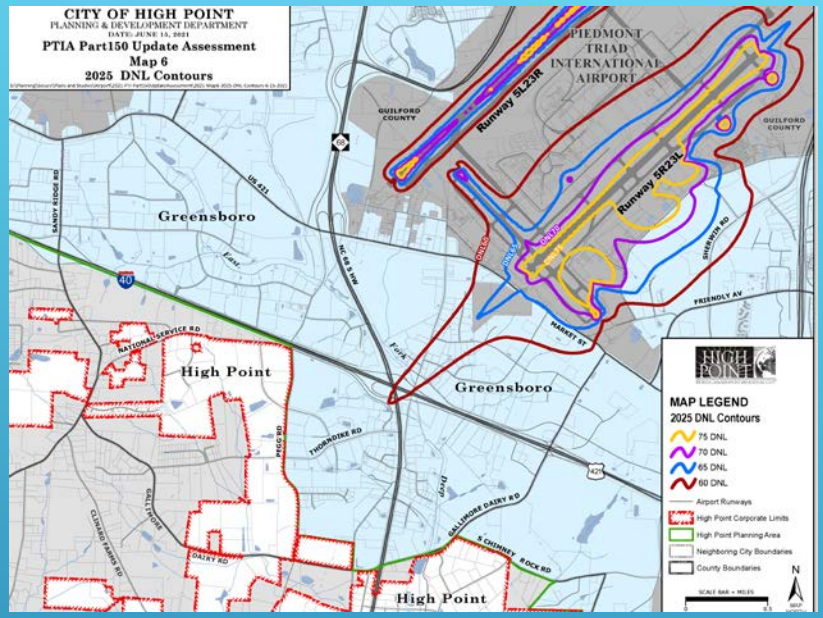

CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Airport Overlay Update
Guilford County Airport Area Plan DNL Contours
and Proposed Airport Overlay District
Area A
remove from
Zone 4
Area B
from Zone
2 to 4
Area C
from Zone
3 to 4
Area D
from Zone
2 to 3
Area E
from Zone
1 to 2
Area F
from Zone
3 to 2
Area G
from Zone
2 to 1
Area H
from Zone
2 to 3
PIEDMONT
TRIAD
INTERNATIONAL
AIRPORT
Runway 5L23R
Runway 5R23L
Proposed runway
Kernersville
Greensboro
High Point
GUILFORD
COUNTY
FORSYTH
COUNTY
MAP LEGEND
Guilford County DNL Contours
65 DNL
Proposed Airport Overlay Districts
Zone 1
Zone 2
Zone 3
Zone 4
Proposed Airport Expansions
Study Area Boundary
Proposed Area to be Removed
Proposed Zone to Change
County Boundaries
High Point Corporate Limits
High Point Planning Area
Miles
0 0.25 0.5 1
N
Folder: G:\Planning\Secure\Plans and Studies\Airport\2022\Airport_Overlay_Assessment_2022\Airport_Overlay_Assessment_2022

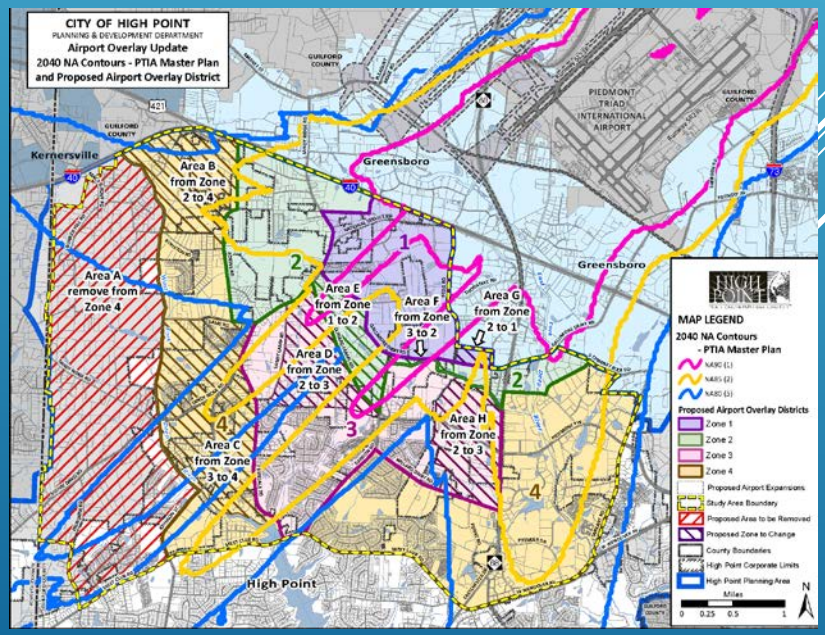
ASSESSMENT PROJECT TIMELINE

- **July 19, 2021** – City Council briefing on the Part 150 Update Assessment
- **September 20, 2021** – Airport Overlay district changes initiated by City Council
- **October 2021 – May 2022** – Staff conducted Land Use Policy Evaluation
- **June 27, 2022** – Public Information Meeting on Land Use Policy Evaluation and Airport Overlay district changes
- **July 26, 2022** – Planning and Zoning Commission public hearing on Land Use Policy Evaluation
- **August 23, 2022** – Planning and Zoning public hearing on Overlay District Changes, Plan Amendment, and Text Amendment
- **September 19, 2022** – City Council briefing and public hearing
    - Land Use Policy Evaluation
    - Airport Overlay District changes
    - Plan Amendment
    - Text Amendment

PTIA PART 150 UPDATE ASSESSMENT RECOMMENDATIONS

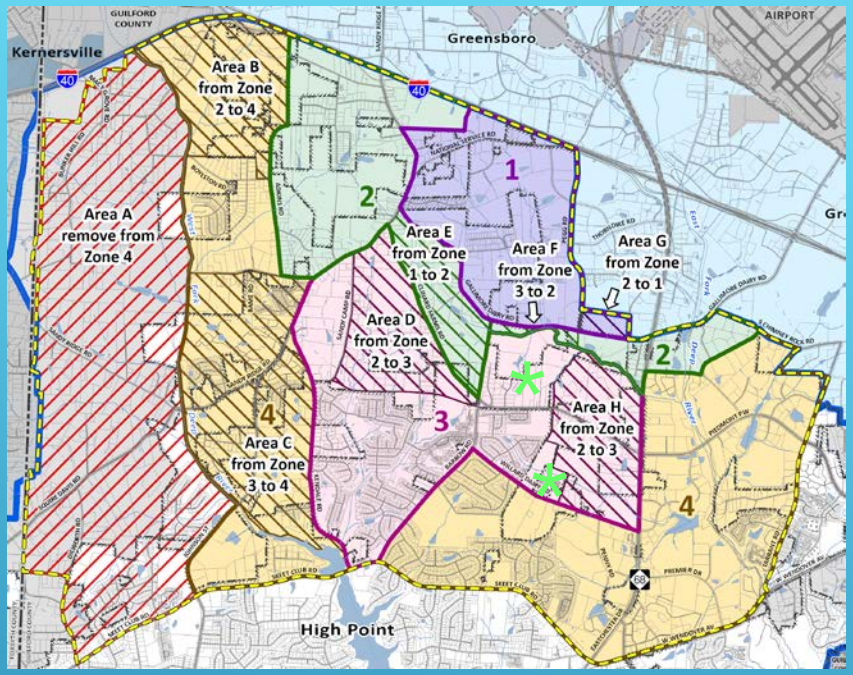
- Recommendations Based on Noise Modeling of the 2040 Airport Master Plan
  - Best for long-term land use planning
- Airport Overlay District Changes
  - 8 areas of change (Areas A-H)
- Text Amendments
  - Add avigation easement requirement (Zone 3) Not pursuing at this time
    - Additional form of protection and notification
    - Provided by the owner/developer
    - Protection for the airport to continue to fly the recommended noise mitigation flight patterns
- Conduct Land Use Policy Evaluation
  - Evaluate impact of district changes on adopted policy
  - Ensure clarity in land use policy
  - Determine if land use policy changes are needed

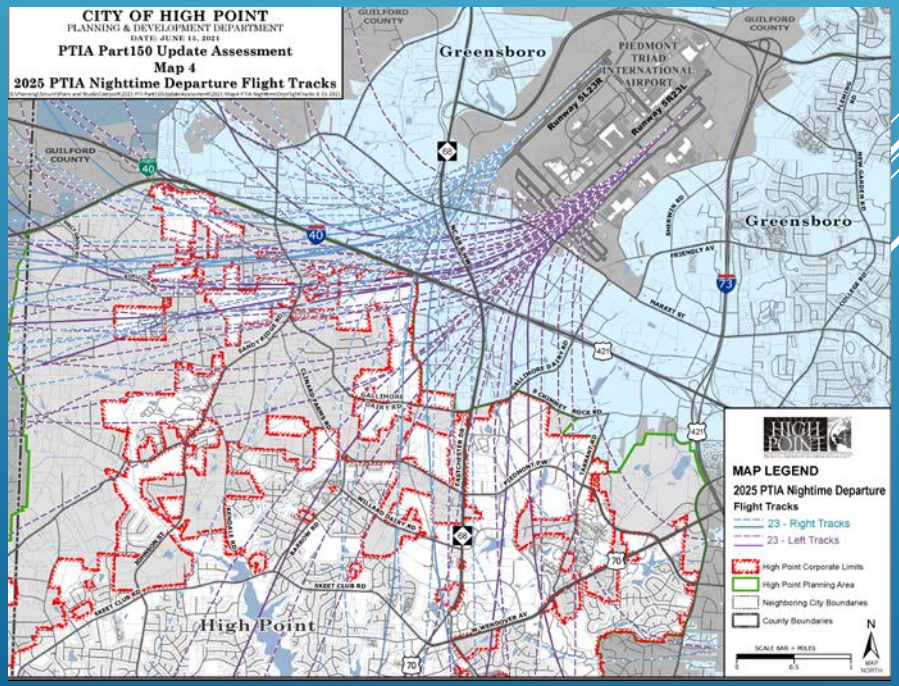




AREAS OF CHANGE

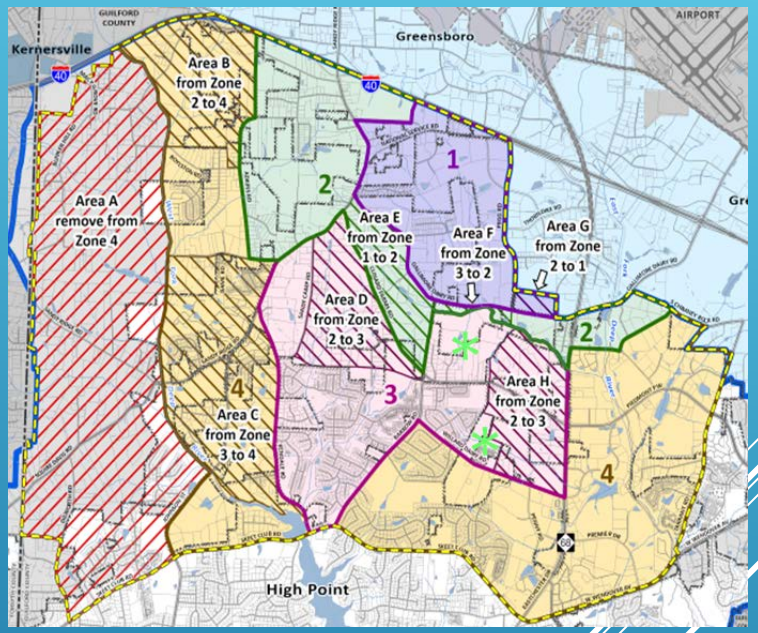
- **Influenced By**:
  - Noise modeling of 2040 Master Plan
  - Airport flight paths
  - Aim to use physical boundaries (i.e., streets, streams, etc.) as zone boundaries instead of property lines
  - 2017 & 2019 amendments to the district
  - Potential to allow residential development meeting the noise level reduction standard





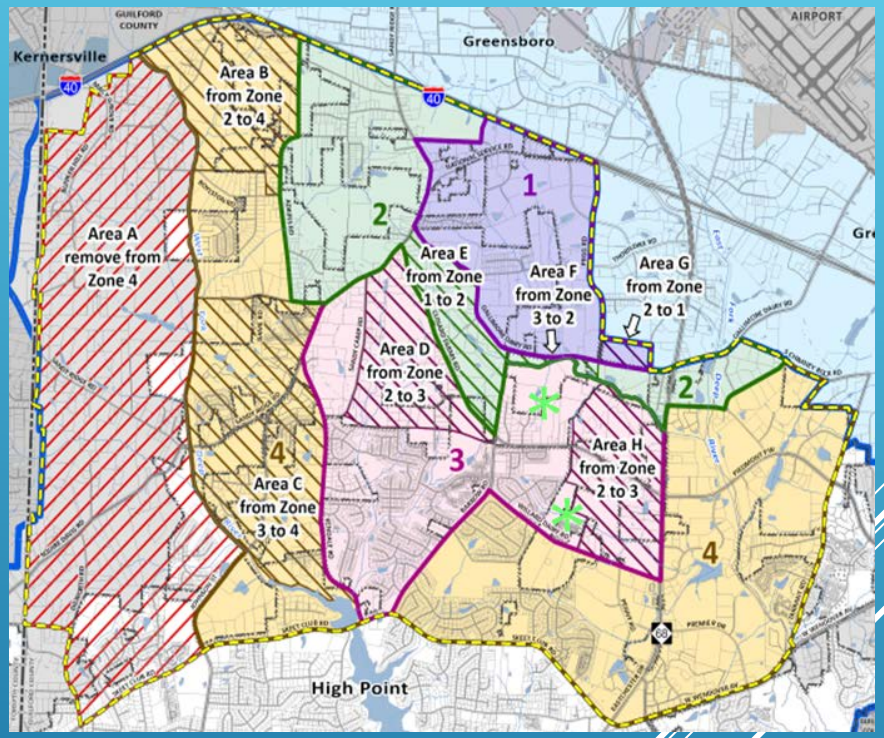
AREAS OF CHANGE

- **Area A**
  - Remove from Zone 4 & ARO
  - Removal of retrofitted stage 3 aircraft
- **Area B**
  - Change from Zone 2 to Zone 4
  - 2011 assessment recommended Zone 4
  - Former City Council concerned with the impact from the third parallel runway in the Master Plan & no change was made
  - Third parallel runway now beyond 2040
- **Area C**
  - Change from Zone 3 to Zone 4
  - West Fork of the Deep River would become the outer boundary of district
  - Removal of retrofitted stage 3 aircraft



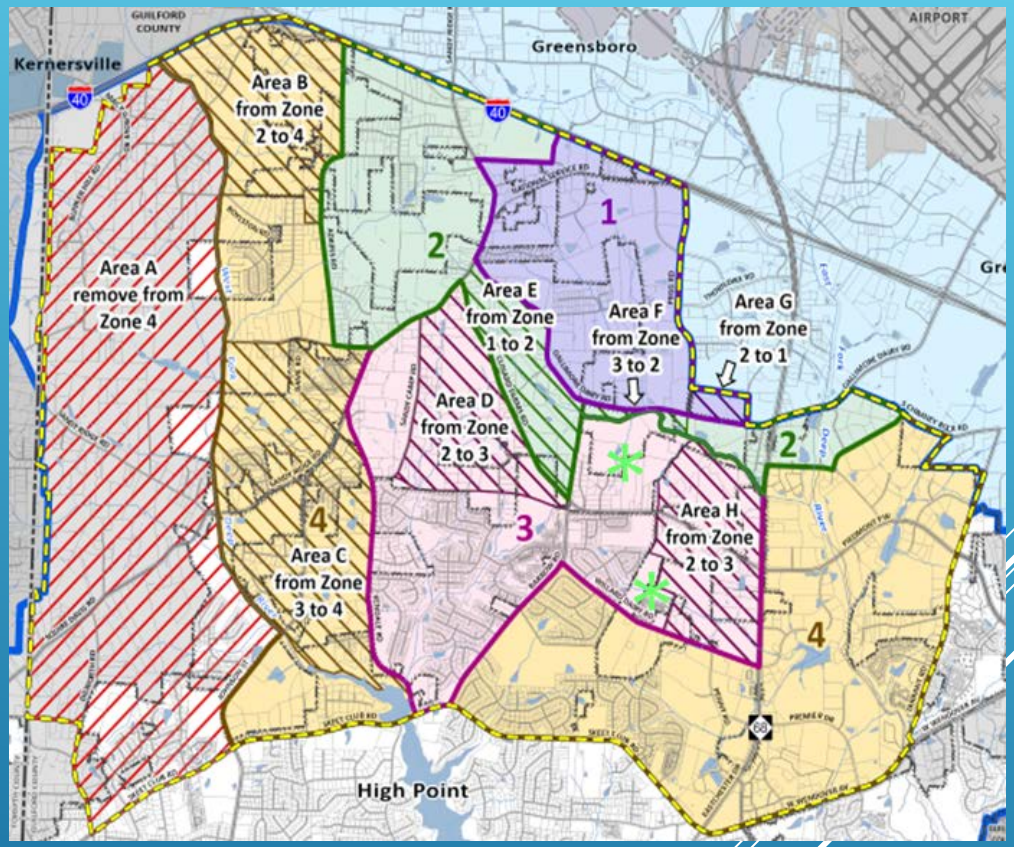
AREAS OF CHANGE

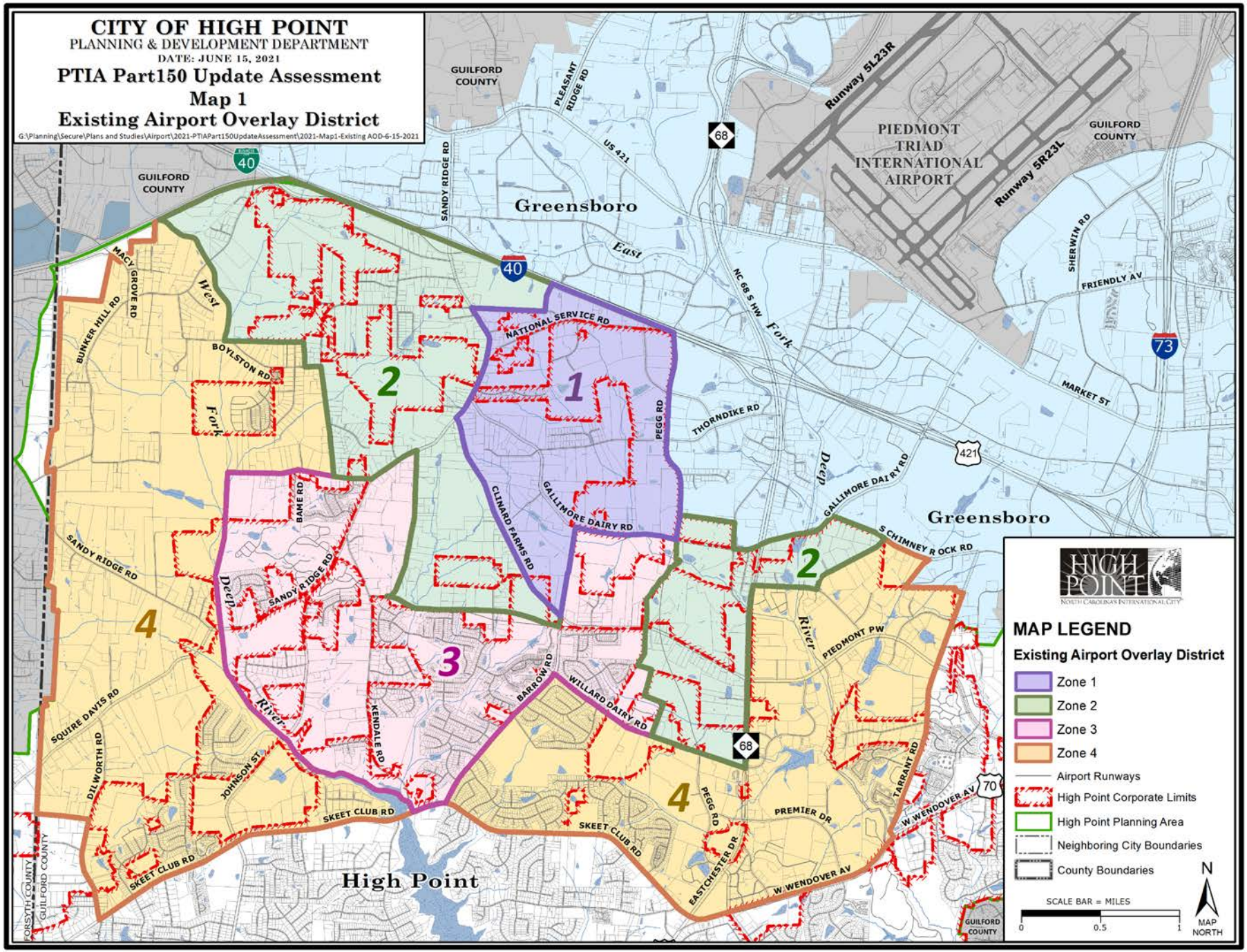
- **Area D**
  - Change from Zone 2 to Zone 3
  - Removal of the retrofitted stage 3 aircraft
- **Area E**
  - Change from Zone 1 to Zone 2
  - Removal of retrofitted stage 3 aircraft
- **Area F**
  - Change from Zone 3 to Zone 2
  - Prevent noise sensitive land uses abutting Gallimore Dairy Road
  - Sandy Ridge Tributary used as identifiable boundary for Zone 2

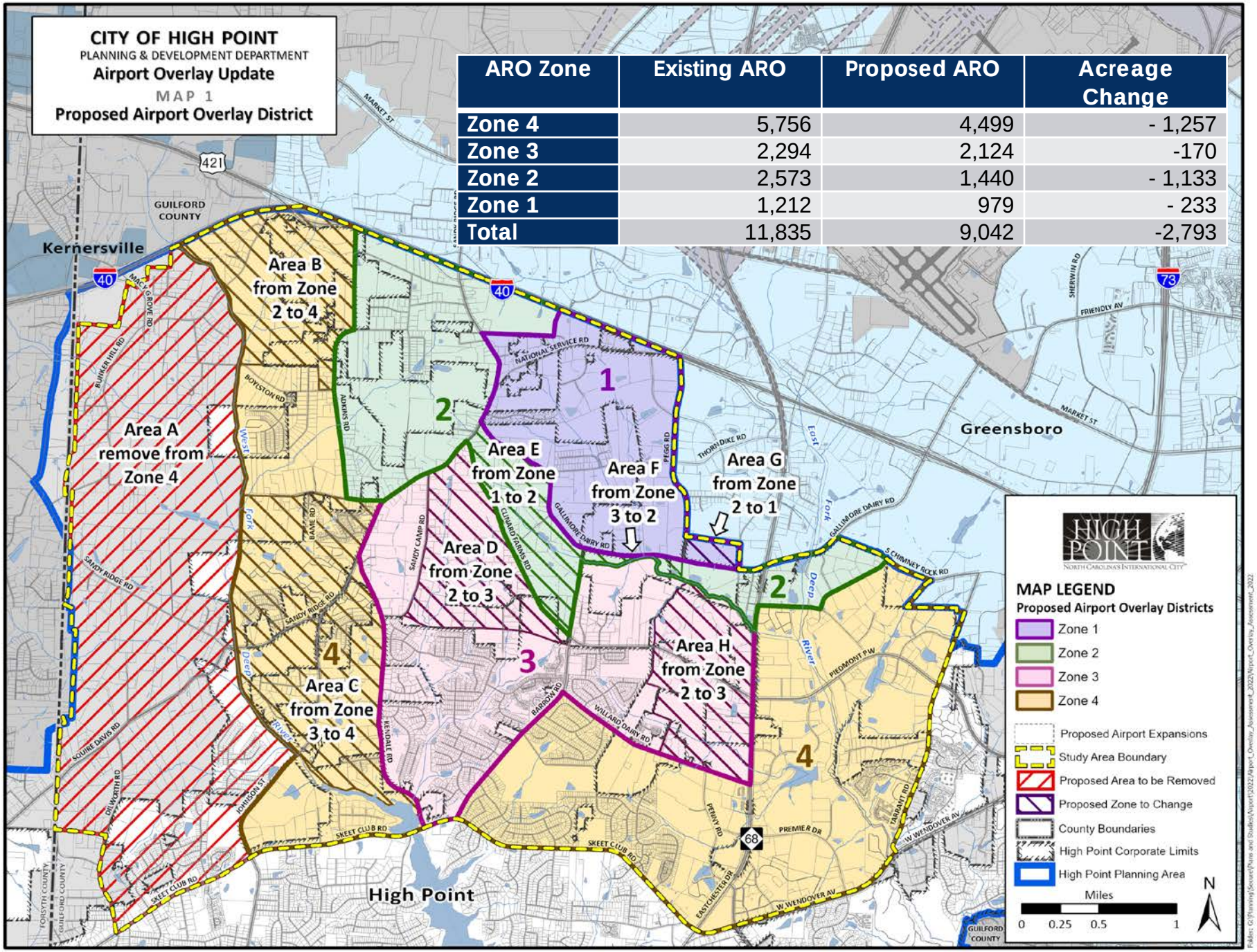


AREAS OF CHANGE

- **Area G**
  - Zone 2 to Zone 1
  - Gallimore Dairy Road identifiable boundary for Zone 1
  - Developed with a nonresidential use
- **Area H**
  - Change from Zone 2 to Zone 3
  - 2017 and 2019 amendments
  - Use of physical boundaries




CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 1
Existing Airport Overlay District
G:\Planning\Secure\Plans and Studies\Airport\2021-PTIAPart150UpdateAssessment\2021-Map1-Existing AOD-6-15-2021
GUILFORD COUNTY
PLEASANT RIDGE RD
Runway 5L23R
PIEDMONT TRIAD INTERNATIONAL AIRPORT
Runway 5R23L
SHERWIN RD
FRIENDLY AV
SANDY RIDGE RD
US 421
Greensboro
East
Fork
NC 68 S HW
MARKET ST
MACY GROVE RD
BUNKER HILL RD
West
BOYLSTON RD
NATIONAL SERVICE RD
PEGG RD
THORNDIKE RD
CLINARD FARMS RD
GALLIMORE DAIRY RD
Deep
BAME RD
SANDY RIDGE RD
S CHIMNEY R OCK RD
PIEDMONT PW
River
SQUIRE DAVIS RD
DILWORTH RD
JOHNSON ST
KENDALE RD
BARROW RD
WILLARD DAIRY RD
SKEET CLUB RD
TARRANT RD
PEGG RD
PREMIER DR
W WENDOVER AV
EASTCHESTER DR
High Point
FORSYTH COUNTY
1
2
3
4
MAP LEGEND
Existing Airport Overlay District
Zone 1
Zone 2
Zone 3
Zone 4
Airport Runways
High Point Corporate Limits
High Point Planning Area
Neighboring City Boundaries
County Boundaries
SCALE BAR = MILES
0
0.5
1
N
MAP NORTH


CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Airport Overlay Update
MAP 1
Proposed Airport Overlay District
ARO Zone | Existing ARO | Proposed ARO | Acreage Change
Zone 4 | 5,756 | 4,499 | - 1,257
Zone 3 | 2,294 | 2,124 | -170
Zone 2 | 2,573 | 1,440 | - 1,133
Zone 1 | 1,212 | 979 | - 233
Total | 11,835 | 9,042 | -2,793
Area A remove from Zone 4
Area B from Zone 2 to 4
Area C from Zone 3 to 4
Area D from Zone 2 to 3
Area E from Zone 1 to 2
Area F from Zone 3 to 2
Area G from Zone 2 to 1
Area H from Zone 2 to 3
Kernersville
Greensboro
High Point
GUILFORD COUNTY
MAP LEGEND
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Zone 1
Zone 2
Zone 3
Zone 4
Proposed Airport Expansions
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Proposed Area to be Removed
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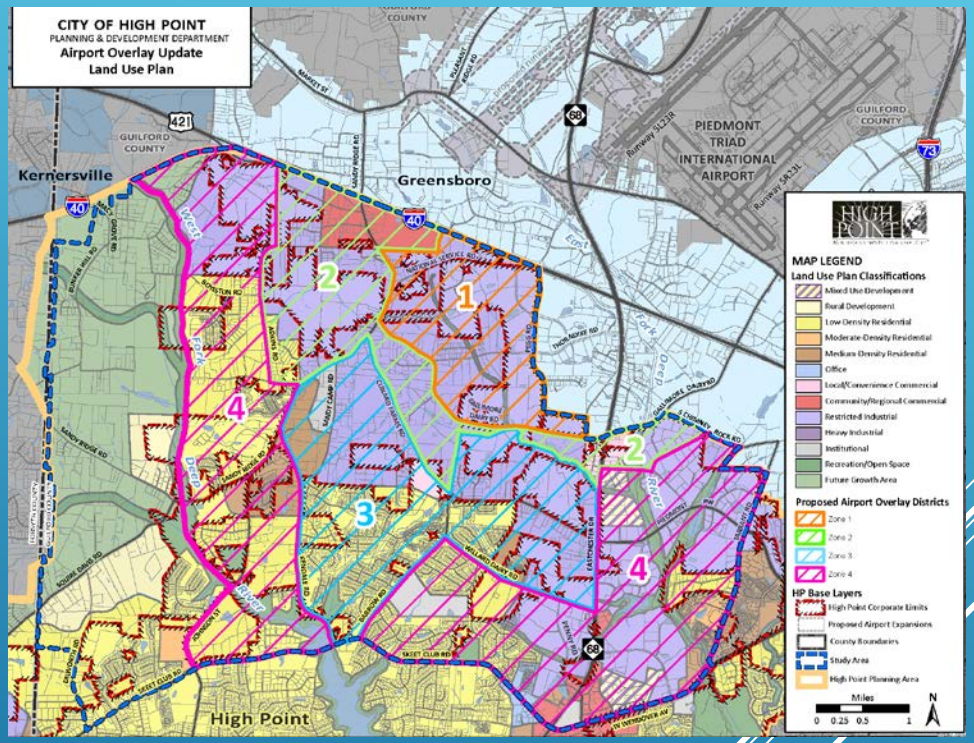
County Boundaries
High Point Corporate Limits
High Point Planning Area
Miles
0 0.25 0.5 1
N

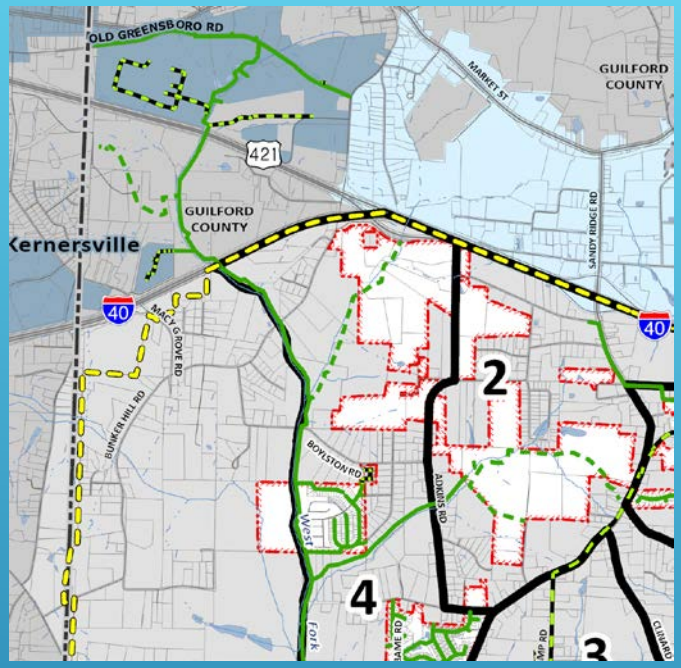
LAND USE POLICY EVALUATION

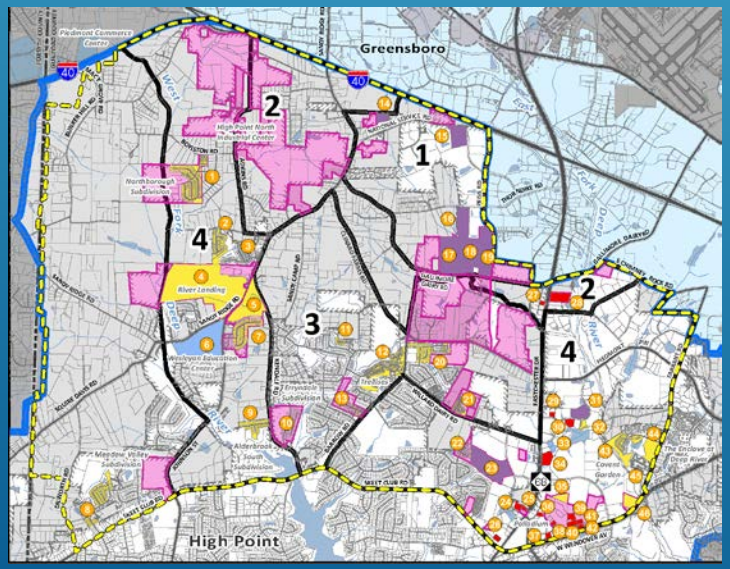
- **Purpose**
  - Evaluate impact of district changes(Areas A-H) on adopted policy
  - Ensure clarity in land use policy
  - Determine if land use policy changes are needed
- **Study Area**
  - 11,835 acres
  - 50-50 inside vs. outside city limits
  - ARO only applicable when inside city limits
- **Land use policy documents**
  - Land Use Plan
  - Northwest Area Plan
  - Eastchester Corridor Plan
- **Other policies**
  - Water and sewer extension policy
  - Annexation Agreements

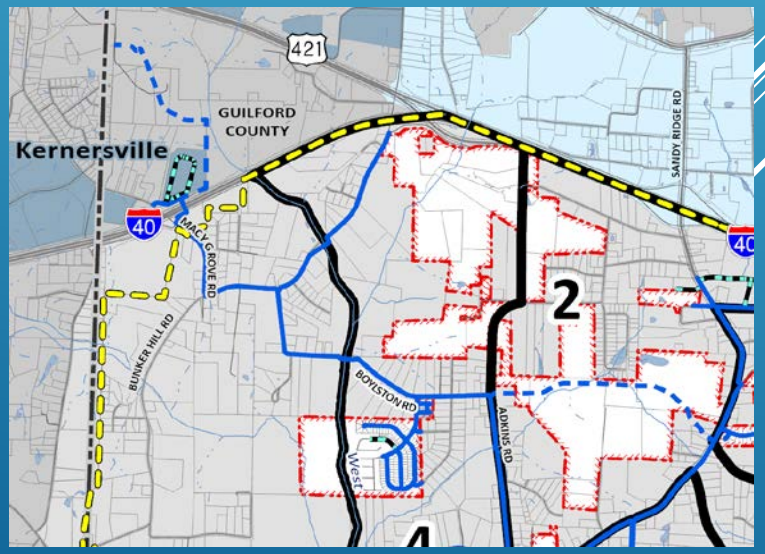


LAND USE POLICY EVALUATION

- **Analysis of existing conditions**
  - Land Use Plan
  - Existing land use
  - Existing zoning
  - Development activity (December 2016 –March 2022)
  - Existing and planned water and sewer lines
  - Watershed
  - Existing and planned transportation

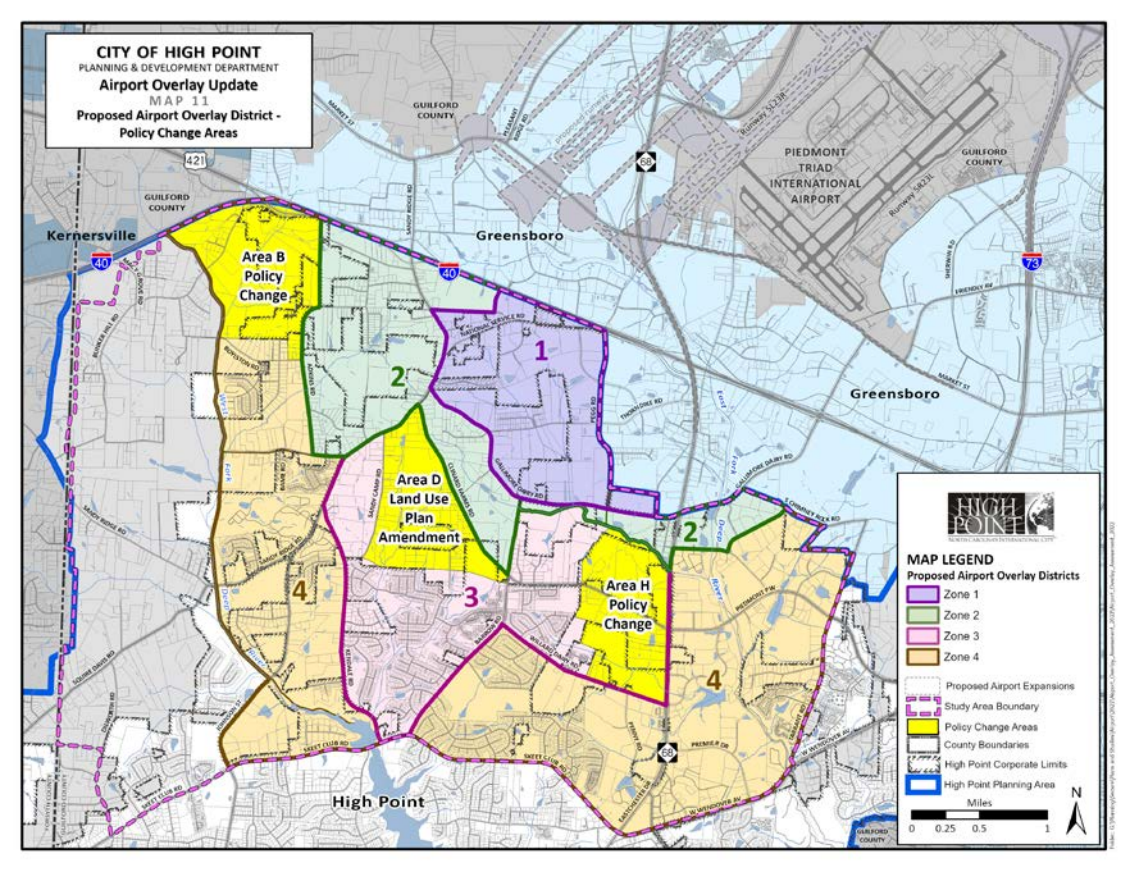






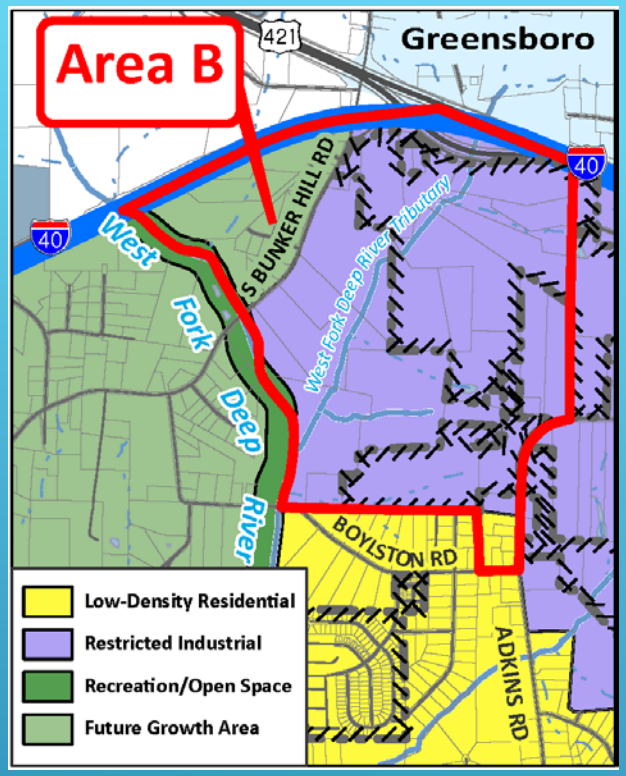
LAND USE POLICY EVALUATION

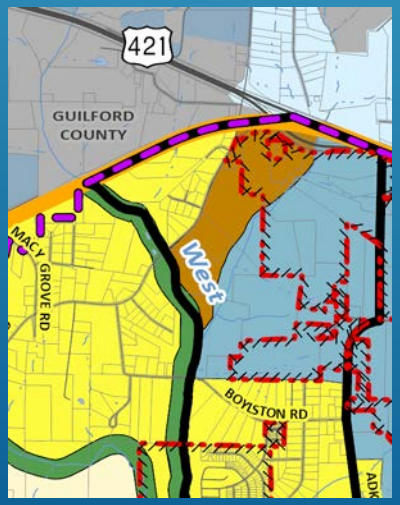
- **Land use policy recommendations**
  - Majority of the areas stay unchanged
  - Policy changes
    - Area B
    - Area H
  - Land Use Plan amendment
    - Area D

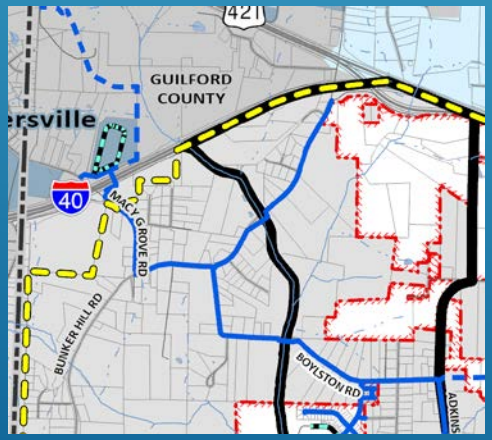


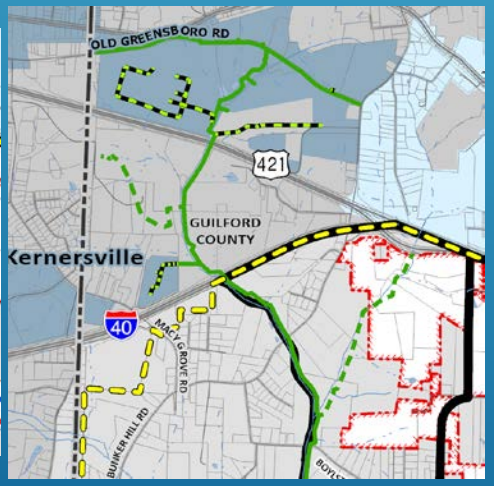
POLICY CHANGE

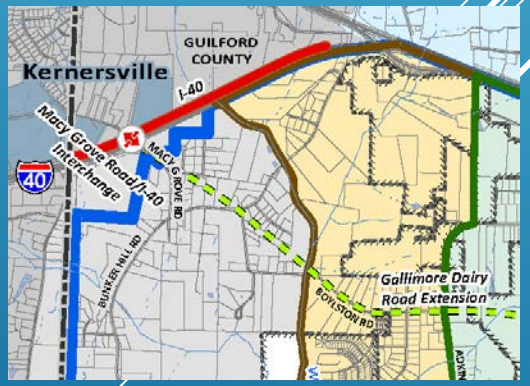
- **Area B**
  - ARO zone 2 to Zone 4
  - Leave Land Use Plan Map for now
  - Support residential in the future
    - Northwest Area Plan
      - Low density west of Bunker Hill
      - Medium density east of Bunker hill
  - Kernersville Piedmont Commerce Center
  - Existing and planned water and sewer in the area
  - Transportation projects: Gallimore Dairy Road Extension, I-40 widening, interchange at Macy Grove Road





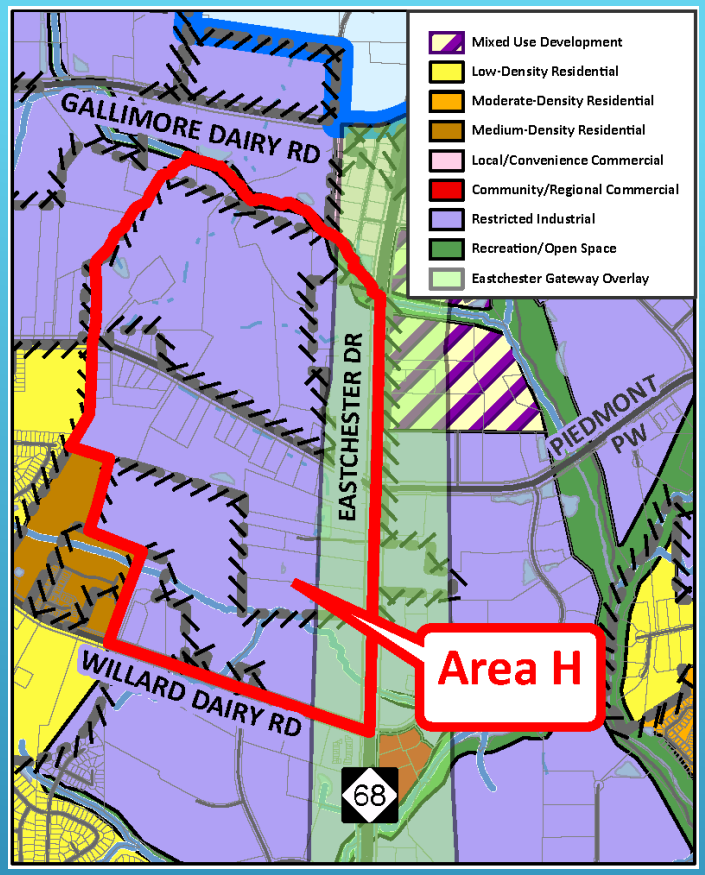


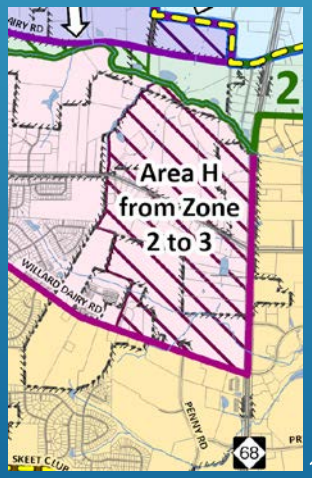


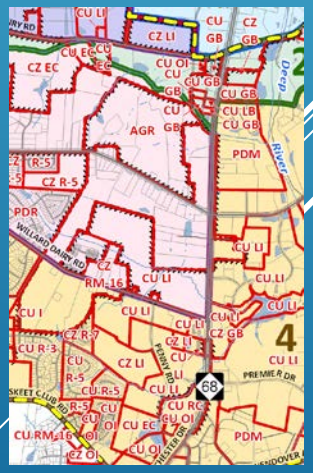


POLICY CHANGE

- **Area H**
  - ARO zone 2 to Zone 3
  - Restricted Industrial land use
  - Employment Center (EC) zoning
  - Support Residential as allowed in the EC District
    - Access from side streets
    - Preserve Industrial corridor
    - Maintain the efficient functionality of this major gateway into the city

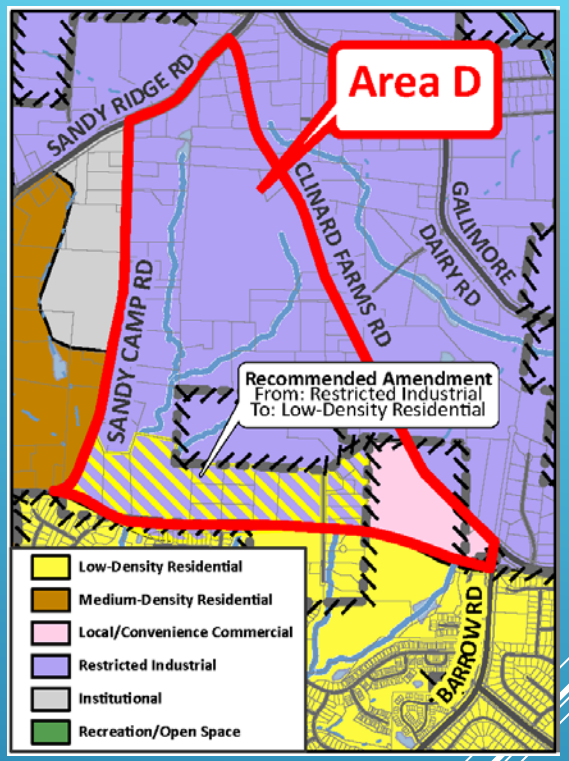


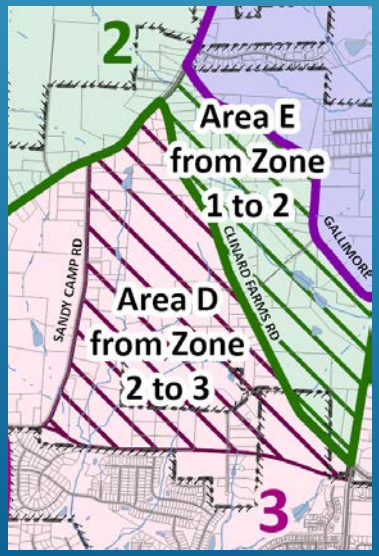


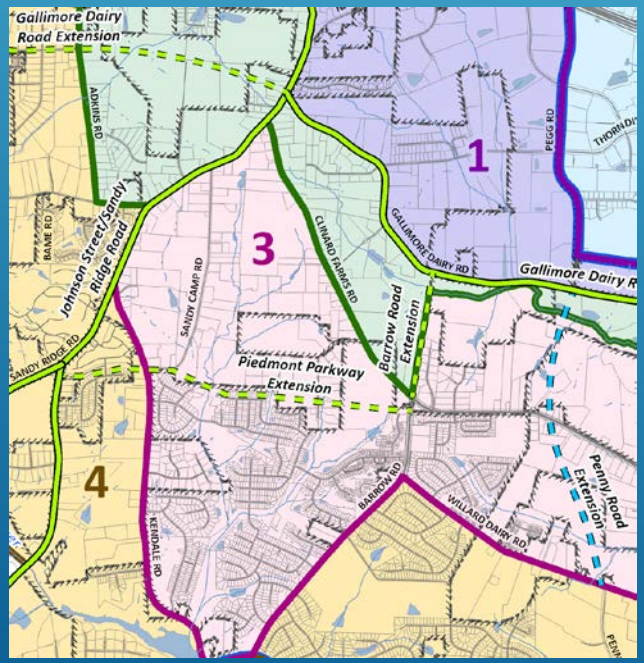


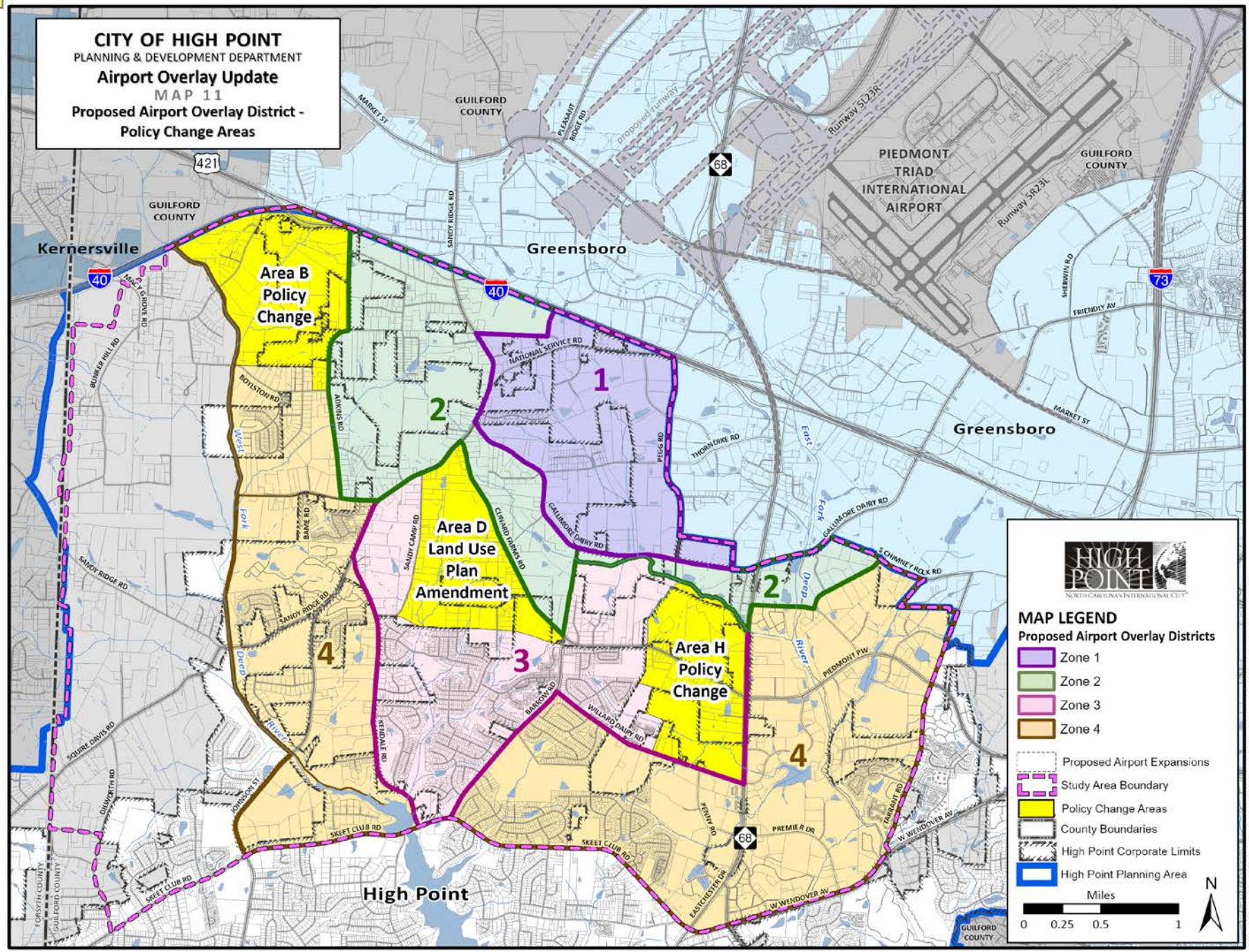
LAND USE PLAN AMENDMENT

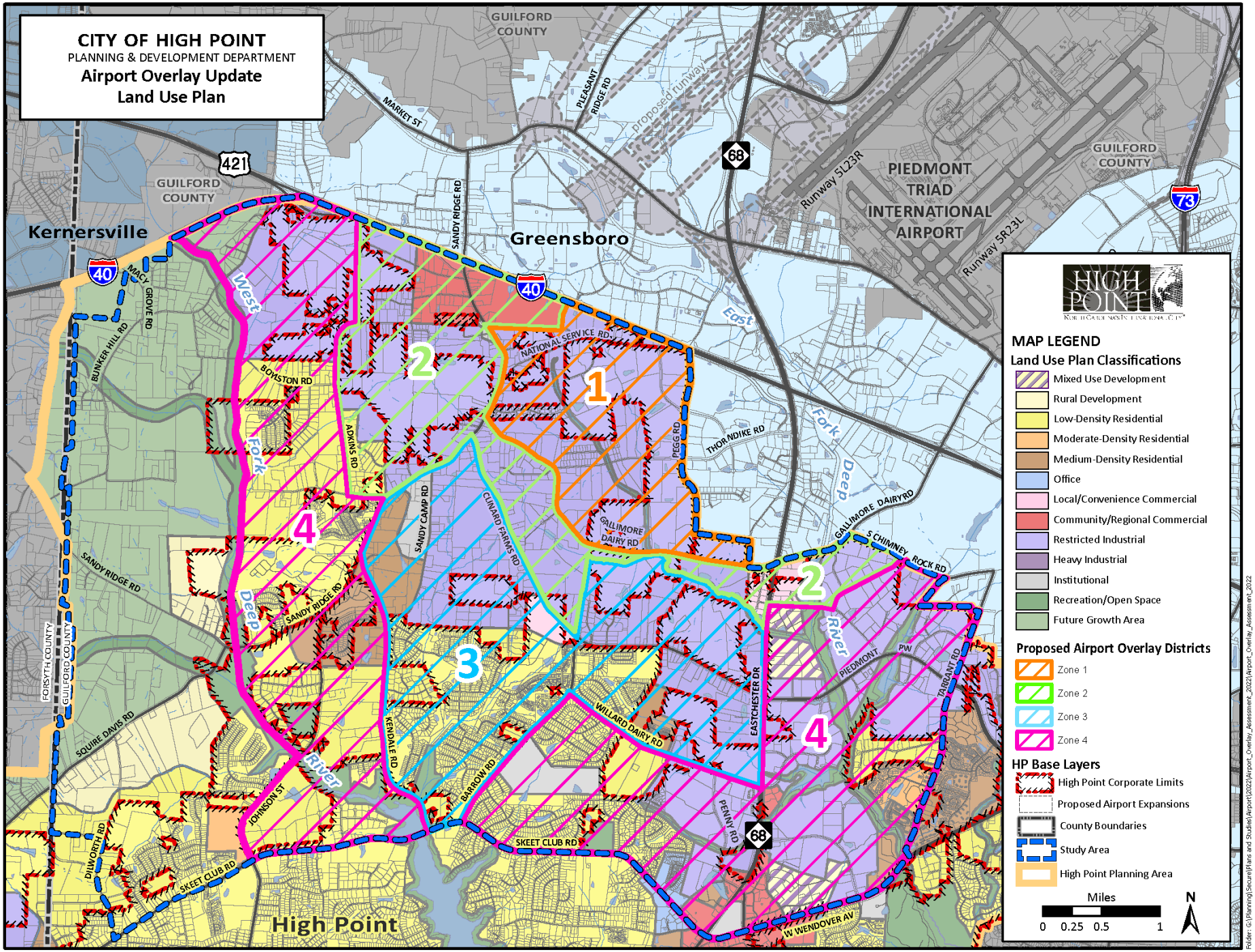
- **Area D**
  - ARO zone 2 to Zone 3
  - Majority remain Restricted Industrial
  - Minor expansion of Low-Density Residential
  - Piedmont Parkway Extension, Barrow Road Extension
  - Watershed Tier 4
    - 2 dwelling units per acre or 50% built-upon area
  - Further expansion of residential could be supported
  - Local/Convenience Commercial recommended to stay to support future commercial needs in this area

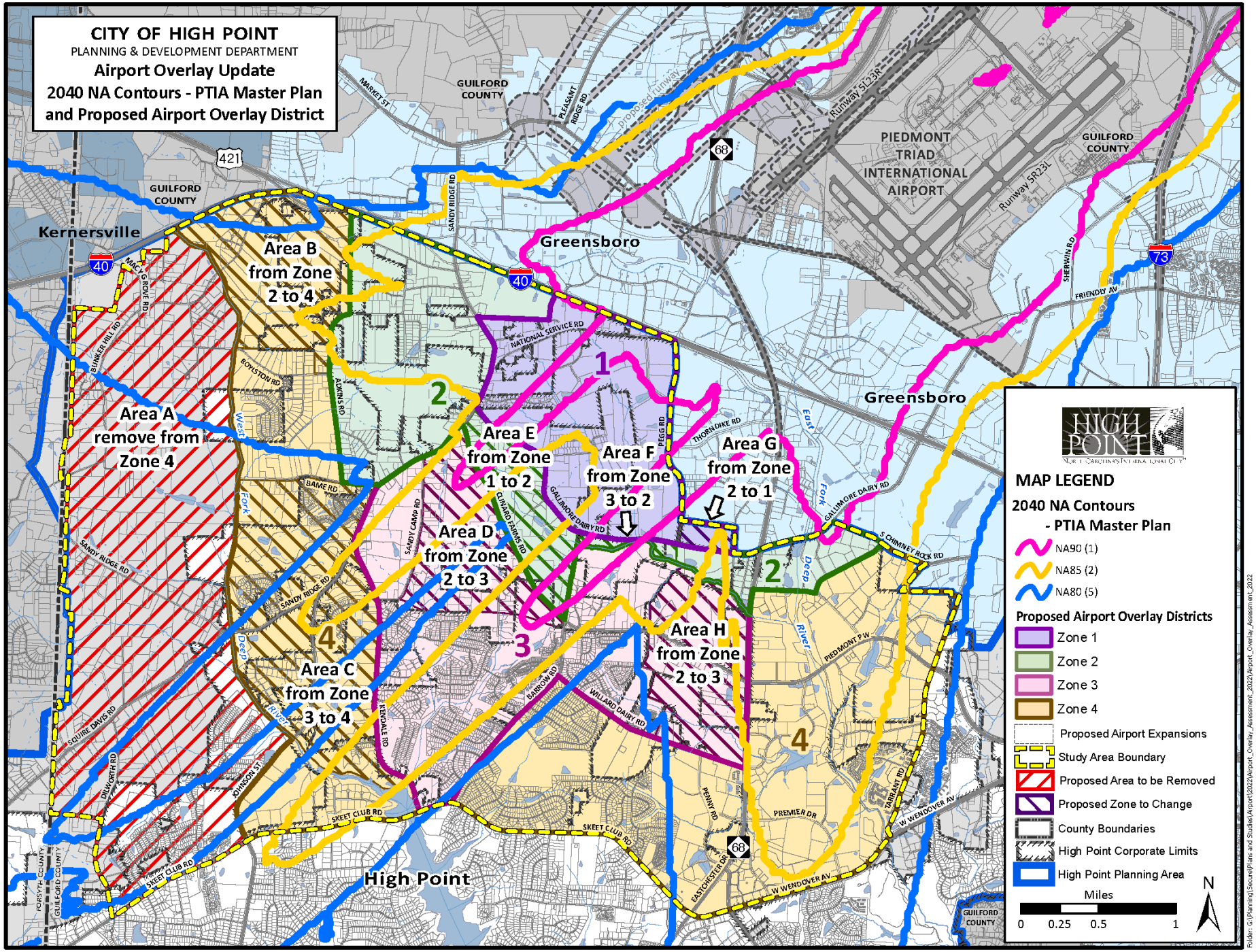







CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Airport Overlay Update
MAP 11
Proposed Airport Overlay District -
Policy Change Areas
Area B Policy Change
Area D Land Use Plan Amendment
Area H Policy Change
Zone 1
Zone 2
Zone 3
Zone 4
Kernersville
Greensboro
High Point
GUILFORD COUNTY
PIEDMONT TRIAD INTERNATIONAL AIRPORT
Runway 5L23R
Runway 5R23L
proposed runway
MAP LEGEND
Proposed Airport Overlay Districts
Proposed Airport Expansions
Study Area Boundary
Policy Change Areas
County Boundaries
High Point Corporate Limits
High Point Planning Area
Miles
0 0.25 0.5 1
N


CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Airport Overlay Update
Land Use Plan
GUILFORD COUNTY
MARKET ST
PLEASANT RIDGE RD
proposed runway
421
68
PIEDMONT TRIAD INTERNATIONAL AIRPORT
Runway 5L23R
Runway 5R23L
GUILFORD COUNTY
73
Kernersville
Greensboro
40
MACY GROVE RD
BUNKER HILL RD
SANDY RIDGE RD
West Fork Deep River
East Fork Deep River
NATIONAL SERVICE RD
BOYSTON RD
ADKINS RD
PEGG RD
THORNDIKE RD
GALLIMORE DAIRY RD
CLINARD FARMS RD
SANDY CAMP RD
S CHIMNEY ROCK RD
SANDY RIDGE RD
FORSYTH COUNTY
GUILFORD COUNTY
SQUIRE DAVIS RD
KENDALE RD
BARROW RD
WILLARD DAIRY RD
EASTCHESTER DR
PIEDMONT PW
TARRANT RD
JOHNSON ST
DIWORTH RD
SKEET CLUB RD
PENNY RD
W WENDOVER AV
High Point
1
2
3
4
MAP LEGEND
Land Use Plan Classifications
Mixed Use Development
Rural Development
Low-Density Residential
Moderate-Density Residential
Medium-Density Residential
Office
Local/Convenience Commercial
Community/Regional Commercial
Restricted Industrial
Heavy Industrial
Institutional
Recreation/Open Space
Future Growth Area
Proposed Airport Overlay Districts
Zone 1
Zone 2
Zone 3
Zone 4
HP Base Layers
High Point Corporate Limits
Proposed Airport Expansions
County Boundaries
Study Area
High Point Planning Area
Miles
0 0.25 0.5 1
N
Folder: G:\Planning\Secure\Plans and Studies\Airport\2022\Airport_Overlay_Assessment_2022\Airport_Overlay_Assessment_2022


CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Airport Overlay Update
2040 NA Contours - PTIA Master Plan
and Proposed Airport Overlay District
Area A
remove from
Zone 4
Area B
from Zone
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from Zone
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from Zone
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from Zone
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from Zone
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PIEDMONT TRIAD INTERNATIONAL AIRPORT
Runway 5L23R
Runway 5R23L
proposed runway
MARKET ST
PLEASANT RIDGE RD
SANDY RIDGE RD
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CLINARD FARMS RD
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PEGG RD
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WILLARD DAIRY RD
KENDALE RD
SQUIRE DAVIS RD
DILWORTH RD
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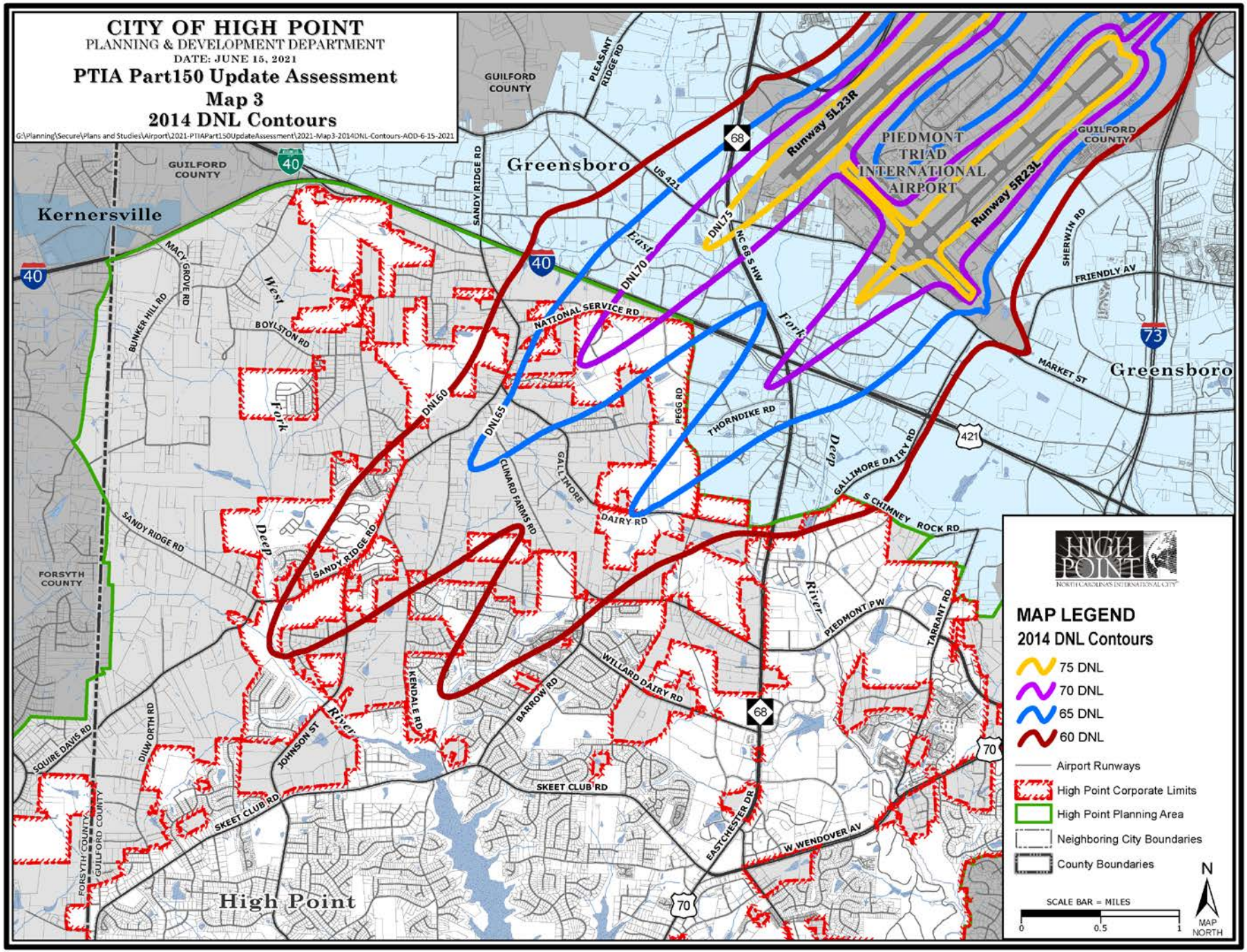
SKEET CLUB RD
PERRY RD
PREMIER DR
TARRANT RD
W WENDOVER AV
EASTCHESTER DR
SHERWIN RD
FRIENDLY AV
West Fork
East Fork
Deep River
421
40
68
73
MAP LEGEND
2040 NA Contours
- PTIA Master Plan
NA90 (1)
NA85 (2)
NA80 (5)
Proposed Airport Overlay Districts
Zone 1
Zone 2
Zone 3
Zone 4
Proposed Airport Expansions
Study Area Boundary
Proposed Area to be Removed
Proposed Zone to Change
County Boundaries
High Point Corporate Limits
High Point Planning Area
Miles
0 0.25 0.5 1
N
Folder: G:\Planning\Secure\Plans and Studies\Airport\2022\Airport_Overlay_Assessment_2022\Airport_Overlay_Assessment_2022


CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
DATE: JUNE 15, 2021
PTIA Part150 Update Assessment
Map 3
2014 DNL Contours
G:\Planning\Secure\Plans and Studies\Airport\2021-PTIAPart150UpdateAssessment\2021-Map3-2014DNL-Contours-AOD-6-15-2021
GUILFORD COUNTY
Kernersville
Greensboro
PIEDMONT TRIAD INTERNATIONAL AIRPORT
Runway 5L23R
Runway 5R23L
PLEASANT RIDGE RD
SANDY RIDGE RD
US 421
NC 68 S HW
DNL75
DNL70
DNL65
DNL60
East Fork
West Fork
Deep River
NATIONAL SERVICE RD
BOYLSTON RD
BUNKER HILL RD
MACY GROVE RD
SHERWIN RD
FRIENDLY AV
MARKET ST
THORNDIKE RD
PEGG RD
GALLIMORE DAIRY RD
GALLIMORE DAIRY RD
GUNARD FARMS RD
S CHIMNEY ROCK RD
SANDY RIDGE RD
FORSYTH COUNTY
PIEDMONT PW
TARRANT RD
WILLARD DAIRY RD
KENDALE RD
BARROW RD
JOHNSON ST
DIUW ORTH RD
SQUIRE DAVIS RD
SKEET CLUB RD
EASTCHESTER DR
W WENDOVER AV
High Point
40
68
73
421
70
MAP LEGEND
2014 DNL Contours
75 DNL
70 DNL
65 DNL
60 DNL
Airport Runways
High Point Corporate Limits
High Point Planning Area
Neighboring City Boundaries
County Boundaries
N
SCALE BAR = MILES
0
0.5
1
MAP NORTH