

City of High Point

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



Meeting Agenda

Monday, May 20, 2013

4:45 PM

Council Chambers

City Council

*Bernita Sims, Mayor
Britt W. Moore, Mayor Pro Tem
James C. Davis, Foster L. Douglas
Jason P. Ewing, Jeffrey J. Golden,
Judith P. Mendenhall, Rebecca R. Smothers,
Jay W. Wagner*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**FINANCE COMMITTEE**

- [130133](#) Presentation of Proposed 2013-2014 City of High Point Annual Budget
The City Manager will present the proposed 2013-2014 City of High Point Annual Budget to City Council and ask Council to establish public hearing dates to receive comments on the budget for Monday, June 3rd at 5:30 p.m. and Thursday, June 6th at 9:00 a.m.
- [130134](#) Contract - Bid No. 35 - Sidewalks, Bus Pads and Curb Cuts
Consideration of approval of contract awarding Bid No. 35 to construct new sidewalks, bus pads and curb cuts along existing City of High Point transit routes. Purchasing, Transportation and Engineering Services recommends that contract be awarded to Triangle Grading and Paving in the amount of \$214,100.00 which is the lowest responsible and responsible bidder meeting specifications.
- [130135](#) Contract - Bid No. 40 - Roof Replacement at Ward WTP
Consideration of approval of contract awarding Bid No. 40 for the replacement of the roof at the Ward Water Treatment Plant. Purchasing and Public Services recommends that contract be awarded to Triad Roofing Company, Inc. in the amount of \$191,995.00 which is the lowest responsible and responsive bidder meeting specifications.
- [130136](#) Contract Extension - Stone Materials For City-Wide Usage
Consideration of an extension to the contract awarded May 16, 2011 for the purchase of stone materials for usage by various departments within the City of High Point. Purchasing and the Public Services Department recommends that contract be awarded to Martin Marietta Aggregates in the amount of \$100,000.00 which is the lowest responsible and responsive bidder meeting specifications.
- [130137](#) Budget Ordinance Amendment - Forfeiture Funds - High Point Police Department
Council is requested to adopt an Ordinance amending the 2012-2013 budget ordinance to appropriate forfeiture funds in the amount of \$174,344.00 received from the Department of Justice equitable sharing program.
- [130138](#) Resolution - Reconveyance of Real Property for Retention Pond - Piedmont Centre
Council is requested to adopt a Resolution authorizing the reconveyance of a small parcel in Piedmont Centre, which is owned by the City of High Point to SDL Johnson City, LLC.
- [130157](#) ElectriCities - Joint Purchasing Agreement
Council is requested to approve a cooperative agreement with ElectriCities of North Carolina for collaborative purchases for FY 2013-2014 for the Electric Operations Department.

COMPREHENSIVE PLANNING COMMITTEE

- [130139](#) Minor Amendment to Conditional Use Permit 88-25 - SDL Johnson City, LLC (Lowell Easter)
Approval of a Minor Amendment to permit the transfer of a portion of an open space tract from the City to the applicant for a like purpose.
- [130140](#) Resolution of Intent - Street Abandonment Case 13-03 - High Point University
Approval of a Resolution of Intent that establishes a public hearing date of June 17, 2013 at 5:30 p.m. to consider a request by High Point University to abandon a portion of Fifth Street, an improved north/south right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue.
- [130141](#) Resolution of Intent - Street Abandonment Case 13-04 - City of High Point
Approval of a Resolution of Intent that establishes a public hearing date of June 17, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon an unimproved right-of-way, lying on the south side of Chestnut Drive, approximately 240 feet west of Meadow Place.
- [130142](#) Resolution of Intent - Street Abandonment Case 13-05 - City of High Point
Approval of a Resolution of Intent that establishes a public hearing date of June 17, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon an unimproved right-of-way, lying approximately 140 feet west of Carr Street, between Chestnut Drive and Chandler Avenue.
- [130143](#) Resolution of Intent - Street Abandonment Case 13-06 - City of High Point
Approval of a Resolution of Intent that establishes a public hearing date of June 17, 2013 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon an unimproved right-of-way, lying south of the intersection of Dale Place and Chandler Avenue.

PUBLIC HEARINGS - 5:30 P.M.**FINANCE COMMITTEE**

- [130144](#) Public Hearing Date - FY 2014 FTA Grant
Monday, May 20, 2013 at 5:30 p.m. is the date and time established to receive public comments on the filing of the FY2014 FTA Section 5307 operating, capital and planning grant application for High Point Transit, the Thomasville portion of Davidson County Transportation System, and the area within High Point served by the Guilford County Transportation System.

COMPREHENSIVE PLANNING COMMITTEE[130145](#)

Special Use Permit 13-01 - Melisa Turgeon

A request by Melisa Turgeon to allow a Day Care Center, Child (with 30 or more children) in the Residential Single Family-9 (RS-9) District. The property is lying northeast of the intersection of W. Fairfield Road and Holleman Street.

[130146](#)

Resolution - Street Abandonment Case 13-02 - West-Locke, Ltd and City of High Point

a. A request by West-Locke, Ltd to abandon the northern portion of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.

b. A request by the Technical Review Committee to abandon the southern portion of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.

c. A request by the Technical Review Committee to abandon a 10-foot wide unimproved alley, running in an east to west direction, within middle of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.

d. A request by the Technical Review Committee to abandon 12-foot wide alley, partially improved with a private driveway, running in a north to south direction within the eastern portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.

[130147](#)

Ordinance - Rezoning Case 13-02 - Jemsite Development LLC

A request by Jemsite Development LLC to rezone approximately 65 acres from the Conditional Use Planned Unit Development-Mixed (CU-PDM) District to a Planned Unit Development-Mixed (PDM) District. The property is lying south of the intersection of Penny Road and Greensboro Road, and extends to the southeast to include frontage on the west side of Scientific Street, opposite Pump Station Road.

[130148](#)

Ordinance - Annexation Case 13-02 - Wesleyan Education Center

A request by Wesleyan Education Center to consider a voluntary contiguous annexation of approximately 66.8 acres lying at the southwest corner of Johnson Street and Sandy Ridge Road.

[130149](#)

Ordinance - Rezoning Case 13-03 - Wesleyan Education Center

A request by Wesleyan Education Center to rezone approximately 66.8 acres from the Agricultural (AG) District and Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road. Approval of this rezoning request is contingent upon City

Council approval of a voluntary annexation request.

[130150](#)

Special Use Permit 13-02 - Wesleyan Education Center

A request by Wesleyan Education Center to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street & Sandy Ridge Road.

[130156](#)

Ordinance - Rezoning Case 13-04 - Phoenix Academy Foundation

a. A request by Phoenix Academy Foundation to rezone approximately 14.06 acres from the Traditional Neighborhood (TN) District to a Residential Single Family-9 (RS-9) District. The site consists of two parcels lying on the south side of Clinard Farms Road, approximately 1,150 feet and 2,240 feet, respectively, east of the intersection of Barrow Road.

b. A request by Phoenix Academy Foundation to rezone approximately 42.3 acres from the Traditional Neighborhood (TN) District and Conditional Use General Business (CU-GB) District to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road.

[130152](#)

Special Use Permit 13-03 - Phoenix Academy Foundation

A request by Phoenix Academy Foundation to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southeast corner of Clinard Farms Road and Barrow Road, and on the south side of Clinard Farms Road approximately 2,390 feet east of the intersection of Barrow Road.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

[130154](#)

Approval of the following Minutes:

Catawba Nuclear Plant Tour, May 2nd

Finance Committee meeting held Monday, May 6 @ 3:30 p.m.

High Point City Council Regular Meeting held Monday, May 6 @ 4:45/5:30 p.m.

Comprehensive Planning Committee Meeting (SoSi Presentation) held Tuesday, May 7th @ 4:00 p.m.

City Manager's Briefing Session held Thursday, May 9th @ 9:00 a.m.

Ethics for Elected Officials - Wednesday, May 15th @ 10:00 a.m.

BOARDS AND COMMISSIONS APPOINTMENTS AND VACANCY REPORT

[130155](#)

Revision of Appointment - Historic Preservation Commission - Ray Wheatly

Council is requested to revise Mr. Ray Wheatly's appointment to the Historic Preservation Commission so that the expiration date is July 1, 2016. This will give a full term without having to reappointment him in

July of 2013 and keep the expiration date of the HPC balanced at three in any given year.

[120229](#)

Boards and Commissions - Vacancies

Attached is the current list of vacancies for all Boards and Commissions.

ADJOURNMENT

PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

Wesleyan Education Center

Zoning Case 13-03

A request by Wesleyan Education Center to rezone approximately 66.8 acres from the Agricultural (AG) District and Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

AND

Wesleyan Education Center

Special Use Permit Case 13-02

A request by Wesleyan Education Center to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road.

Mr. Herbert Shannon presented Rezoning Case 13-03 and Special Use Permit Case 13-02 and recommended approval as outlined in the staff reports.

Speaking on behalf of the request was the applicant's representative, Mr. Doug Stimmel, Architect, 601 Trade Street, Suite 200, Winston-Salem. Mr. Stimmel provided an overview of the rezoning request and the special use proposal by the Wesleyan Education Center to develop a school on the property. Mr. Stimmel presented for the commission's consideration an updated Special Use Permit Master Plan of the proposed school; and an amendment to the transportation condition to add language that roadway and intersection improvements will be allowed to be phased, in accordance with the construction phasing of the project.

Speaking in opposition to the request was Mr. Murray Lane, 4801 Tradition Way, Colfax. He expressed concern that a school with 1,500 students would change the character of this residential area, and that there will be traffic back-ups from this use in the mornings and afternoons since this is a private school with parents dropping-off and picking-up students. Mr. Lane also expressed concerns with crowd noises and lighting from the proposed athletic fields.

The Commission had no questions pertaining to Zoning Case 13-03. In regards to the Special Use Permit (SUP), the Commission had questions pertaining to the request by the applicant that the SUP remain valid for 120 months rather than 18 months, as typically required, to establish the use or receive a footing inspection. Members questioned if a 60 month approval could be granted and if they are not ready at that time could they come in for a second five-year extension.

Mr. Burnette informed the members that due to the rewrite of the Development Ordinance, a five-year extension may or may not be an option depending on the manner in which the new ordinance addresses amendments to existing Special Use Permits. Since the Traffic Impact Analysis (TIA) is only valid for 60 months, Mr. Burnett recommended that if development has not commenced within 60 months then an updated TIA should be required to be conducted. If

this updated TIA requires or recommends additional improvements, the applicant should submit a request for a Major Amendment to the SUP or seek a new SUP approval.

The Planning & Zoning Commission recommended **approval** of Zoning Case 13-03, by a vote of 7-0, as presented by staff.

The Planning & Zoning Commission recommended **approval** of Special Use Permit Case 13-02 by a vote of 7-0, with the following amendments:

- 1) Accepted the updated SUP Master Plan submitted by the applicant;
- 2) Accepted amendment to the SUP transportation conditions submitted by the applicant to add the following: *“Condition 4.e.8. roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.*
- 3) Add condition 4.f Timing of Development *“If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit an amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.*
- 4) Accepted a 120-month time period for the Special Use Permit to remain valid, subject to requirements of Condition 4.f of the Special Use Permit.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

**STAFF REPORT
ZONING CASE 13-03
April 23, 2013**

Request		
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center	
Zoning Proposal: To annex and apply initial City zoning for approximately 66.8 acres.	From: AG	Agricultural District (Guilford Co)
	RS-40	Residential Single Family-40 District (Guilford Co)
	To: CZ RS-9	Conditional Zoning Residential Single Family-9 District

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres
Current Land Use:	Two single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water and Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single-family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings

East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Intuition District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The western half of the site has a Low-Density Residential classification which is primarily intended for single-family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: <i>Northwest Area Plan:</i>	Northwest Area Plan: Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Community Growth Vision Statement	There are no policies that support or oppose this case.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 15 years: • <u>1998, River Landing (aka Presbyterian Homes).</u> A 150-acre Planned Unit Development (PUD) built as a mixed-use retirement facility. This development is approximately 900 feet north of the zoning site, along the west side of Sandy Ridge Road. • <u>2004, Legacy at Sandy Ridge subdivision.</u> A 45-acre RS-9 District single-family subdivision is abutting the zoning site to the north. • <u>2004, Saddlebrook subdivision.</u> A 53-acre mixed residential development consisting of RM-5 District for town homes, RS-7 District for single-family dwellings and PI District. This subdivision is lying approximately ¾ mile northeast of the zoning site along west

	side of Sandy Ridge Road. • <u>2007, (undeveloped property).</u> A 25-acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of Sandy Ridge Road. • <u>2012, (Fire Station #26).</u> A 2-acre RS-7 District zoning was approved for property at 2127 Sandy Ridge Road, approximately one-mile northeast of the zoning site along Sandy Ridge Road.
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Transportation Information							
Adjacent Streets:	Name			Classification		Approx. Frontage	
	Johnson Street			Major Thoroughfare		1,800 ft.	
	Sandy Ridge Road.			Major Thoroughfare		2,100 ft.	
	Willow Run Drive			Local		50 ft.	
	Windchime Drive			Local		50 ft.	
Vehicular Access:	Johnson Street and Sandy Ridge Road						
Traffic Counts: (Average Daily Trips)	Johnson Street				7,300 AADT (NCDOT 2011)		
	Sandy Ridge Road				2,900 AADT (NCDOT 2011)		
Estimated Trip Generation:	None						
Traffic Impact Analysis:	Required			Comment			
		<u>Yes</u>		<u>No</u> X	If a residential development exceed 150 trips in the AM or PM peal hour a TIA will be required.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.						

School District Comment
No information has been provided from Guilford County School.

Details of Proposal

The zoning application proposes to establish initial city zoning of Conditional Zoning Residential Single Family-9 (CZ RS-9) District on the property. The staff evaluation of this request takes into consideration all the uses, which are primarily residential in nature, that may be permitted in the requested RS-9 District. In addition, the review takes into consideration consistency with the Land Use Plan, consistency with land development policies established by the City Council, and if the proposed conditional zoning ordinance mitigates impacts, if any, from development on the property. The 66.8 acres associated with this site is part of a development proposal by the Wesleyan Education Center to develop a school on the property, evaluation of that proposal is under Special Use Permit Case 13-02.

The applicant has offered the following conditions in their Conditional Zoning Ordinance to mitigate impact for development of the site:

- All principal use(s) of the site shall be connected to the City's water and sewer system for service.

- If development under CZ RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated Traffic Impact Analysis (TIA) will be required to determine the extent of improvements necessary to mitigate traffic impacts.
- Right of way dedication of 70-feet along Johnson Street and 65-feet along Sandy Ridge Road for future roadway improvements.
- Dedication of right-of-way for future realignment of the Johnson Street/Sandy Ridge Road Intersection.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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 Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments: This area is designated as Low Density Residential and Medium Density Residential in both the Land Use Plan and the Northwest Area Plan. Residential uses, as allowed by the requested CZ RS-9 District, are supported by these plans in this area.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses; <u>Staff Comments:</u> Residential uses and zoning have been firmly established in this area. To the north and south of the site are various single family and mixed use residential developments with city zoning of CU RS-9, CU RM-5 and Conditional Use Planned Unit Development-Residential (CU-PDR). The requested CZ RS-9 District is compatible with the established character of this area.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <u>Staff Comments:</u> The requested CZ RS-9 District permits development density up to four dwelling units per acre. Therefore, the site has the potential to be developed with over 200 dwelling units. To mitigate potential negative impacts from development, the applicant has offered conditions to: dedicate right-of-way to accommodate future road improvements; to connect to city utilities; and if the intensity of development exceeds the threshold of over 150 trips during the peak AM or PM hours, prepare a TIA to determine the extent of improvements necessary to mitigate traffic impacts.

<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	<u>Staff Comments:</u> ❖ The site is subject to water supply watershed regulations of the Oak Hollow Lake General Watershed Area. ❖ A perennial stream runs along the southern boundary of the site. The Development Ordinance requires a minimum 100-foot buffer measured from top of bank, on both sides of stream, to be provided. In addition, no disturbance is permitted within the inner 50 feet of this stream buffer area.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<u>Staff Comments:</u> The proposed development has no known adverse impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<u>Staff Comments:</u> ❖ The site fronts on a Sandy Ridge Road and Johnson Street, both of which are major thoroughfares. Primary access will be from these roadways ❖ The requested CZ RS-9 District is similar to other zoning approvals granted by the City in this area.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments: Over the past two decades, this portion of the Johnson Street/Sandy Ridge Road corridor has begun to transform from rural to a more suburban area due to the multiple voluntary annexation approvals and development of residential subdivisions.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments: Since the mid 1990's, the City of High Point's corporate limit has gradually expanded to include more of the northern portion of its Planning Area. The zoning site abuts the City corporate limits to the west and north and as discussed above in Review Factor #1, the site is within an established residential area.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested CZ RS-9 District is consistent with the City's Land Use Plan; 2) The requested CZ RS-9 District zoning abuts an existing City of High Point RS-9 zoning; 3) As conditioned, the requested CZ RS-9 District will continue the

established residential zoning pattern in this area which will result in a development pattern that will be compatible and in harmony with surrounding area; and 4) The applicant has offered conditions with the rezoning application for development to connect to city utilities and to reevaluate transportation related improvements if specific traffic thresholds are exceeded.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 66.8 acre parcel to the CZ RS-9 District. As conditioned, the requested CZ RS-9 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

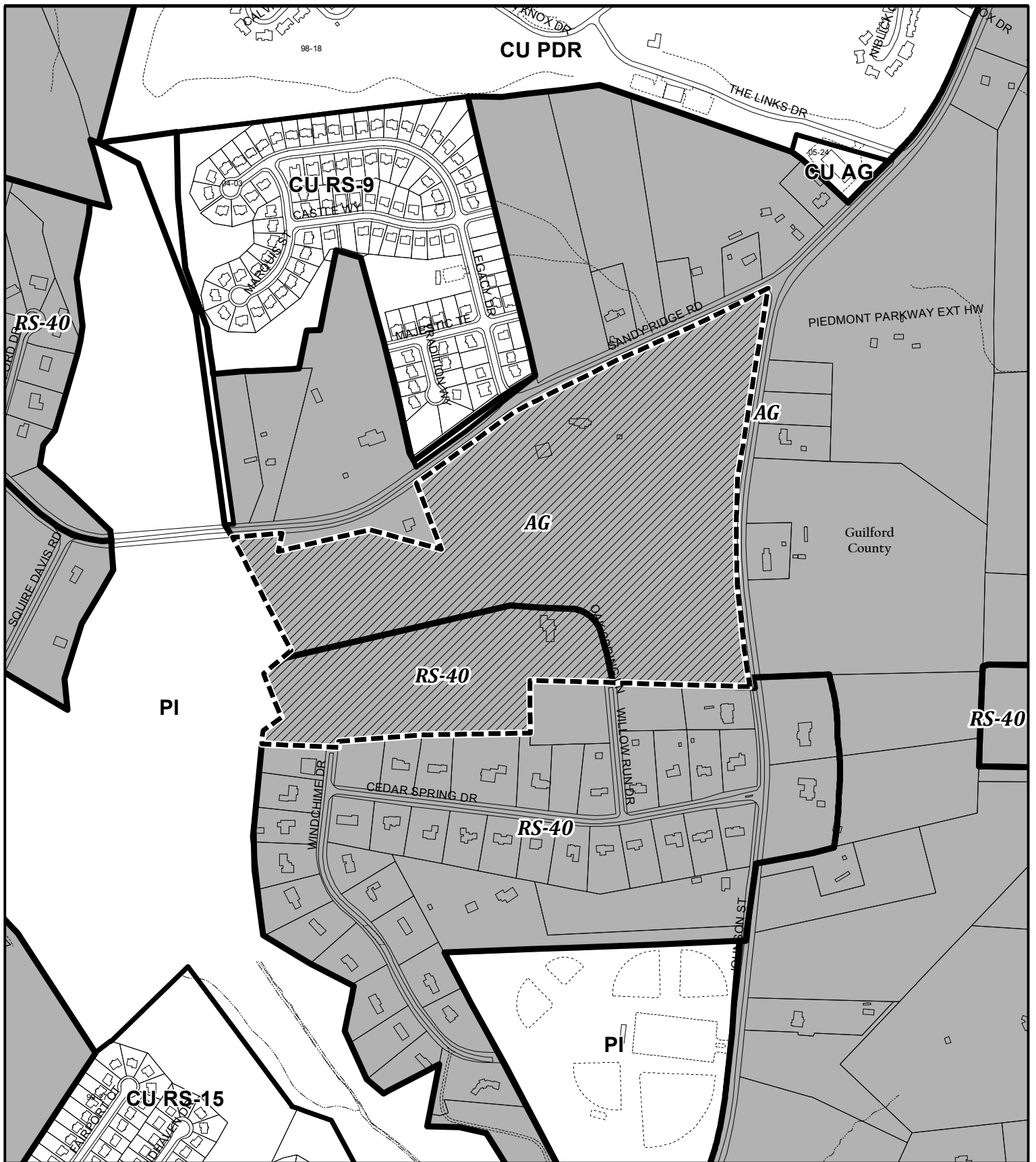
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 13-03

From: Agricultural & Residential Single Family-40
(Guilford County)

To: Conditional Zoning Residential Single Family-9

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

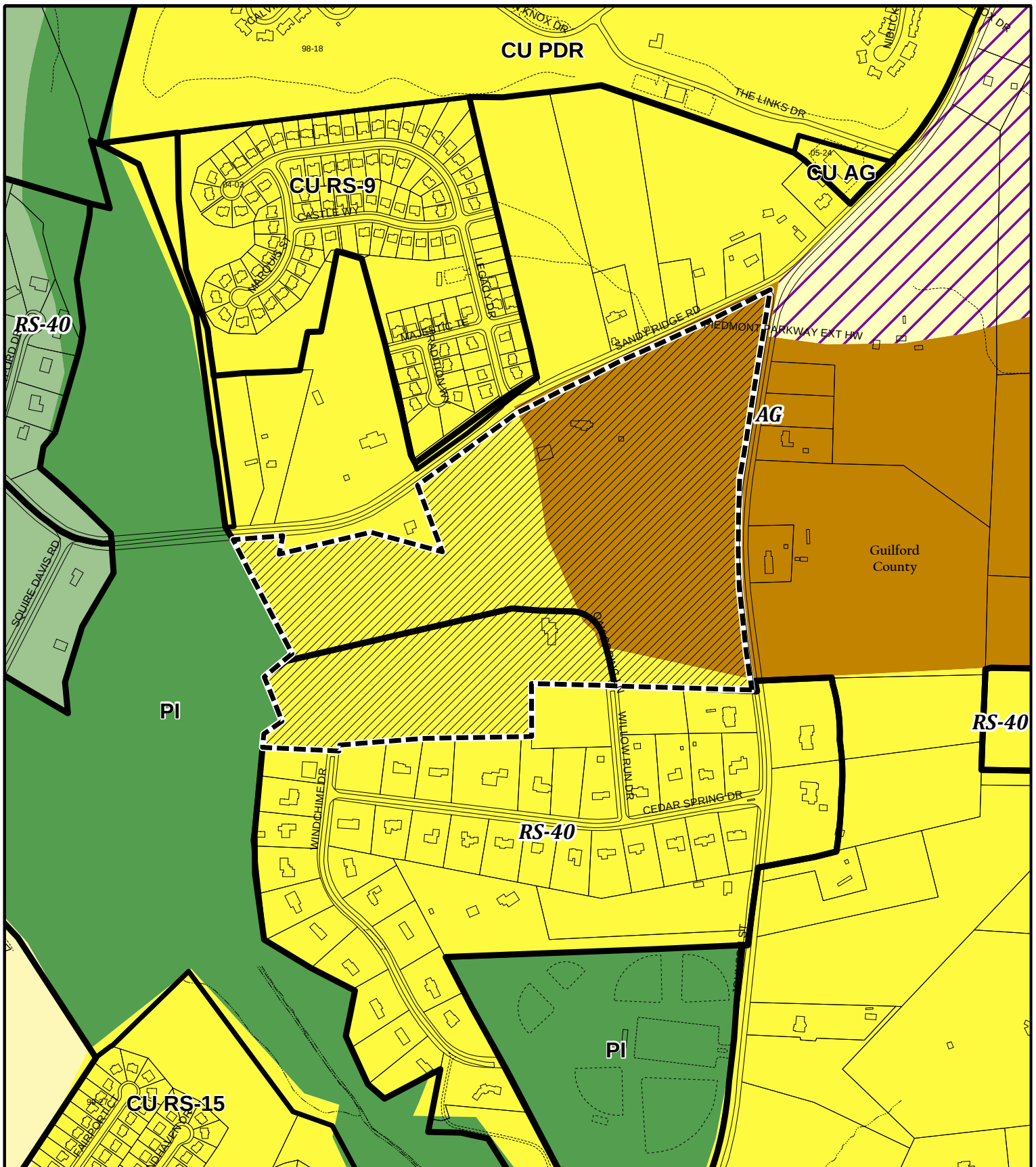
City of High Point

Date: April 4, 2013



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ZONING CASE 13-03

Land Use Plan

 Rural Development	 Mixed Use Development
 Low-Density Residential	 Recreation/Open Space
 Medium-Density Residential	 Future Growth Area

Planning & Development
Department

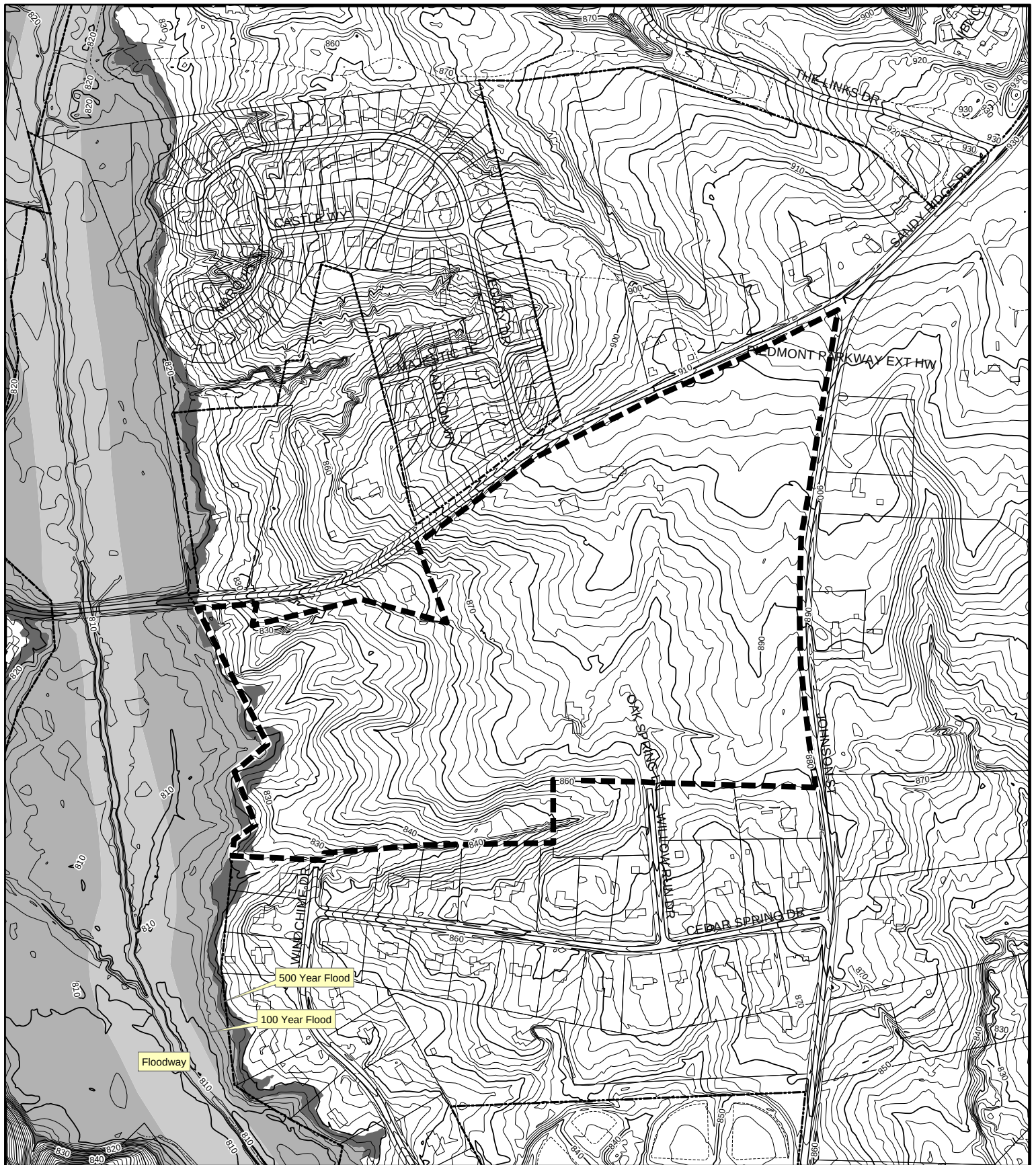
City of High Point

Date: April 12, 2013



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ZONING CASE 13-03

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



Scale: 1"=500'

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ZONING CASE 13-03



April 5, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director 

Subject: **Zoning Case #13-03, and Special Use Permit #13-02, Wesleyan Education Center, Property located at the southwest corner of the intersection of Johnson Street and Sandy Ridge Road**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit requested for the construction of a private school for 1,225 students in grades K-12 and 275 students in pre-K childcare. This use will generate approximately 1,404 trips in the AM peak hour, 772 trips in the PM peak hour, and a total of 2,425 daily trips. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 without the Special Use Permit

If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.

Conditions for development under the Special Use Permit

Access

- The zoning site shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road.
- The access point to Sandy Ridge Road shall align with Legacy Drive.
- The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- The zoning site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a “T” type turnaround constructed on the rezoning site.
- The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either Sandy Ridge Road or Johnson Street.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Roadway and Intersection Improvements

- The property owner shall construct a northbound left turn lane with 400 feet of storage and appropriate taper, and a southbound right turn lane with 300 feet of storage and appropriate taper at the access point on Johnson Street.
- The property owner shall construct a westbound left turn lane with 150 feet of storage and appropriate taper, and an eastbound right turn lane with 100 feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- The property owner shall construct a separate eastbound right and left turn lane with 300 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a southbound right turn lane with 200 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a northbound left turn lane with 300 feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ and _____ regarding **Zoning Case 13-03** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, 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 _____.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District.** The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

SECTION 2

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

Part I. USES:

Any of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.
- B. Transportation Conditions.
 - 1. If development under RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.
 - 2. Right-of-Way Dedication
 - a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
 - b. The property owner shall dedicate a minimum of sixty five (65) feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
 - c. The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan (SUP Case 13-02).
 - 3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction 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 now 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.

____th day of _____, 2013.

Lisa B. Vierling, City Clerk

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

**STAFF REPORT
SPECIAL USE PERMIT 13-02
April 23, 2013**

Request	
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center
Proposal:	A Special Use Permit request to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres.
Current Land Use:	Two single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water & Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings
East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Intuitional District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The western half of the site has a Low-Density Residential classification which is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: <i>Northwest Area Plan:</i>	Northwest Area Plan: Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Community Growth Vision Statement	There are no any policies in support or opposition of this case.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 15 years: • <u>1998, River Landing (aka Presbyterian Homes).</u> A 150-acre Planned Unit Development (PUD) built as a mixed-use retirement facility. This development is approximately 900 feet north of the zoning site, along the west side of Sandy Ridge Road. • <u>2004, Legacy at Sandy Ridge subdivision.</u> A 45-acre RS-9 District single family subdivision is abutting the zoning site to the north. • <u>2004, Saddlebrook subdivision.</u> A 53-acres mixed residential development consisting of RM-5 District for town homes, RS-7 District for single-family dwellings and PI District. This subdivision is lying approximately ¾ mile northeast of the zoning site along west side of Sandy Ridge Road. • <u>2007, (undeveloped property).</u> A 25-acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of Sandy Ridge Road. • <u>2012, (Fire Station #26).</u> A 2-acre RS-7 District zoning was

	approved for property at 2127 Sandy Ridge Road, approximately one-mile northeast of the zoning site along Sandy Ridge Road.
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Transportation Information					
Adjacent Streets:	Name		Classification		Approx. Frontage
	Johnson Street		Major Thoroughfare		1,800 ft.
	Sandy Ridge Road.		Major Thoroughfare		2,100 ft.
	Willow Run Drive		Local		50 ft.
	Windchime Drive		Local		50 ft.
Vehicular Access:	The proposed development shall have one access point to Johnson Street and one access point to Sandy Ridge Road.				
Traffic Counts: (Average Daily Trips)	Johnson Street Sandy Ridge Road			7,300 AADT (NCDOT 2011) 2,900 AADT (NCDOT 2011)	
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 2,425.				
Traffic Impact Analysis:	Required			Comment	
	Yes X		No		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.				

School District Information
Not applicable to this special use permit case.

Details of Proposal

The applicant is requesting approval of a Special Use Permit (SUP) to allow a school use (Elementary and Secondary School) in a Conditional Zoning Residential Single Family-9 (CZ RS-9) zoning district. A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use Permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

The City of High Point Development Ordinance allows a school in its residential zoning districts subject to meeting specific development standards and subject to obtaining a special use permit approval from City Council. This special use request includes a binding sketch plan submitted by the applicant and a staff recommended Special Use Permit document. The staff recommended conditions are proposed to help mitigate perceived impacts resulting from the special use request. If approved, development of the site is guided by the sketch plan and conditions of the Special Use Permit. As part of the public hearing process the applicant may request consideration from the Planning and Zoning Commission, and ultimately from the City Council, to modify the staff recommendations.

The specifics of this request are as follows:

- Elementary and secondary school, grades K thru high school, with a maximum population of 1,500 students at build-out.

- Maximum of 315,000 square feet of building(s) to be constructed in the northeastern portion of the site near the intersection of Johnson Street and Sandy Ridge Road.
- Athletic and recreation fields cover the western half of site. They include a stadium with bleachers, tennis courts, various practice fields, concession facility, and parking area.

One final aspect of this request is the time in which the special use remains valid. The Development Ordinance notes that a Special Use Permit shall become void after 18 months from the date of City Council approval unless the use itself has begun or a footing inspection has been approved where a new building is proposed. The entire development does not need to be constructed at once; it can be built in phases over several years. However, the ordinance allows an applicant to request as part of the initial approval of the SUP, a valid time frame longer than 18 months. In this case, the applicant is requesting 120 months (10 years) to obtain their initial footing inspection approval. Staff recommends 60 months; as that is the maximum time that the applicant's Traffic Impact Analysis will remain valid.

Findings

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ The special use permit recommended by staff includes various transportation related improvement to mitigate impacts of the development. Subject to the Special Use Permit being adopted with conditions recommended by the Transportation Department, no other public safety issues have been identified.
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(f) *Greater Restrictions*; staff finds

Compliance, subject to meeting conditions of SUP Document	❖ A school use is permitted in a RS-9 District subject to meeting development standards and subject to obtaining a special use approval. The Development Ordinance requires that the following development standard be met for a school use <i>"The site plan depict on-site vehicular and pedestrian traffic circulation and shall illustrate any proposed loading and unloading areas, parking areas, drivelines, sidewalks and transportation improvements and provided for other supporting information."</i> The applicant has submitted a SUP Site Plan generally depicting the manner in which the site is to be developed. Detailed engineered drawings that address conditions of the SUP are more appropriately reviewed as part of the site plan review by the Technical Review Committee once the SUP is approved. Subject to the applicant agreeing
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	to improvements recommended by the Transportation Department, the application will be in compliance with this criterion.
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance, subject to meeting conditions of SUP Document	❖ Based on the manner in which the site is to be developed, as depicted on the SUP site plan, development of the site will be sufficiently setback from abutting property owners. ❖ Where the site abuts residential uses, a Type B planting yard will be required. This will assist in buffering activity on the site from adjacent residential uses. ❖ At build-out with, approximately 1,500 students, there will be traffic impacts from this use at peak usage times. The transportation improvements recommended by staff will help mitigate those impacts. ❖ The SUP includes a general lighting condition and a lighting condition for the athletic field areas. These conditions will further insure the requested school use and its accessory activities will not substantially insure the value of adjacent property owners.
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	❖ This site is designated as Low Density Residential and Medium Density Residential in both the Land Use Plan and the Northwest Area Plan. Schools are generally supported in residential areas.
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Recommendation

Staff recommends approval with Conditions

The Planning and Development Department recommends approval of the SUP subject to the approval of the associated Zoning Case 13-03 and subject to the staff recommended conditions for this permit. In addition, staff recommends the SUP remain valid for a maximum 60-month time frame for the use to commence or to receive initial footing inspection approval.

Based on the staff recommended conditions, and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

Report Preparation

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



SPECIAL USE PERMIT 13-02

Request: To allow a private school K-12 grades
Accessory Uses: day care center 30 or more children,
 athletic fields, private dormitories and livestock

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

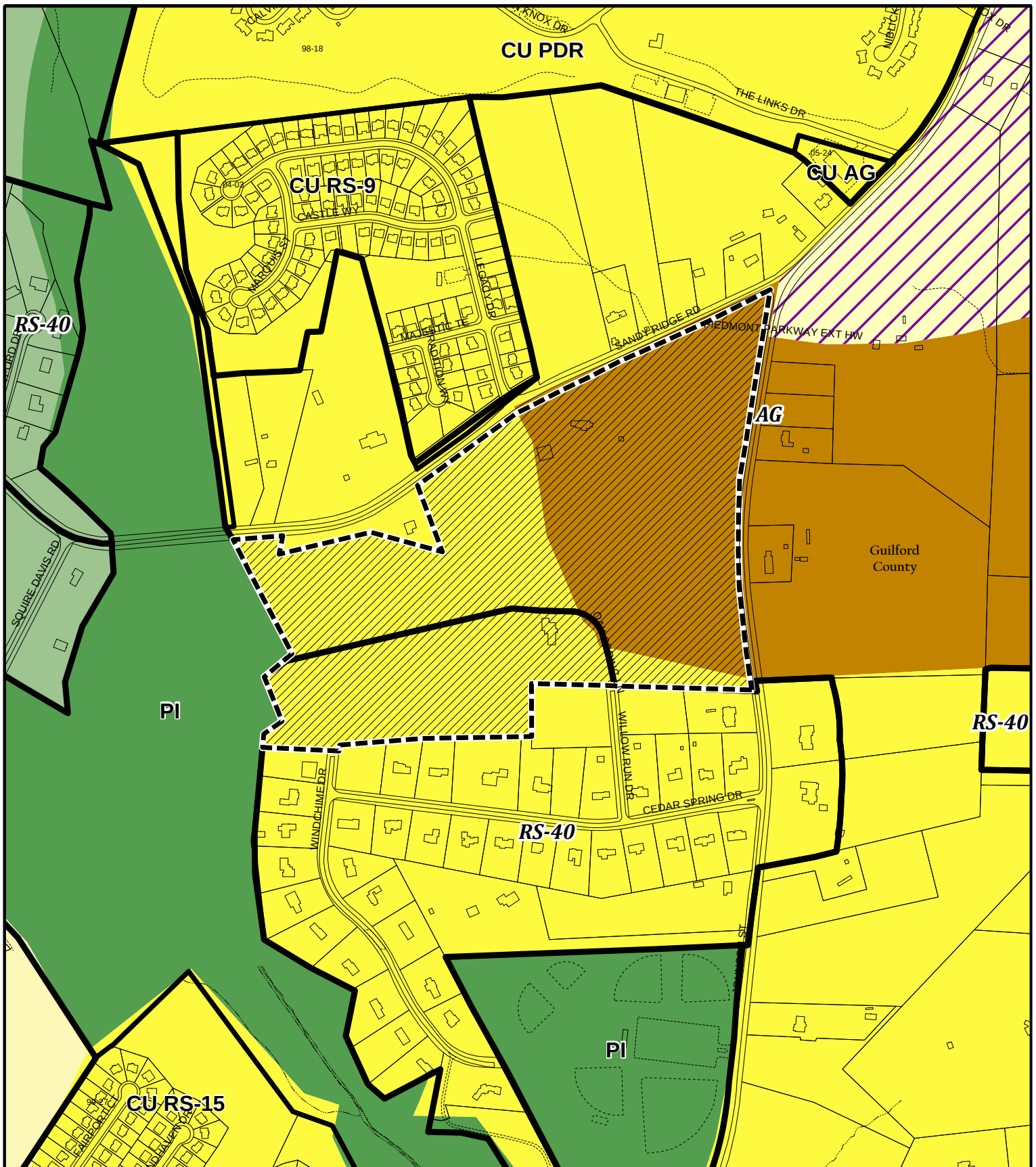
**Planning & Development
 Department**

City of High Point

Date: April 4, 2013



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SPECIAL USE PERMIT 13-02

Land Use Plan

 Rural Development	 Mixed Use Development
 Low-Density Residential	 Recreation/Open Space
 Medium-Density Residential	 Future Growth Area

**Planning & Development
Department**

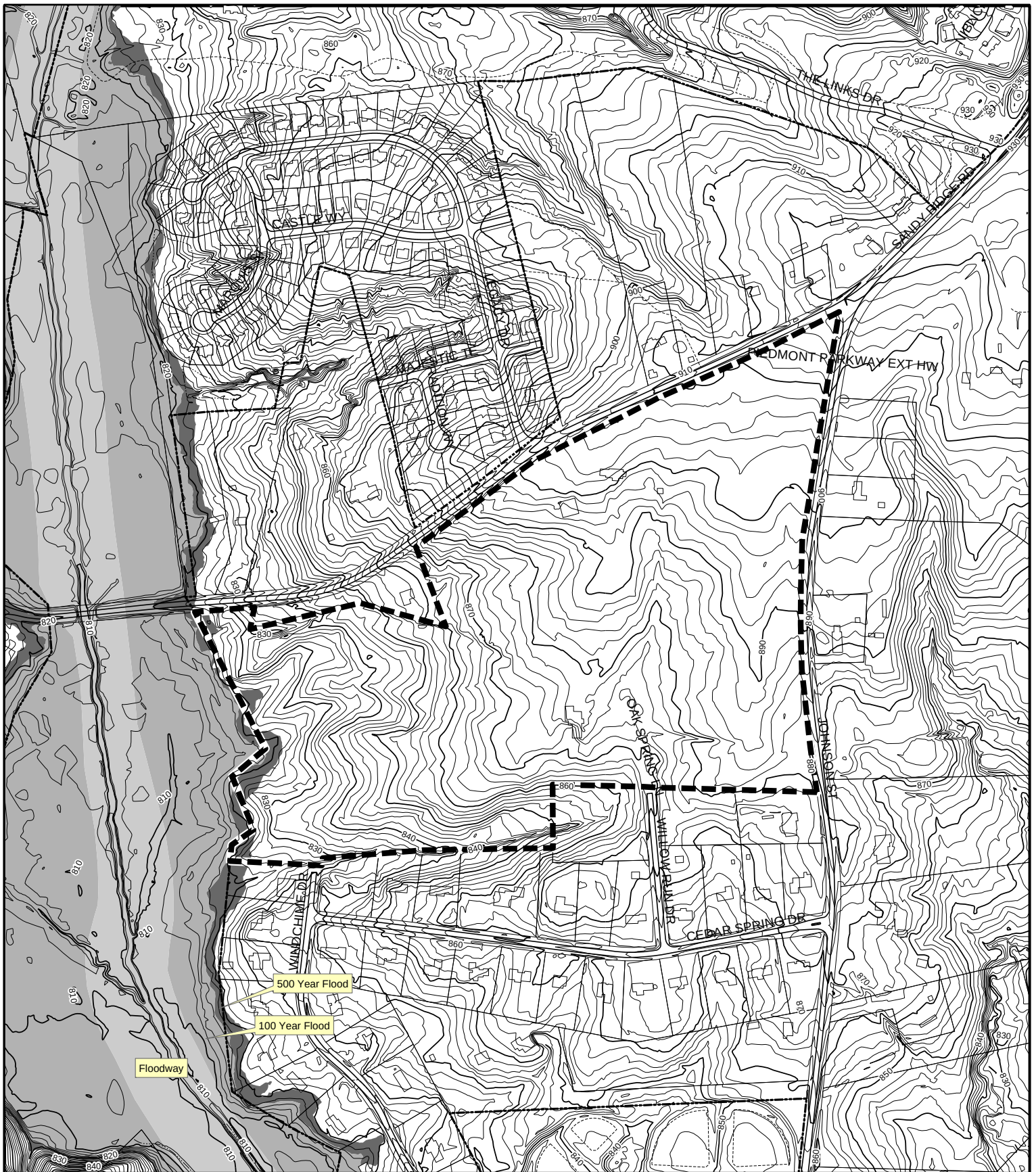
City of High Point

Date: April 12, 2013



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SPECIAL USE PERMIT 13-02

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



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SPECIAL USE PERMIT 13-02



April 5, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director 

Subject: **Zoning Case #13-03, and Special Use Permit #13-02, Wesleyan Education Center, Property located at the southwest corner of the intersection of Johnson Street and Sandy Ridge Road**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit requested for the construction of a private school for 1,225 students in grades K-12 and 275 students in pre-K childcare. This use will generate approximately 1,404 trips in the AM peak hour, 772 trips in the PM peak hour, and a total of 2,425 daily trips. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 without the Special Use Permit

If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.

Conditions for development under the Special Use Permit

Access

- The zoning site shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road.
- The access point to Sandy Ridge Road shall align with Legacy Drive.
- The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- The zoning site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a “T” type turnaround constructed on the rezoning site.
- The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either Sandy Ridge Road or Johnson Street.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Roadway and Intersection Improvements

- The property owner shall construct a northbound left turn lane with 400 feet of storage and appropriate taper, and a southbound right turn lane with 300 feet of storage and appropriate taper at the access point on Johnson Street.
- The property owner shall construct a westbound left turn lane with 150 feet of storage and appropriate taper, and an eastbound right turn lane with 100 feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- The property owner shall construct a separate eastbound right and left turn lane with 300 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a southbound right turn lane with 200 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a northbound left turn lane with 300 feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

**SPECIAL USE PERMIT 13-02
CITY OF HIGH POINT, NORTH CAROLINA**

April 23, 2013
(Submitted)

Amended April 24, 2013

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE:

1. Elementary and Secondary School use (K thru 12 grade) and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.
2. All dumpsters shall be located no closer than one-hundred (100) feet from adjacent residentially zoned property.
3. Lighting
 - a. All pole mounted lighting shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
 - b. Lighting associated with the athletic fields shall not exceed 0.5 foot-candles as measured at the property line. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.
4. Transportation Conditions
 - a. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements
 - b. Onsite queuing area - The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either the Sandy Ridge Road or Johnson Street road right-of-ways.

c. ROW Dedication

- 1) The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the site.
- 2) The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the site.
- 3) The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

d. Access:

- 1) The school use shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road. The access point to Sandy Ridge Road shall align with Legacy Drive. The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- 2) The site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a "T" type turnaround constructed on the site.

e. Roadway and Intersection Improvements

- 1) The property owner shall construct a northbound left turn lane with four hundred (400) feet of storage and appropriate taper, and a southbound right turn lane with three hundred (300) feet of storage and appropriate taper at the access point on Johnson Street.
- 2) The property owner shall construct a westbound left turn lane with one hundred fifty (150) feet of storage and appropriate taper, and an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- 3) The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- 4) The property owner shall construct a separate eastbound right and left turn lane with three hundred (300) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 5) The property owner shall construct a southbound right turn lane with two hundred (200) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 6) The property owner shall construct a northbound left turn lane with three hundred (300) feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- 7) The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

8) Roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.

f. Timing of Development

If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit a amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.

DESCRIPTION OF PROPERTY:

The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

Subject meeting the requirements of Condition 4.f this Special Use Permit shall become void after 120 months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

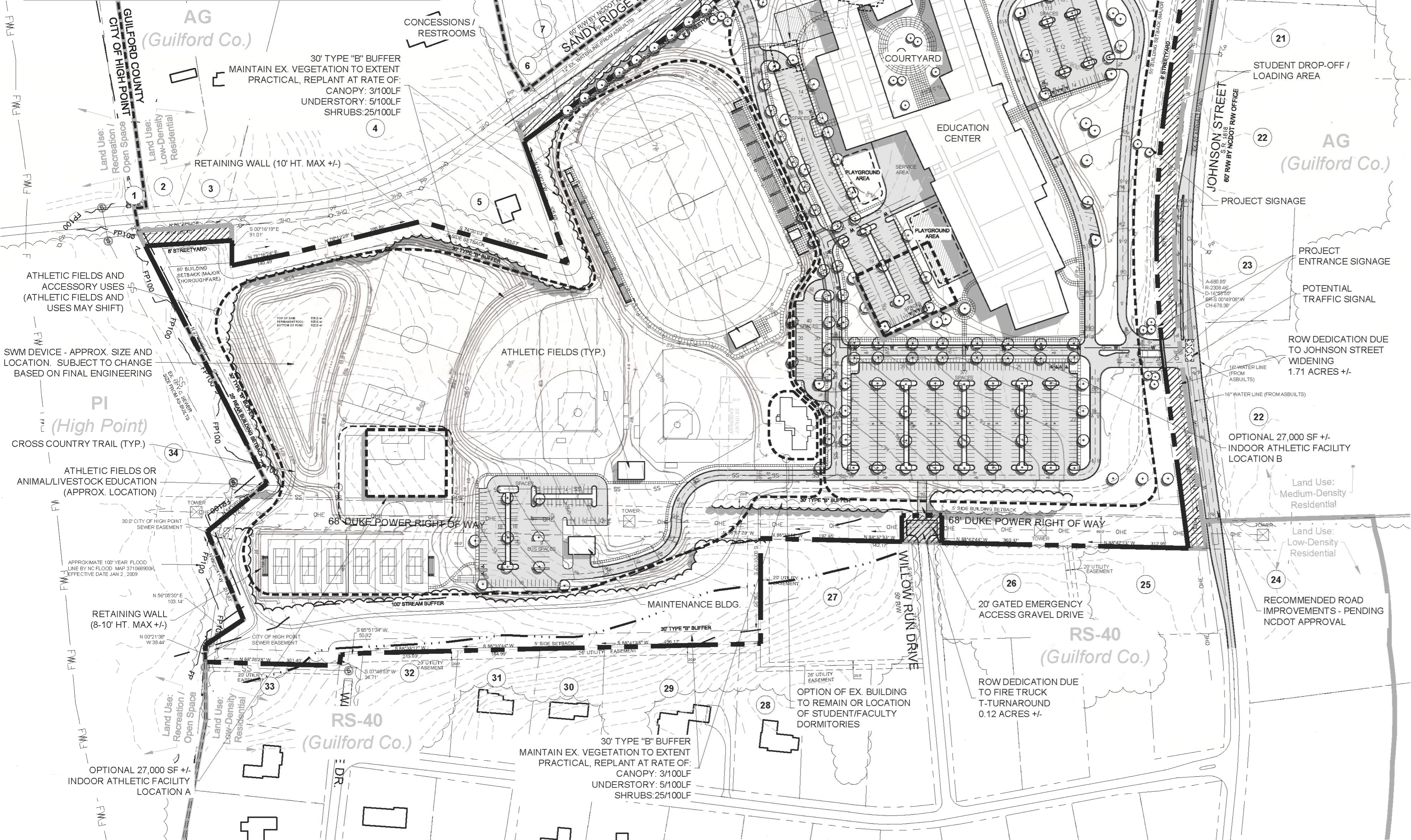
SPECIAL USE PERMIT _____ AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____ DAY OF _____.

Lisa B. Vierling

Date

ADJACENT OWNERS:

Reference	Parcel Number	PIN	Cred	Plot	Owner	Mail Address
1	0169235	689421519	00478-00857	0	PRESBYTERIAN HOMES INC	2109 SANDY RIDGE RD COLFAX NC 27235
2	0169247	689481438	00314-00254	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
3	0169246	689481643	00854-02303	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
4	0169245	689481963	00338-00621	83-45	KENNETT, J PHIL; KENNETT, GLORIA K	1927 SANDY RIDGE RD COLFAX NC 27235
5	0169226	689491002	00364-00971	0	CAULDER, CHARLIE R	1923 SANDY RIDGE RD COLFAX NC 27235
6	0215048	689492265	00614-01969	157-139	MDC HOMES GREENSBORO LLC	11525 PARK WOODS CIR ALPHARETTA GA 30005
7	0215108	6894913407	00741-02630	157-139	LANE, MARILYN DAWN; LANE, MURRAY W	4801 TRADITION WAY COLFAX NC 27235
8	0215109	6894914553	00640-00309	157-139	LORD, JEFFREY M.; LORD, TRICIA S	4800 TRADITION WAY COLFAX NC 27235
9	0215110	6894914662	00642-00832	157-139	CREWS, WILLIE R.; CREWS, JULIA	4802 TRADITION WAY COLFAX NC 27235
10	0215117	6894915673	00681-02701	157-139	MITCHELL, DONALD E JR.; MITCHELL, VIVIAN K	4803 LEGACY DR. COLFAX NC 27235
11	0215031	6894917743	006746-00736	157-139	BOSTIC, ANDREW; BOSTIC, URETHA L	4802 LEGACY DR. COLFAX NC 27235
12	0169227	6894928335	00563-01230	0	PERCE, RAYMOND E.; PERCE, NORMA JEAN	1947 SANDY RIDGE RD COLFAX NC 27235
13	0171339	7304021083	00434-01794	146-143	PERCE, NORMA JEAN STAFFORD	1947 SANDY RIDGE RD COLFAX NC 27235
14	0171340	7304021653	00434-01797	0	STAFFORD, JAMES CORNELIUS	2007 SANDY RIDGE RD COLFAX NC 27235
15	0171344	7304024171	00674-01492	139-	REDMON, KATHERINE E.; TROTTER, BRIAN F	1957 SANDY RIDGE RD COLFAX NC 27235
16	0171322	7304027508	00434-01799	139-1284457-	FLINT, KATHY ANN STAFF	1965 SANDY RIDGE RD COLFAX NC 27235
17	0171330	7304027273	00267-00637	0	FLINT, CHARLES S.; FLINT, KATHY S	1965 SANDY RIDGE RD COLFAX NC 27235
18	0171348	7304115905	00692-00149	0	WESTMORELAND, C REID; WESTMORELAND, CATHARINE S	245 N BUNKER HILL RD COLFAX NC 27235
19	0171324	7304110854		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
20	0171312	7304110649		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
21	0171311	7304110534	006137-02171	75-112	SPE, JOSEPH M.; SPE, NANCY W	4440 JOHNSON ST COLFAX NC 27235
22	0171313	7304113483	00436-00304	0	WESTMORELAND, JAMES T.; WESTMORELAND, MARGARET M & FAMILY LIMITED PARTNERSHIP; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
23	0171314	7304009900	001454-00598	0	WESTMORELAND, JAMES THOS	4626 JOHNSON ST COLFAX NC 27235
24	0171317	7304103185	003423-01155	76-17	OWENS, DOUGLAS R.; OWENS, REBECCA O	4604 JOHNSON ST COLFAX NC 27235
25	0171377	7304006167	004134-02075	74-17	MARTIN, DOROTHY JAMIE	4603 JOHNSON ST COLFAX NC 27235
26	0171378	7304003157	00745-01330	74-17	WEBB, J RICK; WEBB, PHILLIS P	PO BOX 591 COLFAX NC 27235
27	0171379	6894909155	00694-02434	74-17 CEDAR	CEAR SPRINGS FARM LLC	PO BOX 3967 HIGH POINT NC 27602
28	0171376	689398215	00456-00459	73-197	DEBBE, CLAUDIA S	8904 CEDAR SPRING DR COLFAX NC 27235
29	0171369	689398389	00460-00817	73-197	MOYER, CHARLES P.; MOYER, CHARLENE W	8908 CEDAR SPRING DR COLFAX NC 27235
30	0171368	6893993940	007179-02740	73-197	PENLEY, COURTNEY; PENLEY, MARK	8910 CEDAR SPRING DR COLFAX NC 27235
31	0169347	6893991951	00545-01099	75-84	ALLRED, DENNIS MONROE; ALLRED, BETH R	8912 CEDAR SPRING DR COLFAX NC 27235
32	0169346	6893990901	006261-01789	75-84	WOOD, KENNETH C.; WOOD, PATRICIA S	4546 PEEPLES RD OAK RIDGE NC 27310
33	0169365	6893986992	007078-02639	75-84	THOMPSON, OREGO R P.; THOMPSON, DEBRA S	1234 WINDCHIME DR COLFAX NC 27235
34	0200173	7302231794	001750-00137	0	CITY OF HIGH POINT	PO BOX 230 HIGH POINT NC 27601



LOCATION MAP:

SCALE: NTS



SITE DATA

PURPOSE STATEMENT:
SPECIAL USE PERMIT TO ALLOW ELEMENTARY OR SECONDARY SCHOOLS, AND ACCESSORY USES IN RESIDENTIAL ZONING.

ZONING:
EXISTING ZONING: RS-9 CONDITIONAL ZONING DISTRICT
PROPOSED ZONING: NO CHANGE

PROPOSED USES:
PRIMARY USES:
ELEMENTARY OR SECONDARY SCHOOL
ACCESSORY USES:
DAYCARE CENTERS, CHILD (30 OR MORE)
ATHLETIC FIELDS
PRIVATE DORMITORIES
LIVESTOCK

SITE ACREAGES:
EXISTING PARCEL ACREAGE: 66.88 AC. +/-
JOHNSON STREET ROW DEDICATION: -1.71 AC. +/-
SANDY RIDGE ROAD ROW DEDICATION: -1.62 AC. +/-
JOHNSON ST. & SANDY RIDGE RD. REALIGNMENT: -0.04 AC. +/-
FIRE TRUCK T-TURNAROUND DEDICATION: -0.12 AC. +/-
TOTAL PARCEL ACREAGE: 63.39 AC. +/-

WATERSHED:
PROJECT SITE IS LOCATED WITHIN THE OAK HOLLOW LAKE WATERSHED - CRITICAL AREA TIER 4

BUILDING NOTES (BASED ON RS-9 ZONING):
MAX. BUILDING HEIGHT: 50'
MAX. BUILDING COVER: 35% OF LOT
PROPOSED PHASE 1: 240,000 SF +/-
PHASE 2: 75,000 SF +/-
INDOOR ATHLETIC FACILITY: 27,000 SF +/-

IMPERVIOUS CALCULATIONS:
MAX. IMPERVIOUS ALLOWED: 50% (32.76 AC. +/-)
(PER OAK HOLLOW LAKE WCA - TIER 4)

PARKING CALCULATIONS:
REQUIRED PER CODE:
DAYCARE:
55 EMPLOYEES @ 1 SPACE / EMPLOYEE = 55 SPACES
298 ATTENDEES @ 1 SPACE / 10 ATTENDEES = 30 SPACES
TOTAL DAYCARE: 85 SPACES

CLASSROOMS:
OFFICE:
47 ROOMS @ 3 SPACES / ROOM = 141 SPACES
ELEMENTARY/MIDDLE SCHOOL:
29 ROOMS @ 3 SPACES / ROOM = 87 SPACES
HIGH SCHOOL:
20 ROOMS @ 7 SPACES / ROOM = 140 SPACES
TOTAL CLASSROOMS: 368 SPACES

TOTAL PARKING REQUIRED: 453 SPACES
TOTAL PARKING PROVIDED: 806 SPACES +/-
(INCLUDING 18 HANDICAP SPACES)

INFRASTRUCTURE:
ROADS: PRIVATE WATER: PUBLIC SEWER: PRIVATE
BUFFERYARDS & BUILDING SETBACKS:
ADJOINING LAND USE (LUC 1): SINGLE FAMILY DETACHED DWELLINGS & OPEN SPACE

TYPE REQUIRED: TYPE 'B' BUFFERYARD
WIDTH: MIN. 25' / MAX. 50' / AVG. 30'

STREETYARDS: WIDTH: MIN. 8' / MAX. 25' / AVG. 8'

BUILDING SETBACKS (BASED ON RS-9 ZONING):
JOHNSON STREET: 50' SETBACK (MAJOR THOROUGHFARE)
SANDY RIDGE ROAD: 50' SETBACK (MAJOR THOROUGHFARE)
SIDE: 5' SETBACK
REAR: 25' SETBACK

GENERAL NOTES:
1. DEVELOPMENT SHALL BE GENERALLY CONSISTENT WITH SITE PLAN. BUILDING, PARKING, AND ATHLETIC FIELDS MAY SHIFT WITHIN DESIGNATED AREAS.
2. ATHLETIC FIELDS MAY BE LIGHTED.
3. FUTURE EXPANSION AREAS ARE APPROXIMATE. NUMBER OF ADDITIONAL CLASSROOMS SHALL BE DETERMINED WHEN APPLICABLE. ADDITIONAL PARKING SHALL BE PROVIDED IF REQUIRED.
4. ALL OR A PORTION OF ATHLETIC FIELDS MAY BE CONSTRUCTED AS PHASE 1 OF SITE DEVELOPMENT.

Wesleyan Education Center

PETITIONERS:

PETITIONER: DR. ROB BROWN
WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
(336) 884-3333
(336) 884-8232

OWNERS:

PARCEL #: 0169206
PIN#: 6894908816
OWNER: WESLEYAN EDUCATION CENTER
ADDRESS: 1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
(336) 884-3333
(336) 884-8232

PREPARED BY:



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street
Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067
F: 336.723.1069



SCALE: 1" = 120'

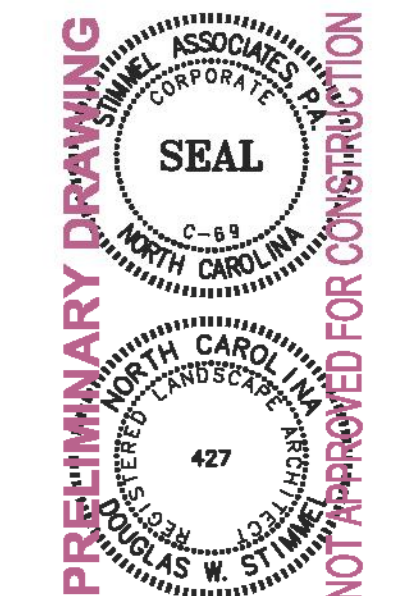
Stimmel



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning



SEALS:



PROJECT:

Wesleyan Education Center
High Point, North Carolina
(Guilford County prior to Annexation)

CLIENT:

Dr. Rob Brown
Wesleyan Education Center
1917 N. Centennial Street
High Point, NC 27262
P: (336) 884-3333
F: (336) 884-8232

DRAWN:

DATE: 03/11/2013

REVISIONS:

04/23/13 Per City Comments

JOB NO:

11-129

SHEET TITLE:

SPECIAL USE PERMIT
SITE PLAN

SCALE: 1" = 120'

SHEET NO.:

SUP-1

© STIMMEL ASSOCIATES, P.A.

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

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



Wesleyan Education Center – Transportation Impact Analysis
High Point, NC
Prepared for Stimmel Associates, P.A.
January 18, 2013

Executive Summary

The proposed Wesleyan Education Center is located on the southwest corner of the intersection of Sandy Ridge Road and Johnson Street in High Point, North Carolina. The proposed school will have a capacity of 1,225 students in grades K through 12 and 275 students in pre-K child care, and will have up to 250 employees. Currently there are no plans for bus transportation, and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. A site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic. The following intersections were included in the study:

- Sandy Ridge Road at Squire Davis Road
- Sandy Ridge Road at Legacy Court/Site Access 1
- Sandy Ridge Road at Johnson Street
- Sandy Ridge Road at Kendale Road
- Johnson Street at Skeet Club Road
- Johnson Street at Site Access 2

This intersection was analyzed during the AM and Dismissal peaks for the following conditions:

- 2013 Existing Conditions
- 2021 Future No Build Conditions
- 2021 Future Build-Out Conditions
- 2021 Future Build-Out with Mitigation
- 2030 Planning Phase No Build
- 2030 Planning Phase Future Build

The City of High Point (COHP) and North Carolina Department of Transportation (NCDOT) were contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Stimmel Associates, P.A.

The year 2030 Planning Phase analysis was carried out based on NCDOT Congestion Management standards, which require a long term analysis for study intersections impacted by a TIP project and located adjacent to the proposed development. **NCDOT TIP project U-3615B** was assumed to be in place for this scenario.

This study also included a review of on-site traffic operations at the school driveways to ensure that queuing can be accommodated on site. This was carried out for review by NCDOT Municipal & School Transportation Assistance Unit (MSTA).



Level of Service Results

The results of the study are discussed by intersection below:

Sandy Ridge Road at Squire Davis Road

This unsignalized intersection currently operates at LOS A in AM and Dismissal peaks. In 2021 future no build conditions, LOS B/A are expected in AM/Dismissal peaks, respectively. With the addition of site traffic, LOS B is expected in AM and Dismissal peaks. No improvements are recommended.

Sandy Ridge Road at Legacy Drive / Site Access 1

This unsignalized intersection currently operates at LOS B in the AM peak and LOS A in the Dismissal peak. In 2021 future no build conditions, LOS B is expected in AM and Dismissal peaks. With the addition of site traffic, LOS F is expected in the AM peak and LOS C in the Dismissal peaks. In order to enhance access to the site we recommend the following improvements:

- Provide an eastbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide a westbound left turn lane on Sandy Ridge Road with 150 feet of storage and appropriate taper
- Provide separate left and right turn lanes exiting from site access
- Install high visibility pedestrian crosswalks at this intersection across west leg of Sandy Ridge Road and across site access

Sandy Ridge Road at Johnson Street

This unsignalized intersection currently operates at LOS F in the AM peak and LOS B in the Dismissal peak. In 2021 future no build conditions, LOS F is expected in the AM peak and LOS D in the Dismissal peak. With the addition of site traffic, LOS F is expected in AM and Dismissal peaks. In order to mitigate this condition, we recommend the following improvements:

- Signalize intersection
- Provide a northbound left turn lane on Johnson Street with 300 feet of storage and appropriate taper
- Provide an eastbound right turn lane on Sandy Ridge Road with 300 feet of storage and appropriate taper
- Provide a southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper

With these improvements in place, the level of service is expected to improve to LOS C in the AM peak and LOS B in the Dismissal peak.



Sandy Ridge Road at Kendale Road

This unsignalized intersection currently operates at LOS C in the AM peak and LOS B in the Dismissal peak. In 2021 future no build conditions, LOS F/C is expected in AM/Dismissal peaks, respectively. The LOS F condition is mainly due to lack of sufficient gaps for left turn movements from the minor approach, and is the result of heavy traffic volumes on Sandy Ridge Road. This is a typical condition for stop-controlled approaches onto major streets like Sandy Ridge Road, and queues are expected to be short-lived. With the addition of site traffic, LOS F is expected in AM and Dismissal peaks. No improvements are recommended.

Johnson Street at Site Access 2

With the build out of this site, LOS F is expected at this intersection during AM and Dismissal peaks. The LOS F condition is mainly due to lack of sufficient gaps for left turn movements from the minor approach, and is the result of heavy traffic volumes on Sandy Ridge Road. In order to mitigate this condition, we offer the following improvement options:

Option 1:

- Configure intersection as a left-over (left turns out prohibited). Vehicles seeking to turn left onto northbound Johnson Street can use the driveway on Sandy Ridge Road
- Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper
- Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site

Option 2:

- Monitor intersection for signalization and signalize when warranted
- Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper
- Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide separate left and right turn lanes exiting site driveway

With these improvements in place, the level of service is expected to improve to LOS C or better during AM and Dismissal peaks.

Johnson Street at Skeet Club Road

This signalized intersection currently operates at LOS C in the AM peak and LOS A in the Dismissal peak. In 2021 future no build conditions, LOS D is expected in AM and Dismissal peaks. However, our Sim Traffic simulation indicates queuing issues on the northbound and eastbound approaches. In order to mitigate this queuing condition, the following improvements are needed in 2021 **background** conditions, regardless of the proposed development:

- Restripe northbound approach to provide an additional northbound through lane, and provide two (2) receiving lanes on northbound Johnson Street with a minimum of 600 feet of full lane width and 600 feet of merge taper

With the addition of site traffic, LOS D is expected in AM and Dismissal peaks. No improvements are recommended as a result of this development.

Recommended improvements at the study intersections are illustrated in Figure 10.

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary				
AM Peak	2013 Existing	2021 Future No Build	2021 Future Build	2021 Future Build with Improvements
Sandy Ridge Road at Squire Davis Road	A (9.8) NB Approach	B (10.9) NB Approach	B (14.6) NB Approach	
Sandy Ridge Road at Legacy Court/Site Access 1	B (11.2) SB Approach	B (13.1) SB Approach	F (423.9) SB Approach	
Sandy Ridge Road at Johnson Street	F (84.8) EB Approach	F (592.1) EB Approach	F (***) EB Approach	C (29.9)
Sandy Ridge Road at Kendale Road	C (24.0) WB Approach	F (84.4) WB Approach	F (395.1) WB Approach	
Johnson Street at Site Access 2			F (***) EB Approach	Option 1: C (17.2) Left-over Option 2: B (16.6) Signalized
Johnson Street at Skeet Club Road	C (23.7)	D (38.6)	D (52.6)	
Dismissal Peak	2013 Existing	2021 Future No Build	2021 Future Build	2021 Future Build with Improvements
Sandy Ridge Road at Squire Davis Road	A (9.1) NB Approach	A (9.6) NB Approach	B (10.4) NB Approach	
Sandy Ridge Road at Legacy Court/Site Access 1	A (9.7) SB Approach	B (10.5) SB Approach	C (20.9) NB Approach	
Sandy Ridge Road at Johnson Street	B (13.9) EB Approach	D (29.5) EB Approach	F (399.5) EB Approach	B (17.5) Signalized
Sandy Ridge Road at Kendale Road	B (12.2) WB Approach	C (17.4) WB Approach	D (26.5) WB Approach	
Johnson Street at Site Access 2			F (142.4) EB Approach	Option 1: B (13.5) Left-over Option 2: B (15.7) Signalized
Johnson Street at Skeet Club Road	A (9.7)	D (35.7)	D (37.9)	
LOS defined as follows:				
A = Free-flowing traffic conditions; LOS and delay indices are well below the level of service that would be expected for a congested condition.				



2030 Planning Phase

In order to comply with NCDOT Guidelines, this scenario considered the build-out of the Wesleyan Education Center, with TIP U-4758 in place at a design year of 2030. This TIP project involves widening Sandy Ridge Road and Johnson Street to a multi-lane facility from Skeet Club Road to I-40. Sandy Ridge Road was modeled as a 6-lane divided section to the north/east of Johnson Street and as a 4-lane divided section west of Johnson Street. This scenario analyzed the following intersections affected by this TIP project:

2030 Future Conditions LOS Results

The results for the 2030 Planning Phase analysis are discussed by intersection below:

Sandy Ridge Road at Johnson Street

In 2030 future no build conditions with TIP U-3758 roadway improvements in place, LOS C is expected in the AM peak and the PM peak. With the addition of the proposed site, LOS C is expected in AM and PM peaks. No additional improvements are recommended.

Johnson Street at Site Access 2

In 2030 future build conditions with the previously recommended improvements in place at the site access, LOS C is expected at this intersection in the AM peak and LOS A in the PM peak. No additional improvements are recommended.

Johnson Street at Skeet Club Road

In 2030 future no build conditions, LOS D and LOS F are expected at this intersection in AM and PM peaks, respectively. Additionally, the Sim Traffic model shows queuing issues on all approaches. Note that these conditions are due to **background** traffic without the addition of proposed site traffic. The following improvements are needed to mitigate these background traffic conditions:

- Provide a second left turn lane on eastbound and westbound approaches of Skeet Club Road
- Provide a second left turn lane on northbound and southbound approaches of Johnson Street
- Provide a separate right turn lane on northbound and southbound approaches of Johnson Street

In 2030 background conditions with the above improvements in place, LOS D is expected in AM and PM peaks. With the addition of proposed site traffic, the level of service is expected to remain at LOS D in AM and PM peaks. No additional improvements are recommended.

Recommended improvements for 2030 Planning Conditions are illustrated in Figure 13 of the report.



2030 Future Conditions LOS Summary

Table B presents the summary of the level of service analysis for the 2030 Planning Phase.

Table B - Level of Service Summary (2030 Planning Phase)		
AM Peak	2030 Planning Future No Build	2030 Planning Phase Build
Sandy Ridge Road at Johnson Street	C (23.9) Signalized	C (27.3)
Johnson Street at Site Access 2		C (29.2)
Johnson Street at Skeet Club Road	E (67.7) With Improvements: D (44.7)	D (51.8)
PM Peak	2030 Planning Future No Build	2030 Planning Phase Build
Sandy Ridge Road at Johnson Street	C (22.2) Signalized	C (22.2)
Johnson Street at Site Access 2		A (1.9)
Johnson Street at Skeet Club Road	F (89.5) With Improvements: D (41.2)	D (41.2)

Source: Davenport Planning Commission, 2012. All data is preliminary and subject to change.



Summary and Conclusion

The proposed Wesleyan Education Center is located on the southwest corner of the intersection of Sandy Ridge Road and Johnson Street in High Point, North Carolina. The proposed school will have a capacity of 1,225 students in grades K through 12 and 275 students in pre-K child care, and will have up to 250 employees. Currently there are no plans for bus transportation and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. Based on the MSTA trip calculator, this site has a trip generation potential of 2,419 trips per day.

DAVENPORT was retained to determine the potential traffic impacts of the proposed development and the transportation improvements that may be required to accommodate these impacts. The recommended improvements are summarized in Table C on the following page.

2021 Future Build Conditions

With the build-out of the site, we have recommended signalization at the intersection of Sandy Ridge Road and Johnson Street with auxiliary turn lanes. At the proposed site access on Johnson Street, we have given two (2) options for improvements. Option 1 involves configuring the intersection as a left-over (left turns prohibited), with auxiliary turn lanes on Johnson Street. Vehicles seeking to turn left out onto northbound Johnson Street will be able to exit via the site access on Sandy Ridge Road. Option 2 is to monitor this intersection for signalization and install a traffic signal when warranted, with auxiliary turn lanes on Johnson Street and on the site driveway.

We recommend left and right turn lanes at the intersection of Sandy Ridge Road and Legacy Drive / Site Access 1, and high visibility pedestrian crosswalks on two (2) approaches. We have identified a background improvement at the intersection of Skeet Club Road and Johnson Street, which is needed to mitigate background traffic conditions, regardless of the proposed development. This consists of reconfiguring the northbound approach of Johnson Street as a left turn lane with two (2) through lanes, and adding a second northbound receiving lane on Johnson Street north of Skeet Club Road with 600 feet of full lane with and 600 feet of merge taper.

School Internal Circulation and Queuing

Calculations using the MSTA school traffic generator indicate that with a student population of 1,225, the school should require a minimum queue length of 1,866 feet (2,350 feet desirably). The school site plan provides approximately 1,650 feet of queue storage at the loading zone loop. We recommend providing an additional lane along the loading zone loop for a length of at least 700 feet to contribute additional stacking distance.

A traffic simulation was also performed using SimTraffic software to review queuing internal to the school site. Based on five (5) simulation runs of 10-minute seeding time and 30-minute recording time using school peak hour factors, there is adequate storage length on-site to handle expected queues.

We also offer the following recommendations related to the site plan:

- Provide high visibility pedestrian crosswalks at the intersection of Sandy Ridge Road and Legacy Drive / Site Access 1 across west leg of Sandy Ridge Road and across Site Access 1
- We recommend marking a loading area approximately 130 feet long to accommodate parent loading and drop off

DAVENPORT

- Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone
- In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading
- Provide parking zone for visitor and emergency parking at end of the student loading area
- Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts

2030 Planning Phase

A scenario with design year 2030 was studied for planning purposes due to the location of the proposed site adjacent to a TIP Project (U-4758) on Sandy Ridge Road and Johnson Street. The NCDOT TIP U-4758 will widen Sandy Ridge Road and Johnson Street to a 4-lane divided section. It is expected that future improvements by NCDOT will be adequate to accommodate future traffic on Sandy Ridge Road and Johnson Street. However, at the intersection of Skeet Club Road and Johnson Street we have identified the need for improvements to handle long-term traffic volumes, regardless of the proposed development. Namely, we recommend a second left turn lane on all four approaches and a separate right turn lane on the southbound and northbound approaches of Johnson Street.

In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic. The above recommendations should be constructed to comply with NCDOT Policy on Street and Driveway Access to North Carolina Highways and City of High Point Driveway Manual where applicable.

Table C – Recommended Improvements Summary	
Sandy Ridge Road at Squire Davis Road	• No improvements recommended
Sandy Ridge Road at Legacy Drive / Site Access 1	• Provide eastbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper, with concrete channelized island to enhance safety of entry to the site • Provide a westbound left turn lane on Sandy Ridge Road with 150 feet of storage and appropriate taper • Provide separate left and right turn lanes exiting from site access • Install high visibility pedestrian crosswalks at this intersection across west leg of Sandy Ridge Road and across Site Access 1
Sandy Ridge Road at Johnson Street	• Signalize intersection • Provide a northbound left turn lane on Johnson Street with 300 feet of storage and appropriate taper • Provide an eastbound right turn lane on Sandy Ridge Road with 300 feet of storage and appropriate taper • Provide a southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper

Table C (continued) – Recommended Improvements Summary (continued)

Sandy Ridge Road at Kendale Road	No improvements are recommended
Johnson Street at Site Access 2	Option 1: - Configure intersection as a left-over (left turns out prohibited). Vehicles seeking to turn left onto northbound Johnson Street can use the driveway on Sandy Ridge Road - Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper - Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site Option 2: - Monitor intersection for signalization and signalize when warranted - Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper - Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site - Provide separate left and right turn lanes exiting site driveway
Johnson Street at Skeet Club Road	Background Improvement: Restripe northbound approach to provide an additional northbound through lane, and construct two (2) receiving lanes on northbound Johnson Street with a minimum of 600 feet of full lane width and 600 feet of merge taper
Internal School Traffic Circulation	- We recommend marking a loading area approximately 130 feet long to accommodate parent loading and drop off - Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone - In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading - Provide a parking zone for visitor and emergency parking at the end of the student loading area - Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts

Citizens Information Meeting Report
Zoning Case 13-03
Special Use Permit 13-04

Submitted by: Luke A. Dickey on behalf of the
Wesleyan Education Center

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

Wesleyan Education Center – Sandy Ridge Rd. & Johnson St. Citizen Information Meeting Report

Held March 5, 2013 from 6:00 pm to 8:00 pm

The citizen information meeting was held at the Sandy Ridge Community Center, 750 Joe Drive, Colfax, NC, which is near the site. A notification letter was mailed February 22, 2013 along with the required statement provided by the High Point Planning Department. 170 invitations were sent to the surrounding property owners located within the Cedar Springs neighborhood, Legacy at River Landing neighborhood, and adjacent property owners including the thirty (30) property owners as supplied by the High Point Planning Department. *(Please refer to the list of property owners attached as Exhibit A.)* Twenty-nine (29) property owners (40 individuals) attended the meeting. *(Please refer to the sign-in sheet attached as Exhibit B.)*

The citizen information meeting was facilitated by representatives from Stimmel Associates, project land planners; Wesleyan Education Center, developer; and Davenport Transportation Consultants, project traffic engineers.

Stimmel Associates

Doug Stimmel
Luke Dickey
Stephen Owen

Wesleyan Education Center

Dr. Rob Brown – Head of School
Tim Rickman – High School Principal
Mike Jones – Board Member

Davenport Transportation Consultants

John Davenport
Frank Ameyna

Three (3) identical stations were set-up with the following plans displayed on 30" x 42" boards (Please refer to Exhibit C):

1. Aerial Exhibit showing project location and adjacent property owners identified on the plan based on the neighborhood meeting invitations.
2. Color rendered Sketch Plan of the proposed WEC buildings, parking, and athletic fields.
3. High Point Future Land Use Plan and Proposed Future Transportation Plan with project site identified.

The meeting was conducted as a "drop-in session" where neighbors could arrive any time between 6:00 pm and 8:00 pm. Upon arrival and sign-in, neighbors were directed to one of the three available stations manned by representatives of Stimmel Associates. Each neighbor was identified on the Aerial Exhibit to provide a reference to the location/proximity to the proposed development. Then, each neighbor was given a general overview of the proposed development based on the current Sketch Plan outlining the proposed school location (day care through high school), proposed access locations and road improvements including turn lanes and proposed traffic signals, internal traffic circulation, and athletic fields. Neighbors were free to ask questions or voice concerns at any point. Representatives from Wesleyan Education Center were available to answer questions in regards to the school and floated between stations as needed. Davenport Transportation Consultants representatives were available to answer questions in regards to the proposed road improvements and traffic and floated between stations as needed.

**601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069**

Below are the primary questions and concerns identified by the neighbors along with answers provided:

Project Timing:

1. When is the school going to be built and how many students? – *WEC is submitting plans for annexation, rezoning, and the approval of a Special Use Permit for a daycare, elementary and secondary school at this time. Upon zoning and the Special Use Permit approval, WEC can begin fund raising for the new facility. Construction schedule of the new school shall be based on the duration it shall take to raise funding which is an unknown time frame. The proposed size of the school is a total of 1,500 students from daycare through high school.*

Traffic:

1. What is the time frame for the road improvements? – *Johnson Street/Sandy Ridge Road is planned to be widened to a four lane subdivided road to a six lane subdivided road per the City's transportation plan with studies currently underway and a projected construction date of 2018. The proposed widening is not the result of the proposed WEC development but to meet current and future traffic growth needs. WEC shall be responsible for the road improvements based on the Traffic Impact Analysis prepared by Davenport Transportation Consultants and subject to the approval of City Transportation and NCDOT. Time frame for development of the school shall be based on the duration it shall take to raise funding which is an unknown time frame.*
2. Shall right-of-way be required on the adjacent properties due to the project? – *All right-of-way dedication shall be on the WEC property based on requirements from the City Transportation. No right-of-way dedication shall be required from adjacent properties due to the project.*
3. Concern about left turn vehicle stacking at proposed Johnson Street entrance blocking Cedar Springs Drive. – *The proposed Johnson Street entrance location is subject to approval of City Transportation and NCDOT and shall be reviewed to minimize impact to existing intersections.*
4. Concern about the proposed secondary entrance aligning with Legacy Drive. – *The alignment with Legacy Drive provides for a safer intersection verses an offset intersection with conflicting turn movements. Right and left turn lanes are proposed for the drive and shall be reviewed and approved by City Transportation and NCDOT.*
5. Concern about difficulty turning left into Legacy Drive if stacking extends out on Sandy Ridge Road for daycare. – *The proposed drop-offs for daycare and the school have been analyzed by Davenport Transportation Consultant to insure that adequate stacking for drop-off shall be maintained internally to the school.*
6. Will there be access to Willow Run? – *Access to the school from Willow Run is proposed to be a gated emergency entrance only.*
7. Concern about parking along Willow Run and Cedar Springs during sporting events. – *Adequate parking on the school property shall be provided for sporting events.*

Buffering:

1. Will there be a buffer along the residential properties adjacent to the development? – *The plan proposes a 30' Type 2 buffer along all adjacent residential property. A 100' buffer is proposed along the stream on the southwest boundary of the property.*

Lighting:

1. Concern about lighting from fields extending to neighbors. – *The athletic fields are planned to be lighted and designed to minimize impact to adjacent properties to focus light on the athletic fields.*

Fourteen (14) (21 Individuals) of the twenty-nine (29) property owners signed a petition of support for the project. (Please refer to the Petition of Support attached as Exhibit D)

Respectfully submitted,



Luke A. Dickey
Project Manager
Stimmel Associates, P.A.

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT A

601 N. Trade Street, Suite 200
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**LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING**

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

February 21, 2013

You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: Wesleyan Education Center is planning to build a new campus on 66 acres located at the intersection of Sandy Ridge Road and Johnson Street. Annexation, Rezoning from AG & RS-40 to Residential Conditional Zoning, and a Special Use Permit for an Elementary / Secondary School shall be required by the City of High Point.

Drop-In to See the Plans and Ask Questions

WHEN? Tuesday, March 5, 2013
Anytime between 6:00 - 8:00 p.m.

WHERE? Sandy Ridge Community Center
750 Joe Drive
High Point, NC 27265
(located across from Sandy Ridge United Methodist Church)



For more information please contact Luke Dickey at 723-1067

ADELOYE, DAVID
PO BOX 42
JAMESTOWN NC 27282

ALLEY, ALEXANDER ; ALLEY, IRIS I
1555 NC HIGHWAY 66 S
KERNERSVILLE NC 27284

ALLEY, JOHN WILLIAM
4542 JOHNSON ST
COLFAX NC 27235

ALLRED, DENNIS MONROE ;
ALLRED, BETH R
8912 CEDAR SPRING DR
COLFAX NC 27235

BALLARD, ROGER R ;
BALLARD, ANN I
506 MAVERICK RD
KERNERSVILLE NC 27284

BARATTA, ANDREW V ;
BARATTA, HEIDI A
4809 LEGACY DR
COLFAX NC 27235

BARNSDALE CLARK,
SALINA ; CLARK, JAMIE
4830 LEGACY DR
COLFAX NC 27235

BARRETT, BRIAN R ;
BARRETT, JOY K
4834 LEGACY DR
COLFAX NC 27235

BEHNKE, DENVER W ;
BEHNKE, ROBERTA M
4115 PALLADIUM DR
GREENSBORO NC 27410

BONHAM, MARK D ;
BONHAM, DONNA F
4889 LEGACY DR
COLFAX NC 27235

BOSTIC, ANDREW ;
BOSTIC, URETHA L
4802 LEGACY DR
COLFAX NC 27235

BROCK, DAVID W ;
BROCK, PAMELA L
4850 LEGACY DR
COLFAX NC 27235

BROOKS, ARNOLD H ;
BROOKS, BEVERLY L
4893 LEGACY DR
COLFAX NC 27235

BROWN, JASON T ;
BROWN, SHAWNA L
138 LAWNDALD DR
WINSTON SALEM NC 27104

BULLINS, GARY R ;
BULLINS, VICKIE G
1319 WINDCHIME DR
COLFAX NC 27235

BURGINS, CURTIS ; BURGINS, JERRIE
4810 TRADITION WY
COLFAX NC 27235

BYON, JAY H ; BYON, SO JUNG
4828 LEGACY DR
COLFAX NC 27235

CANON, JAIME D ;
CANON, MARIA NITA
4873 LEGACY DR
COLFAX NC 27235

CARMICHAEL, DONNA J ;
CARMICHAEL, JAMES T
4886 LEGACY DR
COLFAX NC 27238

CARTER, BRITT A ;
CARTER, GENNA W
4908 LEGACY DR
COLFAX NC 27235

CAULDER, CHARLIE R
1928 SANDY RIDGE RD
COLFAX NC 27235

CEDAR SPRINGS FARM LLC
PO BOX 5967
HIGH POINT NC 27262

CHAPMAN, KACY R ;
CHAPMAN, TAMARA
4803 MARQUIS ST
COLFAX NC 27235

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

COLTRAIN, LARRY S ;
COLTRAIN, DRUCILLA O
4600 JOHNSON ST
COLFAX NC 27235

CONNOLLY, HOWARD L JR ;
CONNOLLY, MICHELLE L ; WALKER,
SUZANNE M ; WALKER, ELBRIDGE L
1215 GLENSTONE TRAIL APT 2G
HIGH POINT NC 27265

COUSSA, VIRGINIA P
1607 MAJESTIC TER
COLFAX NC 27235

CREWS, WILLIE R ; CREWS, JULIA
4802 TRADITION WAY
COLFAX NC 27235

CROUSE, KIM MAUREEN
8807 CEDAR SPRING DR
COLFAX NC 27235

CRUTHIS, AMANDA FAITH ;
CRUTHIS, CARL WALTER
4866 LEGACY DR
COLFAX NC 27235

CULBERTSON, JEFFREY S ;
CULBERTSON, BETHANY
1516 CASTLE WY
COLFAX NC 27235

DAU, ANUAR M ; DAU, SONIA P
1527 CASTLE WY
COLFAX NC 27235

DEESE, CLAUDIA B
8904 CEDAR SPRING DR
COLFAX NC 27235

DENGLER, BILLY D ;
DENGLER, SHERI J
1523 CASTLE WAY
HIGH POINT NC 27235

DOLESH, MELISSA G
1579 MAJESTIC TER
COLFAX NC 27235

DOOM, SCOTT L ;
DOOM, DEBORAH T
4803 TRADITION WAY
COLFAX NC 27235

DORAN, MICHAEL F ;
DORAN, MICHELLE K
4805 TRADITION WY
COLFAX NC 27235

ELEDGE, GREGORY H ;
ELEDGE, KIMBERLY J
4818 MARQUIS ST
COLFAX NC 27235

ELEY, DARNELL R ;
ELEY, MELANIE N
1506 CASTLE WAY
COLFAX NC 27235

ELLIS, MICHAEL E ;
ELLIS, SHARLENE R
4845 LEGACY DR
COLFAX NC 27235

FARINA, ELAINE Y ;
FARINA, FRANK G
1513 CASTLE WAY
COLFAX NC 27235

FERGUSON, DAVID K ;
FERGUSON, JULIE O
8802 CEDAR SPRING DR
COLFAX NC 27235

FIEDLER, BRANDON JAY ;
FIEDLER, KIMBERLY GAY SESSOMS
8900 CEDAR SPRING DR
COLFAX NC 27235

FLYNT, CHARLES B ;
FLYNT, KATHY S
1965 SANDY RIDGE RD
COLFAX NC 27235

FORCADELA, GABRIEL ;
FORCADELA, HILDA
4804 MARQUIS ST
COLFAX NC 27235

FOUST, RONALD BALES ;
FOUST, DIANA SUE
8806 CEDAR SPRING DR
COLFAX NC 27235

GERWE, JOHN J JR ;
GERWE, MARY JO
8901 CEDAR SPRING DR
COLFAX NC 27235

GLORIA J WHITE REVOCABLE
TRUST ; WHITE, GLORIA J TRUSTEE ;
WHITE, NED D TRUSTEE
1316 WINDCHIME DR
COLFAX NC 27235

GONZALEZ, ERIC ;
GONZALEZ, PATRICIA A
4817 MARQUIS ST
COLFAX NC 27235

GRASSIE, MICHAEL T ;
GRASSIE, LINDA A
4806 MARQUIS ST
COLFAX NC 27235

GUERIERA, PAUL E ;
GUERIERA, ALISON B
4909 LEGACY DR
COLFAX NC 27235

HACKNEY, JOHN ;
HACKNEY, TANYA HACKNEY
4853 LEGACY DR
COLFAX NC 27235

HALL, MATTHEW L ; HALL, DORIS C
4802 MARQUIS ST
COLFAX NC 27235

HARRIS, AARON S ;
HARRIS, ROSALYNN G
4814 MARQUIS ST
COLFAX NC 27235

HENDERSON, REBECCA W
8804 CEDAR SPRING DR
COLFAX NC 27235

HILL, JAMES W ; HILL, TAMARA G
1315 WINDCHIME DR
COLFAX NC 27235

HONEYCUTT, JAMES H ;
HONEYCUTT, BRENDA S
8800 CEDAR SPRINGS DR
COLFAX NC 27235

HOOKE, DAVID L
8801 CEADR SPRING DR
COLFAX NC 27235

HOOVER, JOSEPH N ;
HOOVER, PAULA J
1306 WINDCHIME DR
COLFAX NC 27235

HUMPHREY, DANIEL E ;
HUMPHREY, TAMARA L
1530 CASTLE WY
COLFAX NC 27235

HUNEYCUTT, CYRUS W ;
HUNEYCUTT, MOLLY M
4824 LEGACY DR
COLFAX NC 27235

ISOM, DONALD R ; ISOM, MILDRED F
1919 SANDY RIDGE RD
COLFAX NC 27235

JIMENEZ, LUIS E ; JIMENEZ, SARAH
1602 MAJESTIC TER
COLFAX NC 27235

JOHNSON, DAVID JULIAN ;
JOHNSON, STEPHANIE S
4900 LEGACY DR
COLFAX NC 27235

JOHNSON, DAVID LEE
1606 MAJESTIC DR
COLFAX NC 27235

JONES, KARL ; JONES, MICHELLE A
4840 MARQUIS ST
COLFAX NC 27235

KENNETT, J PHIL ; KENNETT,
GLORIA K
1927 SANDY RIDGE RD
COLFAX NC 27235

KHAN, MOHAMMED A ; KHAN,
ASHLEY J
4890 LEGACY DR
COLFAX NC 27235

KIRKMAN, DAVID P ; KIRKMAN,
LINDA G
1304 WINDCHIME DR
COLFAX NC 27235

KOKX, JASON P ; KOKX, LISA A
4805 MARQUIS ST
COLFAX NC 27235

KOVACH, JOHN S ; KOVACH, DENA L
4811 MARQUIS ST
COLFAX NC 27235

KUNZ, JACOB W ; POLLARD, KAREN
4894 LEGACY DR
COLFAX NC 27235

LAIN, STEPHEN P ; LAIN, GINGER B
PO BOX 5168
HIGH POINT NC 27262

LANE, MARILYN DAWN ;
LANE, MURRAY W
4801 TRADITION WAY
COLFAX NC 27235

LEE, CHANG Y ; LEE, OK B
1106 HARTSTONE DR
COLFAX NC 27235

LINK, MICHAEL A ; LINK, SUSAN A
4920 LEGACY DR
COLFAX NC 27235

LIVENGOOD, THOMAS S ;
LIVENGOOD, JEAN S
8911 CEDAR SPRING DR
COLFAX NC 27235

LIVINGSTON, VINCENT ;
LIVINGSTON, ANGELA W
4885 LEGACY DR
COLFAX NC 27235

LORD, JEFFREY M ; LORD, TRICIA S
4800 TRADITION WAY
COLFAX NC 27235

LUGO, EDWIN F
4812 MARQUIS ST
COLFAX NC 27235

LYNK, DANIEL A ; LYNK, CYNTHIA
8907 CEDAR SPRINGS DR
COLFAX NC 27235

MARTIN, DOROTHY JANE
4603 JOHNSON ST
COLFAX NC 27235

MARTZ, JAMES A ; MARTZ, SUSAN T
8915 CEDAR SPRING DR
COLFAX NC 27235

MAYDEN, WARNER L JR ;
MAYDEN, NITA
4838 LEGACY DR
COLFAX NC 27235

MCCLEAF, MARLIN RICHARD ;
MCCLEAF, MARILYN G
8909 CEDAR SPRING DR
COLFAX NC 27235

MCDOWELL, ERICA LK ;
MCDOWELL, KEVIN T
1531 CASTLE WAY
COLFAX NC 27235

MCNEIL, GREGORY W ;
MCNEIL, CHRISTINE L
4806 TRADITION WAY
COLFAX NC 27235

MDC HOMES-GREENSBORO LLC
11525 PARK WOODS CIR
ALPHARETTA GA 30005

MEEKS, GARY ALLEN ;
MEEKS, ALICE ELIZABETH
4867 LEGACY DR
COLFAX NC 27235

MITCHELL, DONALD E JR ;
MITCHELL, VIVIAN K
4803 LEGACY DR
COLFAX NC 27235

MOORE, KEVIN F ;
MOORE, KIMBERLY S
8903 CEDAR SPRING DR
COLFAX NC 27235

MOSES, JOSEPH BRIAN ;
MOSES, LORI J
4801 MARQUIS ST
COLFAX NC 27235

MOYER, CHARLES P ;
MOYER, CHARLENE W
8908 CEDAR SPRING DR
COLFAX NC 27235

NIELSEN, SARAH KAY ;
NIELSEN, TJAI M
4846 LEGACY DR
COLFAX NC 27235

OLIVEROS JOSE MARIA LOPEZ &
BERENICE FLORES ENRIQUEZ
4904 LEGACY DR
COLFAX NC 27235

OWENS, DOUGLAS R ;
OWENS, REBECCA O
4604 JOHNSON ST
COLFAX NC 27235

PAGIAVLAS, NOTIS ;
PAGIAVLAS, ANASTASIA
4830 MARQUIS ST
COLFAX NC 27235

MESSICK, KRISTINA C ;
MESSICK, ROBBY D
4842 LEGACY DR
COLFAX NC 27235

MOCK, TIMOTHY D ;
MOCK, VIVIAN H
1603 MAJESTIC TER
COLFAX NC 27235

MOORE, ROBERT S. ;
STRADER, CHERILYN R.
1575 MAJESTIC TER
COLFAX NC 27265

MOSIER, STEVEN D ;
MOSIER, LINDSEY M
1583 MAJESTIC TER
COLFAX NC 27235

MURPHY, LAURA A ;
MURPHY, MATTHEW P
4913 LEGACY DR
COLFAX NC 27235

OGBONNA, PASCHAL C ;
OGBONNA, MAVIS N
4836 MARQUIS ST
COLFAX NC 27235

OSTMANN, JAMES STEPHEN SR
1526 CASTLE WAY
COLFAX NC 27235

OWENS, THOMAS F
1310 WINDCHIME DR
COLFAX NC 27235

PARK, HEE CHANG ; PARK, MIN Y
1318 WINDCHIME DR
COLFAX NC 27235

MICELI, DAVID ; MICELI, TISH
1595 MAJESTIC TER
COLFAX NC 27235

MOORE, DANNY S ; MOORE, SUSAN
1305 WINDCHIME DR
COLFAX NC 27235

MOORE, TOMEKO ; MOORE, JAMES P
4912 LEGACY DR
COLFAX NC 27235

MOTLEY, SHERRI E
4810 MARQUIS ST
COLFAX NC 27235

NELSON O SILVER LIVING TRUST ;
SILVER, NELSON O TR
136 DAVIS PLANTATION RD
BESSEMER CITY NC 28016

OHOME, OLUFEMI ;
OHOME, OSASOGIE ERHABOR
505 BENTON DR APT 7210
ALLEN TX 75013

OWENBY, TINA
1302 WINDCHIME DR
COLFAX NC 27235

PACE, STEVEN G ; PACE, LYNN R
8805 CEDAR SPRING DR
COLFAX NC 27235

PARROTT, MARK W
1510 CASTLE WAY
COLFAX NC 27235

PARUSCIO, THOMAS E JR ;
PARUSCIO, DENISE E
4820 LEGACY DR
COLFAX NC 27235

PIEDMONT TRIAD AMBULANCE &
RESCUE INC
PO BOX 534
HIGH POINT NC 27261

PISULA, SCOTT A ;
PISULA, STEPHANIE L
4916 LEGACY DR
COLFAX NC 27235

RAPP, WILLIAM M ; RAPP, PATTY C
1509 CASTLE WAY
COLFAX NC 27235

RIGSBEE, JAMES C JR ;
RIGSBEE, BETH F
1522 CASTLE WY
COLFAX NC 27235

SAEZ, RAFAEL A ; SAEZ, JESSICA E
4837 MARQUIS ST
COLFAX NC 27235

SCHERMERHORN, WILLIAM R JR ;
SCHERMERHORN, CHRISTINE L
1308 WINDCHIME DR
COLFAX NC 27235

SHARMA, ANU ; SHARMA, GAURI
4861 LEGACY DR
COLFAX NC 27235

SIMON, DAVID F ;
SIMON, REBECCA L
4837 LEGACY DR
COLFAX NC 27235

SMITH, PATRICIA U
1314 WINDCHIME DR
COLFAX NC 27235

PEARMAN, JARRETT L ;
PEARMAN, PAULA B
1309 WINDCHIME DR
COLFAX NC 27235

PIERCE, NORMA JEAN STAFFORD
1947 SANDY RIDGE RD
COLFAX NC 27235

PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX NC 27235

REAVES, RICHARD G ;
REAVES, SANDRA P
4854 LEGACY DR
COLFAX NC 27235

RISSLER, JAMES L ;
RISSLER, PATRICIA A
4862 LEGACY DR
COLFAX NC 27235

SAXON, JASON ;
SAXON, SUSAN SAXON
4882 LEGACY DR
COLFAX NC 27235

SCOTT, MARK A ; SCOTT, GWEN E
4878 LEGACY DR
COLFAX NC 27235

SHARMA, RAVINDRA ;
SHARMA, SONAL
4825 MARQUIS ST
COLFAX NC 27235

SIPE, JOSEPH M ; SIPE, NANCY W
4640 JOHNSON ST
COLFAX NC 27235

SOK, THEARA ; SOK, VANNARA KIM
1542 CASTLE WAY
COLFAX NC 27235

PENLEY, COURTNEY ;
PENLEY, MARK
8910 CEDAR SPRING DR
COLFAX NC 27235

PIERCE, RAYMOND E ;
PIERCE, NORMA JEAN
1947 SANDY RIDGE RD
COLFAX NC 27235

PRESTON, JEROME D ;
PRESTON, DENISE ANN
4905 LEGACY DR
COLFAX NC 27235

REDMON, KATHERINE E ;
TROTTER, BRIAN F
1957 SANDY RIDGE RD
COLFAX NC 27235

RUSH, KENNETH ALAN ;
RUSH, AMY LITTLE
4539 JOHNSON ST
COLFAX NC 27235

SCHABACKER, ELIZABETH M
4815 TRADITION WAY
COLFAX NC 27235

SEALS, DANNY L ; SEALS, ALLISON
1591 MAJESTIC TER
COLFAX NC 27235

SHELTON, WILLIAM G JR ;
SHELTON, LINDA G
8803 CEDAR SPRING DR
COLFAX NC 27235

SMITH, DAVID M ;
SMITH, MICHELLE D
4877 LEGACY DR
COLFAX NC 27235

STAFFORD, JAMES C ;
STAFFORD, WANDA D
2007 SANDY RIDGE RD
COLFAX NC 27235

STAFFORD, JAMES CORNELIUS
2007 SANDY RIDGE RD
COLFAX NC 27235

STEELE, TIMOTHY L ;
STEELE, KAREN L
1505 CASTLE WY
COLFAX NC 27235

STRAUGHN, SHENITA L
1517 CASTLE WY
COLFAX NC 27235

SURRETT, REGINALD SCOTT ;
SURRETT, NANCY P
8905 CEDAR SPRING DR
COLFAX NC 27235

THOMAS, CHERYL G
1534 CASTLE WAY
COLFAX NC 27235

THOMAS, MICHAEL A
PO BOX 5486
HIGH POINT NC 27262

THOMAS-PFUHL, LISA M ;
PFUHL, HENRY F
4881 LEGACY DR
COLFAX NC 27235

THOMPSON, GREGORY P ;
THOMPSON, DEBRA S
1226 WINDCHIME DR
COLFAX NC 27235

TREYBALL, CHRISTINA
4804 LEGACY DR
COLFAX NC 27235

TROLINGER, JOHN L ;
TROLINGER, SORAYA P
4874 LEGACY DR
COLFAX NC 27235

US BANK NATIONAL ASSOCIATION
TRUSTEE
1525 S BELT LINE RD
COPPELL TX 75019

VAKA, SHANNON K ; VAKA, CRAIG F
4816 LEGACY DR
COLFAX NC 27235

VILLALOBO, EDWIN A ;
SARAVIA, MARIA L
1538 CASTLE WY
COLFAX NC 27235

WARD, RAYMOND L ;
WARD, KAYDRA M
4858 LEGACY DR
COLFAX NC 27235

WATSON, EDDIE L JR ;
WATSON, MARY T
1587 MAJESTIC TE
COLFAX NC 27235

WEBB, J RICK ; WEBB, PHYLLIS P
PO BOX 591
COLFAX NC 27235

WEBSTER, DERRICK W ;
BIVENS, NICOLE S
4831 LEGACY DR
COLFAX NC 27235

WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL STREET
HIGH POINT NC 27262

WESTMORELAND, C REID ;
WESTMORELAND, CATHARINE B
245 N BUNKER HILL RD
COLFAX NC 27235

WESTMORELAND, JAMES T ;
WESTMORELAND, CHARLES R
4626 JOHNSON ST
COLFAX NC 27235

WILLIAMS, BENJAMIN A
1300 WINDCHIME DR
COLFAX NC 27235

WILLOUGHBY RAY, PAMELA KIM ;
WILLOUGHBY RAY, RYAN SEAN
1800 SPRINGBERRY CT
GREENSBORO NC 27455

WILSON, LENNETTE W ; WILSON,
LEONARD H
4813 LEGACY DR
COLFAX NC 27235

WOOD, KENNETH C ; WOOD,
PATRICIA S
4546 PEEPLES RD
OAK RIDGE NC 27310

WORTH, KELLYE
630 CALVERT ST UNIT 304
CHARLOTTE NC 28208

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT B

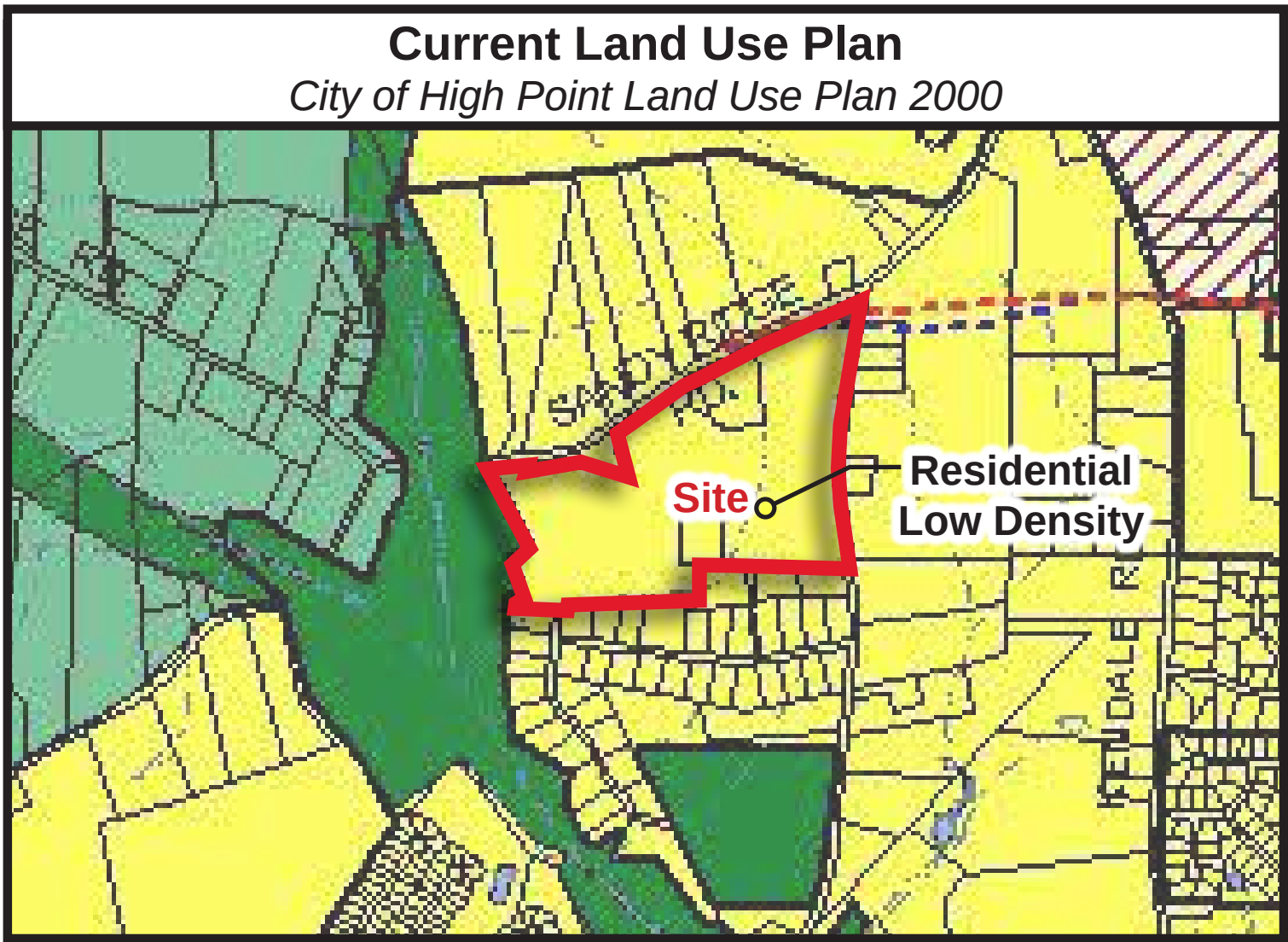
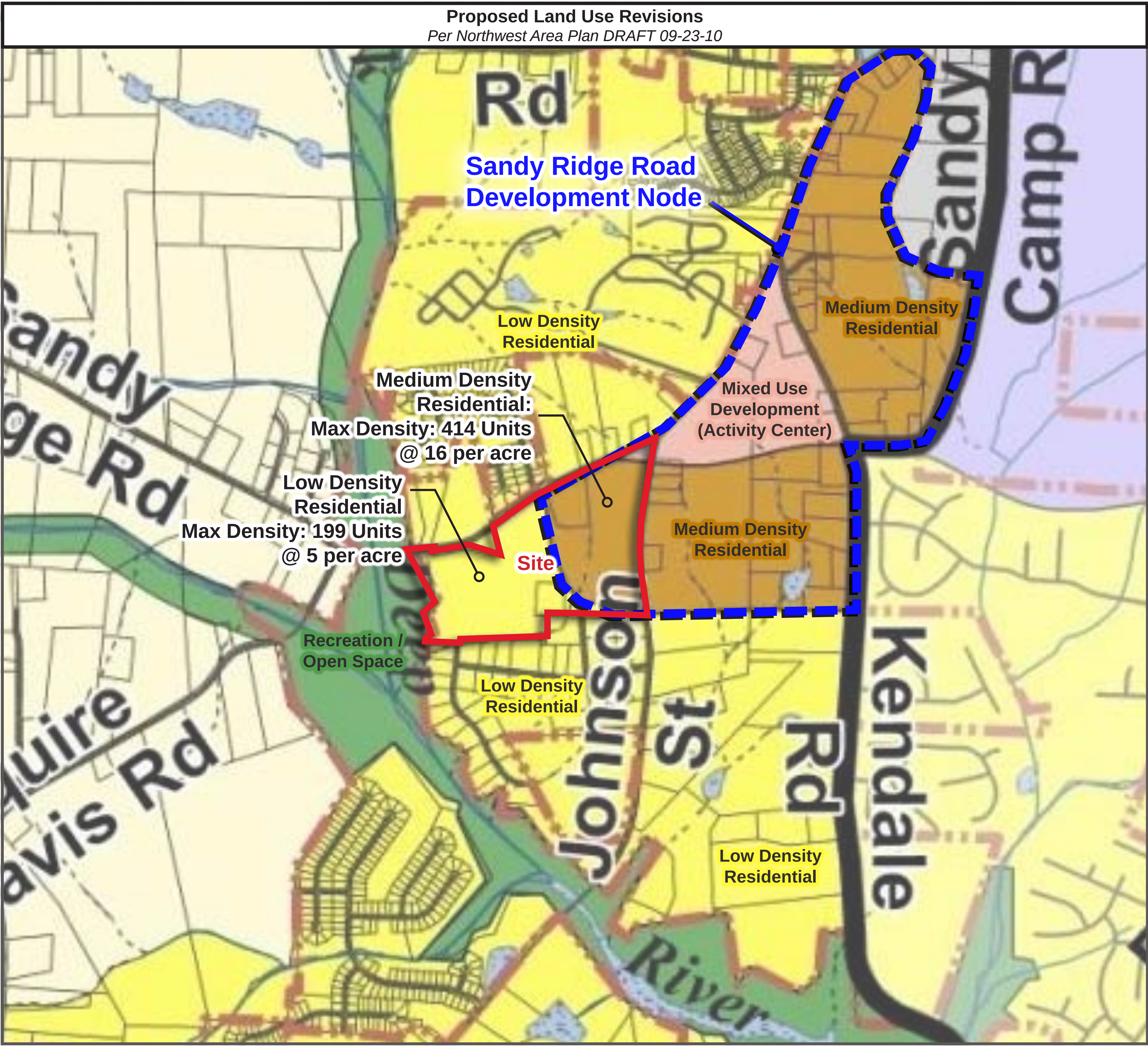
601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069



Property Owner Key

	PIN	OWNER
1	6894913894	ADELOYE, DAVID
2	7803192257	ALLEY, ALEXANDER ; ALLEY, IRIS I
3	7803191407	ALLEY, JOHN WILLIAM
4	6893991991	ALLRED, DENNIS MONROE ; ALLRED, BETH R
5	7803093214	BALLARD, ROGER R ; BALLARD, ANN I
6	6894915739	BARATTA, ANDREW V ; BARATTA, HEIDI A
7	6894925480	BARNSDALE CLARK, SALINA ; CLARK, JAMIE
8	6894925551	BARRETT, BRIAN R ; BARRETT, JOY K
9	6894823446	BEHNKE, DENVER W ; BEHNKE, ROBERTA M
10	6894827696	BONHAM, MARK D ; BONHAM, DONNA F
11	6894917743	BOSTIC, ANDREW ; BOSTIC, URETHA L
12	6894924840	BROCK, DAVID W ; BROCK, PAMELA L
13	6894826695	BROOKS, ARNOLD H ; BROOKS, BEVERLY L
14	6894920888	BROWN, JASON T ; BROWN, SHAWN L
15	6893984773	BULLINS, GARY R ; BULLINS, VICKIE G
16	6894914717	BURGINS, CURTIS ; BURGINS, JERRIE
17	6894925393	BYON, JAY H ; BYON, SO JUNG
18	6894920659	CANON, JAIME D ; CANON, MARIA NITA
19	6894828825	CARMICHAEL, DONNA J ; CARMICHAEL, JAMES T
20	6894824732	CARTER, BRITT A ; CARTER, GENNA W
21	6894910002	CAULDER, CHARLIE R
22	6894909185	CEDAR SPRINGS FARM LLC
23	6894823167	CHAPMAN, KACY R ; CHAPMAN, TAMARA
24	7802251784	CITY OF HIGH POINT
25	7803193787	COLTRAIN, LARRY S ; COLTRAIN, DRUCILLA O
26	6894826812	CONNOLLY, HOWARD L JR ; CONNOLLY, MICHELLE L ; WALKER, SUZANNE M ; WALKER, ELBRIDGE L
27	6894926097	COUSSA, VIRGINIA P
28	6894914662	CREWS, WILLIE R ; CREWS, JULIA
29	7803093409	CROUSE, KIM MAUREEN
30	6894921869	CRUTHIS, AMANDA FAITH ; CRUTHIS, CARL WALTER
31	6894920325	CULBERTSON, JEFFREY S ; CULBERTSON, BETHANY
32	6894921582	DAU, ANUAR M ; DAU, SONIA P
33	6893998815	DEESE, CLAUDIA B
34	6893999864	DEESE, CLAUDIA B
35	6894921533	DENGLER, BILLY D ; DENGLER, SHERI J
36	6894912936	DOLE, MELISSA G
37	6894912568	DOOM, SCOTT L ; DOOM, DEBORAH T
38	6894912656	DORAN, MICHAEL F ; DORAN, MICHELLE K
39	6894827104	ELEDGE, GREGORY H ; ELEDGE, KIMBERLY J
40	6894828365	ELEY, DARNELL R ; ELEY, MELANIE N
41	6894923611	ELLIS, MICHAEL E ; ELLIS, SHARLENE R
42	6894829584	ELIAS, ELAINE Y ; ELIAS, FRANK G
43	7803096901	FERGUSON, DAVID K ; FERGUSON, JULIE O
44	7803091804	FIEDLER, BRANDON JAY ; FIEDLER, KIMBERLY GAY SESSOMS
45	7804027273	FLYNT, CHARLES B ; FLYNT, KATHY S
46	7804027508	FLYNT, KATHY ANN STAFF
47	6894814967	FORCADELA, GABRIEL ; FORCADELA, HILDA
48	7803093808	FOUST, RONALD BALES ; FOUST, DIANA SUE
49	7803091467	GERWE, JOHN J JR ; GERWE, MARY JO
50	6893981643	GLORIA J WHITE REVOCABLE TRUST ; WHITE, GLORIA J TRUSTEE ; WHITE, NED D TRUSTEE
51	6894825267	GONZALEZ, ERIC ; GONZALEZ, PATRICIA A
52	6894825040	GRASSIE, MICHAEL T ; GRASSIE, LINDA A
53	6894825513	GUERIERA, PAUL E ; GUERIERA, ALISON B
54	6894922666	HACKNEY, JOHN ; HACKNEY, TANYA HACKNEY
55	6894813969	HALL, MATTHEW L ; HALL, DORIS C
56	6894826058	HARRIS, AARON S ; HARRIS, ROSALYNN G
57	7803094859	HENDERSON, REBECCA W
58	6893983933	HILL, JAMES W ; HILL, TAMARA G
59	7803097963	HONEYCUTT, JAMES H ; HONEYCUTT, BRENDA S
60	7803097557	HOOVER, DAVID L
61	6893897218	HOOVER, JOSEPH N ; HOOVER, PAULA J
62	6894922312	HUMPHREY, DANIEL E ; HUMPHREY, TAMARA L
63	6894926217	HUNEYCUTT, CYRUS W ; HUNEYCUTT, MOLLY M
64	6894816433	ISOM, DONALD R ; ISOM, MILDRED F
65	6894814348	ISOM, DONALD R ; ISOM, MILDRED F
66	6894916878	JIMENEZ, LUIS E ; JIMENEZ, SARAH D
67	6894825841	JOHNSON, DAVID JULIAN ; JOHNSON, STEPHANIE S
68	6894917940	JOHNSON, DAVID LEE
69	6894827555	JONES, KARL ; JONES, MICHELLE A
70	6894819638	KENNETT, J PHIL ; KENNETT, GLORIA K
71	6894827854	KHAN, MOHAMMED A ; KHAN, ASHLEY J
72	6893896465	KIRKMAN, DAVID P ; KIRKMAN, LINDA G
73	6894824168	KOKX, JASON P ; KOKX, LISA A
74	6894825220	KOVACH, JOHN S ; KOVACH, DENA L
75	6894826883	KUNZ, JACOB W ; POLLARD, KAREN D
76	6893986261	LAIN, STEPHEN P ; LAIN, GINGER B
77	6894913407	LANE, MARILYN DAWN ; LANE, MURRAY W
78	6893990414	LEE, CHANG Y ; LEE, OK B
79	6894822595	LINK, MICHAEL A ; LINK, SUSAN A
80	6893993518	LIVENGOD, THOMAS S ; LIVENGOD, JEAN S
81	6894828667	LIVINGSTON, VINCENT ; LIVINGSTON, ANGELA W
82	6894914553	LORD, JEFFREY M ; LORD, TRICIA S
83	6894827240	LUGO, EDWIN F
84	6893996563	LYNK, DANIEL A ; LYNK, CYNTHIA G
85	7804006167	MARTIN, DOROTHY JANE
86	6893899664	MARTZ, JAMES A ; MARTZ, SUSAN T
87	6894925539	MAYDEN, WARNER L JR ; MAYDEN, NITA
88	6893994596	MCCLEAF, MARLIN RICHARD ; MCCLEAF, MARILYN G
89	6894922550	MCDOWELL, ERICA L K ; MCDOWELL, KEVIN T
90	6894914730	MCNEIL, GREGORY W ; MCNEIL, CHRISTINE L
91	6894922165	MDC HOMES-GREENSBORO LLC

	PIN	OWNER
92	6894829249	MDC HOMES-GREENSBORO LLC
93	6894815822	MDC HOMES-GREENSBORO LLC
94	6894921638	MECKS, GARY ALLEN ; MECKS, ALICE ELIZABETH
95	6894925606	MESSICK, KRISTINA C ; MESSICK, ROBBY D
96	6894925003	MICELI, DAVID ; MICELI, TISH
97	6894915673	MITCHELL, DONALD E JR ; MITCHELL, VIVIAN K
98	6894926025	MOCK, TIMOTHY D ; MOCK, VIVIAN H
99	6893990390	MOORE, DANNY S ; MOORE, SUSAN L
100	6893999478	MOORE, KEVIN F ; MOORE, KIMBERLY S
101	6894911975	MOORE, ROBERT S ; STRADER, CHERILYN R.
102	6894823688	MOORE, TOMEKO ; MOORE, JAMES P
103	6894823038	MOSES, JOSEPH BRIAN ; MOSES, LORI J
104	6894913908	MOSIER, STEVEN D ; MOSIER, LINDSEY M
105	6894825093	MOTLEY, SHERRI E
106	6893995889	MOYER, CHARLES P ; MOYER, CHARLENE W
107	6894824467	MURPHY, LAURA A ; MURPHY, MATTHEW P
108	6893985453	NELSON O SILVER LIVING TRUST ; SILVER, NELSON O TR
109	6894924783	NIELSEN, SARAH KAY ; NIELSEN, TJAI M
110	6894827468	OGBONNA, PASCHAL C ; OGBONNA, MAVIS N
111	6894912733	OHOME, OLUFEMI ; OHOME, OSASOGIE ERHABOR
112	6894824787	OLIVEROS JOSE MARIA LOPEZ & BERENICE FLORES ENRIQUEZ
113	6894921343	OSTMANN, JAMES STEPHEN SR
114	6893896662	OWENBY, TINA
115	7804103185	OWENS, DOUGLAS R ; OWENS, REBECCA O
116	6893899052	OWENS, THOMAS F
117	7803094552	PACE, STEVEN G ; PACE, LYNN R
118	6894827375	PAGIAVLAS, NOTIS ; PAGIAVLAS, ANASTASIA
119	6893982511	PARK, HEE CHANG ; PARK, MIN Y
120	6894829355	PARROTT, MARK W
121	6894926221	PARUSCIO, THOMAS E JR ; PARUSCIO, DENISE E
122	6893992113	PEARMAN, JARRETT L ; PEARMAN, PAULA B
123	6893993940	PENLEY, COURTNEY ; PENLEY, MARK
124	7804122635	PIEDMONT TRIAD AMBULANCE & RESCUE INC
125	7804021083	PIERCE, NORMA JEAN STAFFORD
126	6894928335	PIERCE, RAYMOND E ; PIERCE, NORMA JEAN
127	6894823616	PISULA, SCOTT A ; PISULA, STEPHANIE L
128	6894821519	PRESBYTERIAN HOMES INC
129	6894825579	PRESTON, JEROME D ; PRESTON, DENISE ANN
130	6894829513	RAPP, WILLIAM M ; RAPP, PATTY C
131	6894924809	REAVES, RICHARD G ; REAVES, SANDRA P
132	7804024711	REDMON, KATHERINE E ; TROTTER, BRIAN F
133	6894920394	RIGSBEE, JAMES C JR ; RIGSBEE, BETH F
134	6894922849	RISSLER, JAMES L ; RISSLER, PATRICIA A
135	6893990969	RUSH, KENNETH ALAN ; RUSH, AMY LITTLE
136	6894825487	SAEZ, RAFAELA A ; SAEZ, JESSICA E
137	6894828886	SAXON, JASON ; SAXON, SUSAN SAXON
138	6894912820	SCHABACKER, ELIZABETH M
139	6893897170	SCHERMERHORN, WILLIAM R JR ; SCHERMERHORN, CHRISTINE L
140	6894829857	SCOTT, MARK A ; SCOTT, GWEN E
141	6894924031	SEALS, DANNY L ; SEALS, ALLISON L
142	6894922608	SHARMA, ANU ; SHARMA, GAURI
143	6894825383	SHARMA, RAVINDRA ; SHARMA, SONAL
144	7803096505	SHELTON, WILLIAM G JR ; SHELTON, LINDA G
145	6894923555	SIMON, DAVID F ; SIMON, REBECCA L
146	7804110534	SIPE, JOSEPH M ; SIPE, NANCY W
147	6894829698	SMITH, DAVID M ; SMITH, MICHELLE D
148	6893980882	SMITH, PATRICIA U
149	6894924333	SOK, THEARA ; SOK, VANNARA KIM
150	7804121515	STAFFORD, JAMES C ; STAFFORD, WANDA D
151	7804021653	STAFFORD, JAMES CORNELIUS
152	6894828552	STEELE, TIMOTHY L ; STEELE, KAREN L
153	6894920555	STRAUGHN, SHENITA L
154	6893998520	SURRETT, REGINALD SCOTT ; SURRETT, NANCY P
155	6894922382	THOMAS, CHERYL G
156	6893991651	THOMAS, MICHAEL A
157	6894829627	THOMAS-PFUHL, LISA M ; PFUHL, HENRY F
158	6893896992	THOMPSON, GREGORY P ; THOMPSON, DEBRA S
159	6894917820	TREYBALL, CHRISTINA
160	6894920817	TROLINGER, JOHN L ; TROLINGER, SORAYA P
161	6894827267	US BANK NATIONAL ASSOCIATION TRUSTEE
162	6894926145	VAKA, SHANNON K ; VAKA, CRAIG F
163	6894923352	VILLALOBO, EDWIN A ; SARAVIA, MARIA L
164	6894923921	WARD, RAYMOND L ; WARD, KAYDRA M
165	6894913969	WATSON, EDDIE L JR ; WATSON, MARY T
166	7804003157	WEBB, J RICK ; WEBB, PHYLLIS P
167	6894923467	WEBSTER, DERRICK W ; BIVENS, NICOLE S
168	6894908816	WESLEYAN EDUCATION CENTER
169	7804115905	WESTMORELAND, C REID ; WESTMORELAND, CATHARINE B
170	7804110649	WESTMORELAND, JAMES T ; WESTMORELAND, CHARLES R
171	7804110854	WESTMORELAND, JAMES T ; WESTMORELAND, CHARLES R
172	7804113483	WESTMORELAND, JAMES T ; WESTMORELAND, MARGARET M FAMILY LIMITED PARTNERSHIP ; WESTMORELAND, CHARLES R
173	7804009900	WESTMORELAND, JAMES THOS
174	6893896787	WILLIAMS, BENJAMIN A
175	6894915752	WILLOUGHBY RAY, PAMELA KIM ; WILLOUGHBY RAY, RYAN SEAN
176	6894915817	WILSON, LENNETTE W ; WILSON, LEONARD H
177	6893990901	WOOD, KENNETH C ; WOOD, PATRICIA S
178	6894825480	WORTH, KELLYE



Classification Descriptions

Low Density Residential
Single family detached dwellings with a maximum density of 5 units per acre.
Medium Density Residential
Mixed density residential including high density townhomes and multi-family housing ranging from 8 -16 units per acre.
Mixed Use Development (Activity Center)
Commercial, office, service uses and high density residential in a walkable setting.

Wesleyan Education Center - Sandy Ridge Road

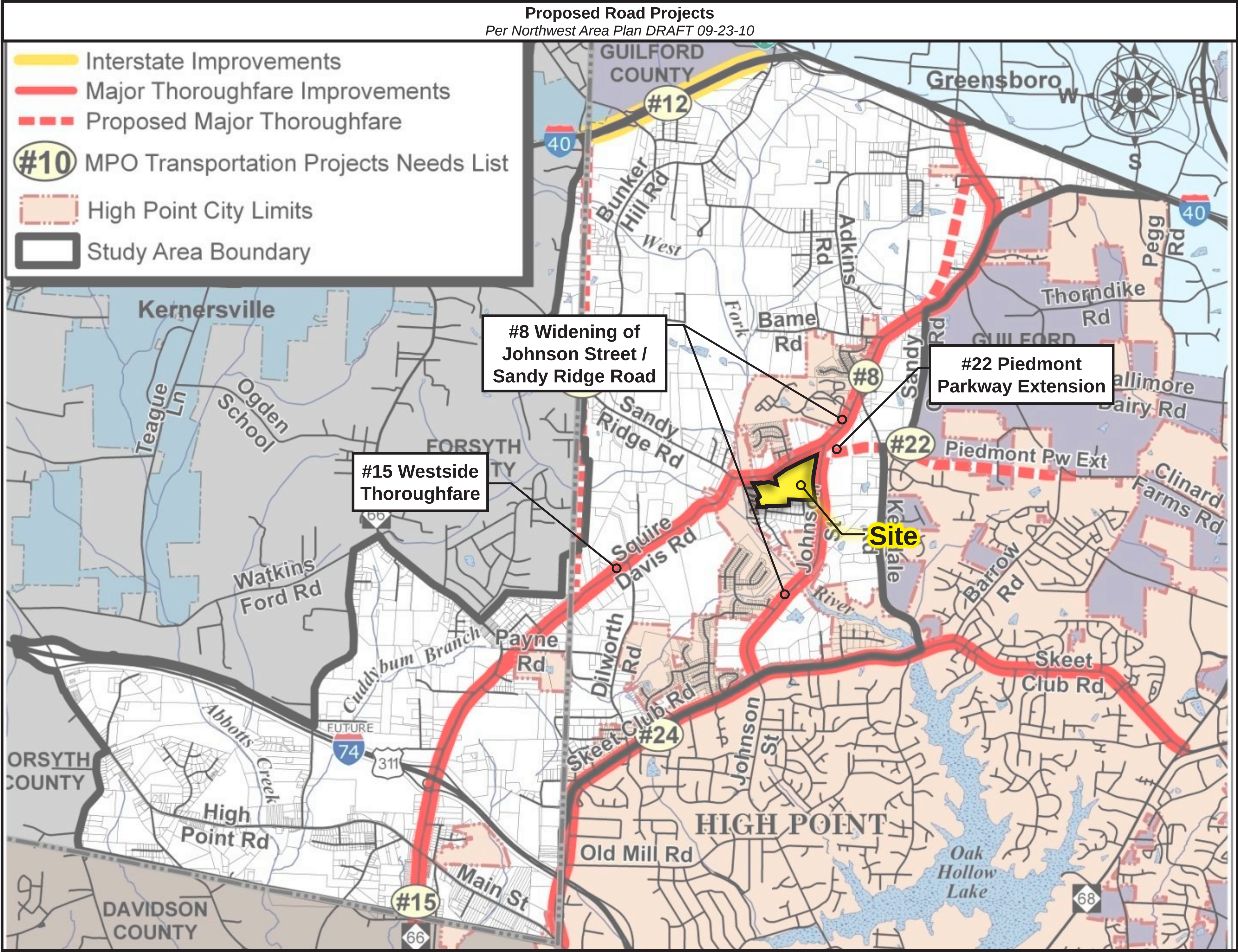
High Point, NC 12/01/10

Current & Proposed Land Use Plans

Prepared for:
W Wesleyan Education Center
1917 Centennial Street
High Point, NC 27262

Project #: 10-181

Prepared by:
Stimmel
Landscape Architecture
Civil Engineering
Stimmel Associates, PA Land Planning



MPO Future Projects

#15	Westside Thoroughfare / North - South Connector
#22	Piedmont Parkway Extension
#8	Widening of Johnson Street and Sandy Ridge Road

Wesleyan Education Center - Sandy Ridge Road

High Point, NC 12/01/10

Transportation

Prepared for:
W Wesleyan Education Center
1917 Centennial Street
High Point, NC 27262

Project #: 10-181

Prepared by:
Stimmel
Landscape Architecture
Civil Engineering
Stimmel Associates, PA Land Planning

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT C

601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
37	Raymond + Joan Pinner	1947 Sandy Ridge Rd. Colfax, NC	665-2999	
38	Rickey Candler	1928 Sandy Ridge Rd 27235 Colfax NC	456-1409	
39	Julia + Willie Crews	4802 Tradition Way Colfax, NC 27235	336 662-0156	WillieCrews@bellsouth.net
40	George + Kim Crouse	8807 Cedar Springs Dr Colfax	336 665-0547	Kimcrouse@bellsouth.net
41	John Gierke	8901 Cedar Springs Dr	336-668-4152	josephgierke@yahoo.com
42	Arnie + Bev Brooks	4893 Legacy Dr. Colfax, NC	662-3396	bev.brooks@gmail.com
43	Patty Prapp	1509 Castle Way Colfax	668-7264	bellsouth.net prapp123@
44	Jane + Nancy Sire	4640 Johnson St Colfax	665-0185	
45	Drew Coltrain	4600 Johnson St Colfax	668-3707	drewcoltrain@gmail.com lscoltrain@gmail.com
46	Doug Owens	4604 Johnson St Colfax	336-314-5606 668-	owensdoug@bellsouth.net
47	Angela Livingston	4885 Legacy Dr. Colfax	202-9974	ALWOMACK22@yahoo.com
48	Michael Flynn	1965 Sandy Ridge Rd Colfax	668-2500	N/A

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
49	DINESH BHAGAT	4825 MARQUIS ST. COLFAX	336-510-4264	daysen120@yahoo.com
50	Alexander Alley	1555 Hwy 66 S. Kernersville	336-996-3776	
51	Kim Moore	8903 Cedar Spring Dr Colfax	336 668-4589	moorekim1977@bellsouth.net
52	Matt Murphy	4913 LEGACY DR. COLFAX	617-5671	MURPHY.MP108@MAC.COM
53	Julie Morgan	8802 Cedar Sp. Dr Colfax	336-617-5470	jloferg@gmail.com
54				
55				
56				
57				
58				
59				
60				

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
61	Charles + Katelyn Juynt	1965 Sandy Ridge Rd. Colfax, N.C. 27235	668-2500	
62	Phil and Gloria Kennett	1927 Rudy Fedge Rd Colfax, NC 27235	668-3782	
63	B.H. Shelton	8803 Cedar Spring Dr.	336-665-1372	bshelton1237@yahoo.com
64	Dennis + Beth Allred	8912 Cedar Springs Dr	668-3099	beth@myallredfamily.com
65	Gary + Claudia Deen	8904 Cedar Spring Dr	665-0518	CDeen@Tide1922.com
66	Mike Link	4920 Legacy Drive	848-3123	MLINK001@triad.rr.com
67	Kenn + Erica McDowell	1531 Castle Way	336 880 2532	Ericak78@aol.com
68	Michelle Jones	4840 Marquis St	336 543 3367	michelleajones@aol.com
69	Kacy Chapman	4803 Marquis St		Kacy Chapman@cw-hotmail.com
70	Cy Huneycutt	4824 Legacy Drive	668-2816	chuneycutt@triad.rr.com
71	Steve & Stephanie Dillon	2209 Sandy Ridge Rd High Point	668-0520	stephanie_dillon78@yahoo.com
72	Debra Thompson	1226 Windchime Dr Colfax	239 7260	DebraKay4444@yahoo.com

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT D

601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Special Use Permitting for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	Joe & Nancy Sipe	4640 Johnson St Colfax NC 27235
2	Douglas R. Owens	4604 Johnson St. Colfax N.C 27235
3	Larry and Dee Coltrain	4600 Johnson St. Colfax N.C. 27235
4	Michael R. Hume	4920 Legacy Drive Colfax NC 27235
5	Gary & Claudia Deese	8904 Cedar Spring Drive Colfax 27235
6	Dennis & Beth Allred	8912 Cedar Spring Dr. Colfax, NC 27235
7	Kim & Kevin Moore	8903 Cedar Spring Dr Colfax NC 27235
8	Marla Ann Plumer	4913 LEGACY DR. COLFAX N.C. 27235
9		
10		
11		
12		

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Special Use Permitting for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	George Crouse	8807 Cedar Spring Drive Colfax, NC
2	Kevin and Erica McDowell	1531 Castle Way Colfax, NC 27235
3	Bruce Shields	8803 Cedar Spring Dr. Colfax, N.C.
4	Kacy Chapman	4803 Marquis St. Colfax, NC
5	Cyle & Molly Honeycutt	4824 Legacy Drive Colfax NC
6	Jim Hedgecock	8857 BATLSTON ROAD Colfax N.C. 27235
7		
8		
9		
10		
11		
12		

MARTY A. SUMNER
Chief of Police



PHONE (336) 887-7970
FAX (336) 887-7949
TDD (336) 883-8517

High Point Police Department

May 2, 2013

TO: Eric Olmedo, Budget & Evaluation Officer
FROM: Chief Marty Sumner, Chief of Police
SUBJECT: Budget Amendment

The High Point Police Department has received revenue funds from the Department of Justice for its Equitable Sharing Program (Forfeiture of Funds) for the period of January – April 2013 (including interest earned) that has exceeded the FY12-13 amount approved in grants pending by \$174,344.

These funds will be used for training purposes for the High Point Police Department.

Please amend the following budgets:

Expense:	
301310 520103 301006310201 53040	\$174,344

Revenue:	
301310 412999 301006310201 42327	\$170,302
301310 412999 301006310201 42427	\$ 2,675
301310 452101 301006310201 46101	\$ 1,367

Thank you!

A handwritten signature in cursive script that reads "Marty A. Sumner".

Cc: Glenda Barnes, Sr. Budget Analyst
Amy Sink, Grant Accountant
Vee Nance, Financial Specialist

"AN ORDINANCE AMENDING THE 2012-2013 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE FORFEITURE FUNDS RECEIVED FROM THE
DEPARTMENT OF JUSTICE EQUITABLE SHARING PROGRAM

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The City of High Point has received revenue funds from the U. S. Department of Justice for its Equitable Sharing Program in the amount of \$174,344.

Section 2. In order to account for these forfeiture funds, the 2012-2013 Budget Ordinance of the City of High Point, should be amended as follows:

- | | | |
|-----|--|-----------|
| (A) | That the Grant Fund Revenues be increased:
Federal Forfeiture Funds | \$174,344 |
| (B) | That the Grant Fund Expenditures be increased:
Training | \$174,344 |

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted this 20th day of May, 2013

PLANNED UNIT DEVELOPMENT STATEMENT OF INTENT

CITY OF HIGH POINT, NORTH CAROLINA

Zoning Case 13-02

Conditional Zoning Planned Unit Development – Mixed District

Applicant: Jemsite Development, LLC

STATEMENT OF INTENT

The subject property consists of approximately 64.5 acres and is located at 1410 Greensboro Road, High Point, North Carolina. The Wrenn Farm Planned Unit Development is proposed as a mixed use development consistent with the City of High Point Land Use Plan and Land Use Map.

The northern portion of the property, in proximity to Greensboro Road, is planned for uses allowed within the Limited Business (LB) District consisting of commercial, office, and/or medical office uses. The second tier of the property would contain either Limited Business (LB) District uses or multifamily housing. If it were to develop as multifamily, it would be in accordance with the RM-8 District and would allow a maximum of 38 dwelling units. If this tract develops as non-residential, a 150 foot buffer would be maintained along the property line as it borders existing single family residences.

The Master Plan proposes a single family residential tract with approximately thirty (30) acres. This tract would be developed in accordance with the RS-7 District with a maximum of 151 dwelling units. The Plan also includes an 8.51 acre tract that is proposed to develop as either multifamily or single family uses. If this tract develops as multifamily it would be in accordance with the RM-8 District with a maximum of 68 dwelling units. If the tract develops as single family, it would be in accordance with the RS-7 District and have a maximum of 42 dwelling units.

The property would be bisected in a north-south direction by Penny Road Extension which will serve as a minor thoroughfare between Greensboro Road and Scientific Street. This roadway would feature two (2) roundabouts. The development also proposes two (2) right in / right out driveways connecting to Greensboro Road. The primary streets would be public streets. Sidewalks are proposed in accordance with City requirements.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on May 20, 2013 regarding **Zoning Case 13-02** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on May 8, 2013 and May 15, 2013, 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 **May 20, 2013**.

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: **Planned Unit Development – Mixed (PDM) District** The property is approximately 64.5 acres lying south of the intersection of Penny Road and Greensboro Road, and west of the intersection of Scientific Street and Pump Station Road. The property is also known as Guilford County Tax Parcels 0184653, 0218679, 0218680.

SECTION 2

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

Part I. **USES:**

- A. Tract A: Any of the land uses allowed in the Residential Single Family –7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-7 District, and the specific conditions listed in this permit.

- B. Tract B: Any of the land uses allowed in the Residential Multifamily – 8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RM-8 District, and the specific conditions listed in this Permit. If developed for single family detached dwellings, as allowed by the RM-8 District, then the entire tract shall be developed in its entirety as single family detached dwelling subdivision.
- C. Tract C:
1. Option C1 (RM-8 District Uses): Any of the land uses allowed in the Residential Multifamily – 8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RM-8 District, and the specific conditions listed in this Permit. If developed for single family detached dwellings, as allowed by the RM-8 District, then the entire tract shall be developed in its entirety as single family detached dwelling subdivision: **OR**
 2. Option C2 (LB District Uses). Any of the land uses allowed in the Limited Business (LB) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the LB District, and the specific conditions listed in this Permit
- D. Tract D: Any of the land uses allowed in the Limited Business (LB) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the LB District and the specific conditions listed in this Permit.

Part II. CONDITIONS:

- A. Prohibited Uses:
1. The following LB District land uses shall be prohibited in Tract D and within Tract C (Option C2 – LB District Uses):
 - a. All agricultural uses
 - b. Recreational Uses:
 - 1). Billiard Parlors (SIC Ref. 7999)
 - 2). Bingo Games (SIC Ref. 7999)
 - 3). Coin Operated Amusements (SIC Ref. 7993)
 - 4). Fortune Tellers, Astrologers (SIC Ref. 7999)
 - 5). Golf Courses, Miniature (SIC Ref. 7999)
 - c. Educational & Institutional Uses:
 - 1). Cemeteries/Mausoleums

- d. Business, Professional & Personal Service Uses:
 - 1). Equipment Rental & Leasing (no outside storage) (SIC Ref. 7350)
 - 2). Equipment Repair, Light (SIC Ref. 7690)
 - 3). Kennels (SIC Ref. 0752)
 - 4). Laundromats, Coin-Operated (SIC Ref. 7215)
 - 5). Laundry or Dry Cleaning Plants (SIC Ref. 7211) (does not prohibit the permitted use type “Laundry or Dry Cleaning Substations”)
- e. Retail Trade Uses:
 - 1). Bulky Items Outdoor Sales
 - 2). Pawnshops or Used Merchandise Stores (SIC Ref. 5932) (does not prohibit Consignment shops)
 - 3). Service Stations, Gasoline (SIC Ref. 5541) (does not prohibit the permitted use type “Convenience Stores (with gasoline pumps)”)
- f. Transportation, Warehousing and Utilities:
 - 1). Communication Towers (exceeding height limits of zoning district)
 - 2). Demolition Debris Landfills, Minor
- g. Other Uses:
 - 1). High Mast Outdoor Lighting > 50' in ht.

B. Development & Dimensional Standards and Architectural Design Standards:

- 1. General Development Standards for the Entire Zoning Site:
 - a. The intent is for all tracts to develop in a manner that provides for pedestrian access and the mobility and public safety of pedestrians and interconnectivity and walkability between tracts and between individual uses within the non-residential tracts.
 - b. If fencing is to be installed, a common fencing, wall or similar barrier plan shall be provided prior to preliminary plat approval, for any wall or similar barriers erected along the Penny Road Extension frontage of the rezoning site.
- 2. Residential Uses Tract B and Tract C (Option C1 – RM-8 District Uses):

Development shall be subject to the standards of the RM-8 District except as follows:

 - a. In lieu of Development Ordinance 9-4-11(b)(4)b.1 & 2, the minimum distance between buildings may be twenty (20) feet. This development standard shall not apply to single family detached dwelling units.
 - b. See Section D of this Ordinance for landscaping standards.

3. Non-residential Tracts [Tract C (Option C2 – LB District Uses) and Tract D] :

a. Design Standards

- 1). The intent is for this tract to develop in a manner that promotes a unified visual appearance.
- 2). The intent is for these tracts to develop in a manner that encourages pedestrian access and the mobility and public safety of pedestrians. This tract shall develop in such a manner as to have walk-ability between uses and be pedestrian friendly
- 3). Where permitted, drive-thru/service windows and menu boards shall not be permitted between the principal building and the street right-of-way along Greensboro Road or Penny Road Extension street frontage.
- 4). Parking spaces shall be internally oriented and not facing Greensboro Road. However, a fuel canopy may be located in a manner facing Greensboro Road or Penny Road Extension.
- 5). Trash rooms, trash holding receptacles, loading or service areas, mechanical or electrical equipment, storage facilities or bins, or other unsightly building appurtenances shall not directly front toward Greensboro Road or Penny Road Extension right-of-way. In addition, where these appurtenances are visible from these right-of-ways or residential zoned properties/or uses, decorative screening and/or landscaping shall be installed so as to screen these activities.
- 6). Windows shall be recessed or shall include visually prominent sills, lintels, shutters, or other such forms of framing and trim along the portion of a building length facing Greensboro Road.
- 7). Where it is not feasible for buildings to have a pitched roof due to the size or the end user conventional design of the building, a flat roof may be utilized. Where a flat roof is proposed the roofline of the structure shall include cornice trim along the top, a strong roofline cap and/or other architectural elements that provide a visual framing of the outline of the structure and screen all roof- mounted equipment.
- 8). Metal sided buildings shall be prohibited with the exception of fuel canopies. This requirement is not intended to regulate metal awnings or architectural features around windows or entryways.
- 9). Outside Display and Outside Storage shall be permitted under a fuel canopy associated with a convenience store with gas pumps. All other Outside Display and Outside Storage shall be in accordance with the requirements of the Development Ordinance for the LB District.
- 10). See Section D of this Ordinance for landscaping standards.

b. Dimensional Standards:

- 1) Development shall be subject to dimensional requirements of the LB District except that a 5-foot building setback is permitted at rear of LB parcels in Tract D and Tract C - (Option C2 – LB District Uses) as depicted on Exhibit B.

C. Open Space and Common Recreation Facilities:

1. Common area open space shall be provided in accordance with the Planned Unit Development District Requirements of the Development Ordinance and shall conform to the location requirements of Subsection 9-4-11(a)(2)d.4. and 5 of the Development Ordinance.
2. Size, configuration and location of Open Space and Common Recreation areas shall generally conform to the approved PUD Master Plan.
3. No more than 50 percent of the required open space/recreational area shall consist of stream buffer areas, utility easements, floodway or floodway fringe.
4. The total required open space/recreational areas shall include active recreational area, allowing the support of active recreation uses such as a picnic shelter, benches, and playground equipment.

D. Landscaping & Buffers:

1. There shall be no waiver of Landscaping requirements with this PUD approval. Excepted for higher standards outlined below, development of the zoning site shall be subject to the requirements of Section 9-5-11 (Landscaping and Tree Preservation Requirements) of the Development Ordinance.
2. The landscaping areas (planting yards) and common areas shall not be included within individual lot areas of residential use.
3. The street yard and utility easement, where both are required along roadways, shall be in a shared easement area. The street yard planting materials shall be adapted with regard to size and type so as to not conflict with the proposed utility
4. All other internal planting yards as required by the Development Ordinance and as noted upon the PUD Master Plan, including but not limited to those between the multifamily tract development and the single-family tract development; and the nonresidential tract development and the multifamily tract development, shall meet the requirements of Section 9-5-11 of the Development Ordinance.

5. Tract C & D

a. Tract C (Option C1 – RM-8 District Uses):

A minimum 50-foot wide buffer, planted to a Type B rate, shall be provided along the western property line of the PUD adjacent to Tract C (Option C1). No buffer or higher planting yard rate shall be required if Tract C develops as single family detached dwellings as permitted in the RM-8 District.

b. Tract D and Tract C (Option C2 – LB District Uses):

1). A minimum 15-foot wide street yard planted at the Type C planting yard rate shall be provided along the Greensboro Road frontage of all tracts.

2). A minimum 150 foot wide buffer, planted to a Type B rate, shall be provided along the western property line of the PUD adjacent to Tract C (Option C2) and Tract D. .

E. Transportation:

1. Right-of-way dedication:

a). The property owner shall dedicate additional right of way along Greensboro Road to provide fifty (50) feet of right-of-way from the existing centerline of Greensboro Road along the entire frontage of the zoning site.

b). The property owner shall dedicate additional right of way along N. Scientific Street to provide thirty six (36) feet of right-of-way from the existing centerline of N. Scientific Street along the entire frontage of the zoning site.

c). To accommodate the construction of the proposed Penny Road Extension through the development site, the property owner shall dedicate sixty-eight (68) feet of right-of-way for the continuation of Penny Road Extension. The exact location of said right-of-way shall be subject to the review and approval of NCDOT and the City of High Point Director of Transportation.

d). Provide 20 foot by 20 foot right of way chords at all intersections along Penny Road Extension.

2. Roadway and Intersection Improvements

a) The new alignment of Penny Road Extension shall begin opposite of the existing intersection of Penny Road and Greensboro Road and continue through the property to intersect with N. Scientific Street. It shall be constructed as a minor thoroughfare with a thirty-foot (30) wide face-to-face curb and gutter typical cross-section. Left turn lanes will be required at each intersection along Penny Road Extension (excluding roundabout

locations). A wider cross-section will be necessary to accommodate turn lanes and roundabout construction.

- b) The property owner shall install an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper at the intersection of Greensboro Road and Penny Road Extension.
- c) Construct/stripe exclusive westbound left and right turn lanes with one hundred (100) feet of storage and appropriate tapers at the intersection of Greensboro Road and Penny Road.
- d) Construct Penny Road Extension to provide one (1) ingress lane and two (2) egress lanes. The egress lanes shall be striped as an exclusive left turn lane and a shared through/right lane.
- e) Widen the southbound approach of Penny Road to provide for exclusive left, through, and right turn lanes. Provide two hundred (200) feet of left turn storage and one hundred (100) feet of right turn storage and appropriate tapers. The Developer shall be responsible for upgrades to the existing traffic signal at the intersection of Greensboro Road and Penny Road, and shall coordinate this work with NCDOT and the City of High Point Transportation Department.
- f) Construct right turn lane with one hundred (100) feet of storage and appropriate bay taper at the westernmost right in/right out access point on Greensboro Road. To restrict left turn access at the right in/right out locations, construct a raised median on Greensboro Road.
- g) Install a northbound left turn lane with one hundred (100) feet of storage and appropriate bay taper on N. Scientific Street into the rezoning site.

3. Vehicular Access:

- a. The rezoning site shall be allowed three (3) access points to Greensboro Road and one (1) access point to N. Scientific Street. One (1) access point to Greensboro Road shall be full movement and align with Penny Road; the remaining two (2) access points will be right in/right out only. The access point on Greensboro Road across from Penny Road and the access point on N. Scientific Street shall be connected via a public road, which shall serve as the Penny Road Extension
- b. Development access to Penny Road Extension shall be no closer than two hundred-fifty (250) feet from the proposed right-of-way for Greensboro Road. The number of approved access points, their general locations, and types of access (i.e. full movement, right-in/right-out and roundabouts locations, etc) shall be consistent with the PUD Master Plan (See Exhibit A – PUD Master Plan).
- c. Construction of Penny Road Extension through the rezoning site may take place in phases. However, the entire length of this section of the Penny

Road Extension must be constructed prior to the development of more than fifty (50) residential lots.

- d. The design of Penny Road Extension shall incorporate two (2) roundabouts – one located near the south boundary of Tracts C and D and a second roundabout located at the access serving Tracts A and B (See Exhibit A – PUD Master Plan)
 4. Pedestrian Access: A pedestrian access plan shall be submitted with the preliminary subdivision plan that provides pedestrian connections between each tract and to all recreational/open space areas. Where sidewalks are not used to meet this requirement, a pedestrian trail shall be provided that is constructed of an all weather surface material and at least five feet (5') in width. As each tract or portion thereof is developed, that segment of the pedestrian access plan shall be required to be installed.
 5. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.
- F. Subdivision: All parcels within the rezoning site shall be subject to the subdivision regulations of the Development Ordinance and a preliminary subdivision plat shall be prepared and approved for the rezoning site prior to development and land division.
- G. Signs:
1. The location of signage on the rezoning site shall conform to the approved common signage plan. All other signage issues shall be subject to the requirements of the Development Ordinance.
 2. Common signage plan for the Planned Unit Development shall be submitted and approved prior to preliminary subdivision approval, group development plan approval or site plan approval.
 3. Specifications of size, type, height, setback, location, design, illumination, and number of signs shall be included in a Common Sign Plan element in accordance with Section 9-4-3(a)(3)g. of the Development Ordinance.
- H. The rezoning site is subject to Section 9-4-3(a)(3) & (5) (*entitled - Planned Unit Development District Requirements - Development Standards*) of the Development Ordinance as it pertains to dimensional standards, access, commercial areas, alleys, local street design, boundary treatment, signs, parking, environmental sensitive areas, open space and common recreational facilities, phased development, and owners' associations.

- I. Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Zoning Ordinance. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Zoning Ordinance.

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 now 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

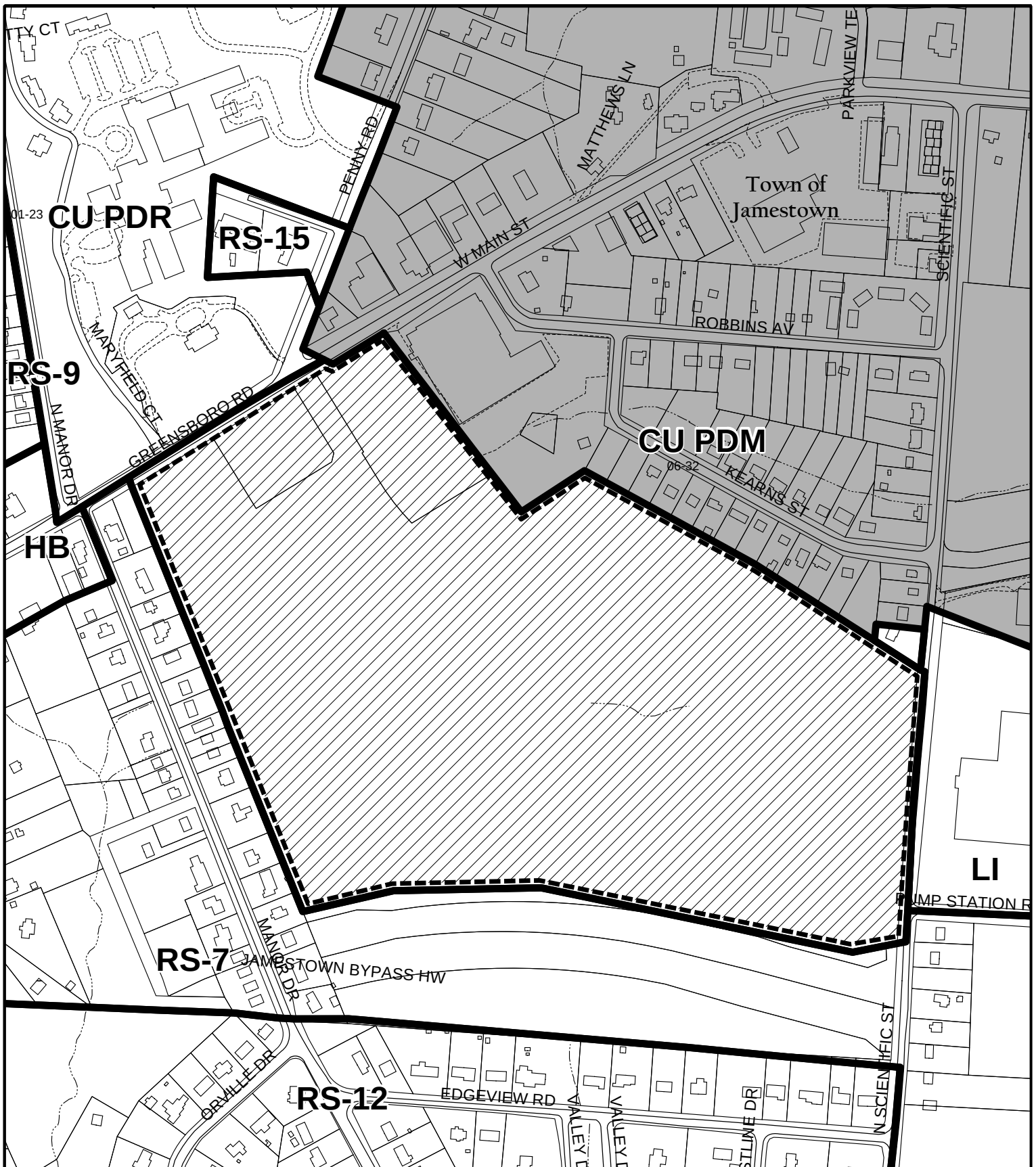
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

20th day of May, 2013.

Lisa B. Vierling, City Clerk



ZONING CASE 13-02

From: Conditional Use Planned Unit Development-Mixed
To: Planned Unit Development-Mixed

Existing Zoning Boundary
Subject Property Boundary



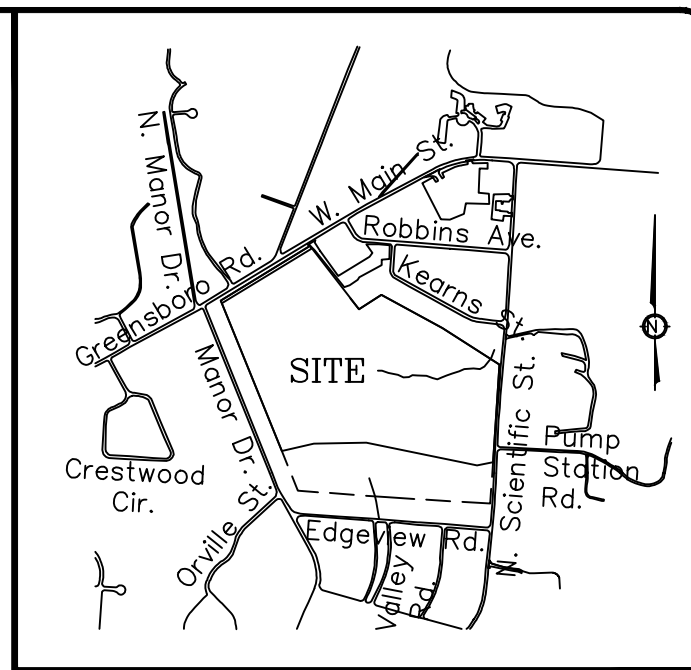
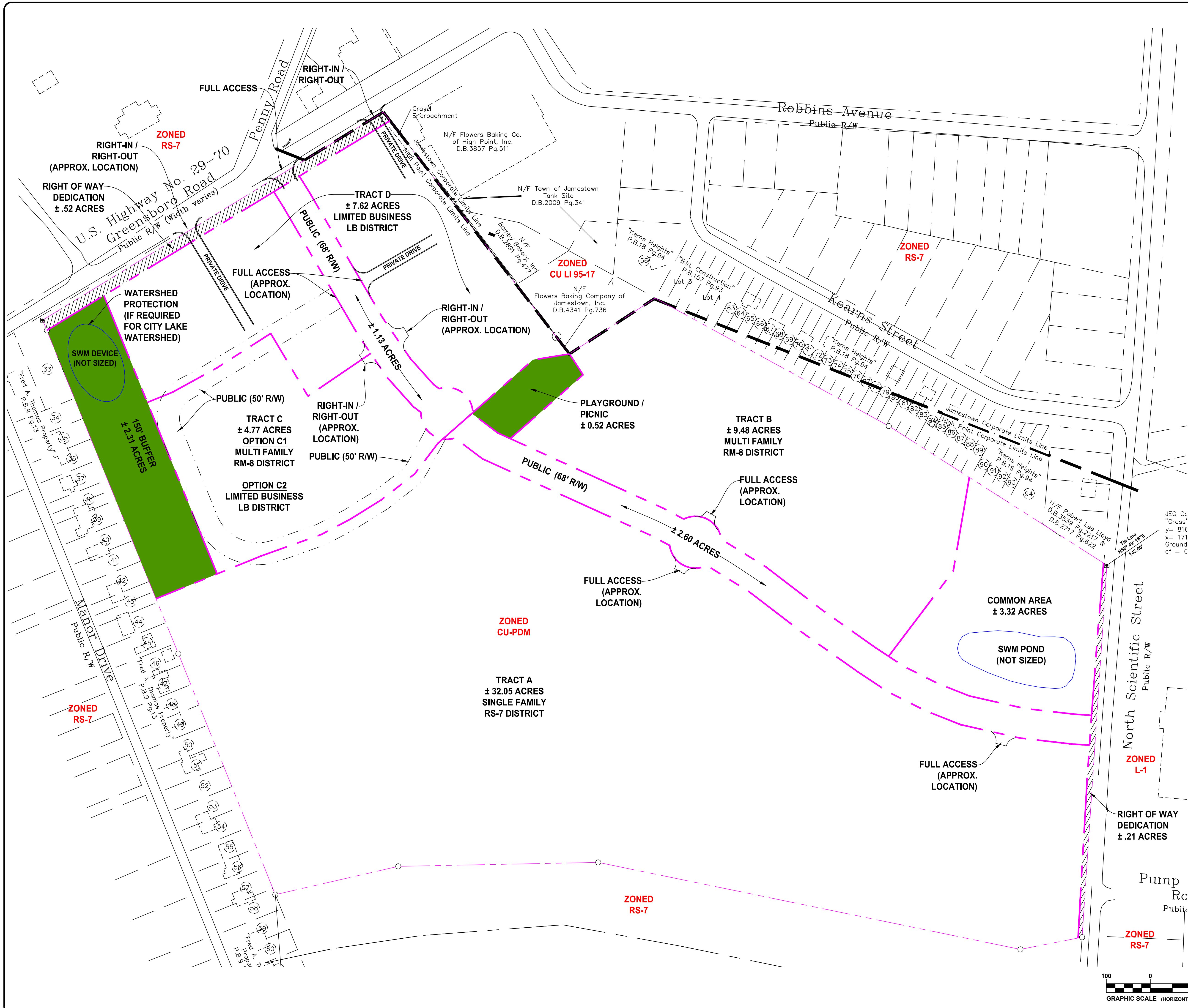
**Planning & Development
 Department**

City of High Point

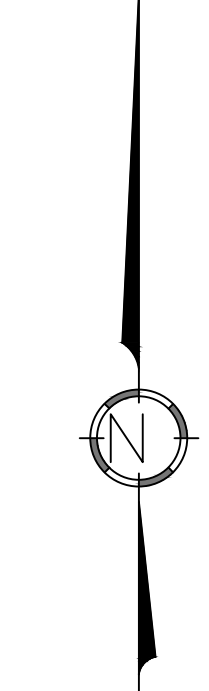
Date: April 4, 2013



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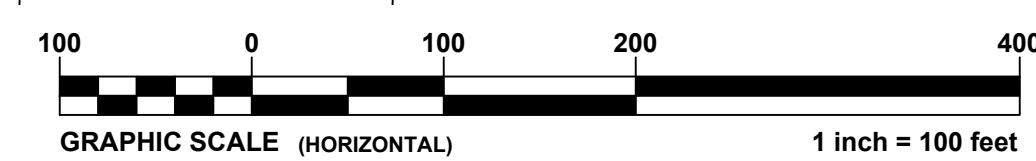
VICINITY MAP
NOT TO SCALE



Proposed Land Use Table - Wrenn Farm PUD
CZ-PDM

- Tract A - Total Acres = 32.05 acres**
- Proposed Land Use Single Family
 - Proposed Zoning @ RS-7 (<=5 du/ac)
 - Maximum of 151 du's
- Tract B - Total Acres = 9.48 acres**
- Proposed Land Use Multi- Family
 - Proposed Zoning @ RM-8 (<=8 du/ac)
 - Maximum of 68 du's
- Tract C - Total Acres = 4.77 acres**
- Option C1:
- Proposed Land Use Multi- Family
 - Proposed Zoning @ RM-8 (<=8 du/ac)
 - Maximum of 38 du's
- Option C2:
- Proposed Land Use Limited Business
 - Proposed Zoning @ LB
- Tract D - Total Acres = 7.62 acres**
- Proposed Land Use Limited Business
 - Proposed Zoning @ LB

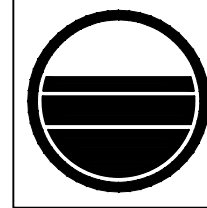
PROPERTY OWNER:
LSB Properties, Inc.
1501 Highwoods Blvd. Suite 400
Greensboro, NC 27410



REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SEAL:

CORPORATE SEAL



LAND PLANNING ASSOCIATES
CIVIL ENGINEERING

DBA
LAND PLANNING ASSOCIATES OF NC, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
864.242.6072 FAX 208.730.8214
design@lpa-inc.net



JEMSITE DEVELOPMENT

1608 Hwy 221 North
Jefferson, NC 28640
336.846.7191
fx 336.846.1677

WRENN FARM PUD
1410 GREENSBORO RD.
HIGH POINT, NC 27261

PROPERTY INFORMATION:	
TAX MAP NUMBER:	
REFERENCE D.B. & PG:	PB 170 PG 141
ADDITIONAL INFO:	
PARCEL #0218679 (1.71 AC)	
PARCEL # 0218680 (3.47 AC)	
PARCEL #0184653 (59.80 AC)	

ISSUE FOR CONSTRUCTION:
PERMIT DATE:
BID DATE:

DRAWN BY:	CAS
DESIGN BY:	CAS
CHECKED BY:	PMR
DATE:	2/25/2013
SCALE:	HORIZ. 1" = 100' VERT. 1" = 10' 0"
JOB NUMBER:	PRELIMINARY

WRENN FARM PUD

MASTER PLAN

1410 GREENSBORO RD
HIGH POINT, NC 27261
GUILFORD COUNTY

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

**STAFF REPORT
ANNEXATION CASE 13-02
May 20, 2013**

Request	
Applicant: Wesleyan Education Center	Owners: Wesleyan Education Center
Proposal: Voluntary contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Case 13-03

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres
Current Land Use:	Two single-family dwellings
Current Fire District:	The High Point Fire Department has contracted with the Colfax Fire District to provide services to the unincorporated rural area lying south of I-40.
Proposed Development:	The site is part of a development proposal by the Wesleyan Education Center to develop a school on the property.
Proposed Unit Type, Number and Average Value:	Not applicable
Proposed Build-out Schedule:	Not applicable
Proposed City of High Point Council Ward:	The proposed annexation site is currently surrounded by Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water and Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are

	required for development with a total impervious surface area greater than 24% of the site, and for single-family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single-family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single-family dwellings
East:	AG	Agricultural (<i>Guilford County</i>)	Single-family dwellings and undeveloped parcels
West:	PI	Public & Intuitional District	Undeveloped

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Johnson Street	Major Thoroughfare	1,800 ft.
	Sandy Ridge Road.	Major Thoroughfare	2,100 ft.
	Willow Run Drive	Local	50 ft.
	Windchime Drive	Local	50 ft.
Vehicular Access:	Johnson Street and Sandy Ridge Road		

City Department Comment Summary

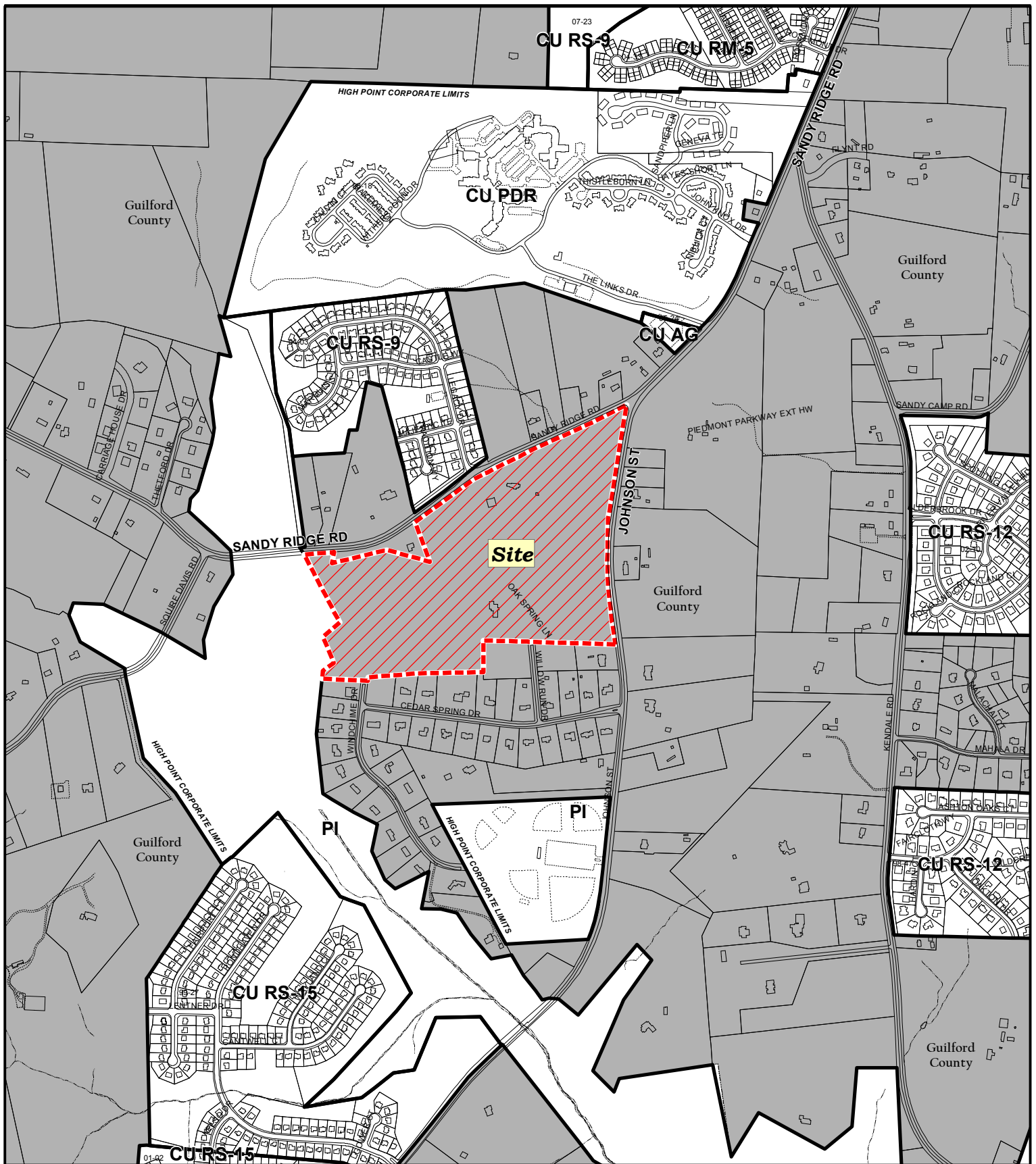
Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits and is adjacent to existing development in the city where City services are already established. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

Details of Proposal

The applicant is requesting annexation of this parcel in order to obtain access to city utilities and to facilitate the development of a school, with a maximum of 1,500 students, on the property. This annexation petition represents a logical progression of the City's annexation policy for this area as the property abuts the High Point Corporate limits along it's western boundary and is adjacent to existing High Point developments to the north and west of Sandy Ridge Road. Since the mid 1990's, the City of High Point's corporate limit has continuously expanded to include more of the northwestern portion of its Planning Area. To the north of the proposed annexation site are approximately 300 acres of land currently within the City limits developed predominately with residential uses. Additionally, the City Council recently approved two annexations, totaling 510 acres, for a business/industrial park. City services and service vehicles are currently established in this area and the inclusion of this parcel into the City's corporate limits will not negatively impact the City's ability to provide services in the area.

Report Preparation

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



ANNEXATION REQUEST ANX13-02

Applicant: Wesleyan Education Center
Area: 66 acres (approximate)

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

**Planning & Development
 Department**

City of High Point

Date: April 5, 2013



Scale: 1"=1000'
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ANNEXATION OF CONTIGUOUS LANDS
AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF HIGH POINT

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid and the City Council set a public hearing date and notice of public hearing was published; and,

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 20th day of May, 2013; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 20, 2013.

ANNEXATION 13-02

Beginning at a new iron pipe located in the southern margin of the right of way of Sandy Ridge Road/S.R.1850, the new iron pipe being the northernmost point of the line of intersection between the southern margin of the right of way of Sandy Ridge Road/S.R. 1850 and the western margin of the right of way of Johnson Street/S.R. 1818 and having the following grid coordinates: N: 842103.56 E: 1700867.70; thence along and with the line of intersection of the southern margin of the right of way of Sandy Ridge Road/S.R.1850 and the western margin of the right of way of Johnson Street/S.R.1818 South 44 degrees 13 minutes 27 seconds East 42.81 feet to an new iron pipe; thence along and with the western margin of the right of way of Johnson Street/S.R.1818 the following four (4) courses and distances: (1) a curve turning to the left with an arc length of 106.00 feet, a radius of 607.13 feet and a chord bearing and distance of South 14 degrees 16 minutes 12 seconds West 105.87 feet to a new iron pipe (2) South 09 degrees 16 minutes 06 seconds West 653.14 feet to a new iron pipe (3) a curve to the left with an arc length of 680.85 feet, a radius of 2,308.46 feet and a chord bearing and distance of South 00 degrees 49 minutes 08 seconds West 678.38 feet to a new iron pipe and (4) South 07 degrees 31 minutes 38 seconds East 393.14 feet to a 1/2 inch iron pipe located in the northwest corner of Lot 3 of Cedar Springs Section 1 Plat Book 74 Page 17; thence along and with the northern lot lines of Lot 3 and Lot 2 of Cedar Springs Section 1 Plat Book 74 Page 17, the northern line of terminus of Willow Run Drive (Plat Book 74 Page 17) and Lot 1 of Cedar Springs Section 1 Plat Book 74 Page 17 the following four (4) courses and distances: (1) North 88 degrees 42 minutes 23 seconds West 312.95 feet to an 1/2 inch iron pipe (2) North

88 degrees 42 minutes 44 seconds West 350.37 feet to an $\frac{1}{4}$ inch iron pipe (3) North 88 degrees 37 minutes 33 seconds West 142.17 feet to an $\frac{1}{4}$ inch iron pipe and (4) North 88 degrees 39 minutes 44 seconds West 197.95 feet to a $\frac{1}{4}$ inch iron pipe located in the northwest corner of Lot 1 of Cedar Springs Section 1 Plat Book 74 Page 17; thence along and with the western lot line of Lot 1 Cedar Springs Section 1 Plat Book 74 Page 17 South 00 degrees 01 minutes 33 seconds East 236.95 feet to a $\frac{1}{4}$ inch iron pipe in the northern property line of Lot 14 Cedar Spring Plat Book 75 Page 194; thence along and with the northern lot lines of Lots 14, 13, 12 and 11 Cedar Spring Plat Book 75 Page 194 and Lot 31 and 30 of Cedar Springs Section 2 Plat Book 75 Page 84 the following three (3) courses and distances: (1) South 88 degrees 41 minutes 48 seconds West 496.17 feet to a $\frac{1}{4}$ inch iron pipe (2) South 88 degrees 33 minutes 44 seconds West 184.99 feet to a $\frac{1}{4}$ inch iron pipe and (3) South 88 degrees 33 minutes 17 seconds West 213.03 feet to a $\frac{1}{4}$ inch iron pipe in the eastern margin of the right of way of Windchime Drive; thence along and with the northern line of terminus of Windchime Drive South 85 degrees 51 minutes 34 seconds West 50.92 feet to a $\frac{1}{4}$ inch iron pipe in the western margin of the right of way of Windchime Drive; thence along and with the western margin of the right of way of Windchime Drive South 07 degrees 48 minutes 53 seconds West 24.71 feet to a 1 inch iron pipe located in the northeast corner of Lot 69 of Cedar Springs Section 2 Plat Book 75 Page 84; thence along and with the northern lot line of Lot 69 Cedar Springs Section 2 Plat Book 75 Page 84 North 88 degrees 26 minutes 28 seconds West 301.40 feet to a 1 inch iron pipe, a corner with the property of City of High Point; thence along and with the property of City of High Point the following five (5) courses and distances: (1) North 00 degrees 21 minutes 38 seconds West 38.44 feet to a point (2) North 56 degrees 05 minutes 30 seconds East 103.14 feet to a 1 inch iron pipe (3) North 22 degrees 20 minutes 41 seconds West 213.93 feet to a 1 inch iron pipe (4) North 51 degrees 08 minutes 04 seconds East 172.16 feet to a 1 inch iron pipe and (5) North 27 degrees 02 minutes 00 seconds West 631.77 feet to an iron pipe in the southern margin of the right of way of Sandy Ridge Road/S.R. 1850; thence along and with the southern margin of the right of way of Sandy Ridge Road/S.R. 1850 North 86 degrees 22 minutes 04 seconds East 209.10 feet to an iron pipe, a corner with the property of Charlie Caulder, now or formerly (PIN Number 689491002/Deed Book 3484 Page 971); thence along and with the property line of Caulder, now or formerly the following five (5) courses and distances: (1) South 00 degrees 16 minutes 19 seconds East 91.01 feet to an iron pipe (2) North 78 degrees 16 minutes 24 seconds East 149.49 feet to a 1 inch iron pipe (3) North 76 degrees 12 minutes 26 seconds East 286.62 feet to a 1 inch iron pipe (4) South 74 degrees 20 minutes 03 seconds East 343.07 feet to an iron pipe and (5) North 19 degrees 43 minutes 21 seconds West 326.65 feet to a iron pipe in the southern margin of the right of way of Sandy Ridge Road/S.R. 1850; thence along and with the southern margin of the right of way of Sandy Ridge Road/S.R. 1850 the following eight (8) courses and distances: (1) North 53 degrees 47 minutes 40 seconds East 521.40 feet to a new iron pipe (2) a curve turning to the right with an arc length of 165.31 feet, a radius of 1,566.64 feet and a chord bearing and distance of North 57 degrees 08 minutes 06 seconds East 165.24 feet to a new iron pipe (3) a curve turning to the right with an arc length of 61.46 feet, a radius of 1,566.64 feet and a chord bearing and distance of North 61 degrees 16 minutes 55 seconds East 61.46 feet to a new iron pipe (4) North 64 degrees 23 minutes 59 seconds East 150.21

feet to a 1 inch iron pipe (5) North 65 degrees 42 minutes 59 seconds East 226.23 feet to a 1 inch iron pipe (6) North 65 degrees 57 minutes 07 seconds East 312.31 feet to a new iron pipe (7) a curve turning to the right with an arc length of 330.81 feet a radius of 11,370.57 feet and a chord bearing and distance of North 63 degrees 25 minutes 58 seconds East 330.80 feet to a new iron pin and (8) North 64 degrees 15 minutes 58 seconds East 79.60 feet to the point and place of beginning, containing a total area of 66.882 acres, more or less, as shown on "Boundary Survey for Wesleyan Education Center Sandy Ridge Road/Johnson Street" dated November 15, 2010, revised December 8, 2010 and further revised December 20, 2010, prepared by Sgroi Land Surveying.

Tax Parcel References: PIN Number 6894908447
PIN Number 7804010448
PIN Number 6894906757

Deed References: Deed Book 4956 Page 2131
Deed Book 3590 Page 1073
Deed Book 3687 Page 2080
Deed Book 6494 Page 2434

SECTION 2. Upon and after May 20, 2013, 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-31.

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 City Council,
this the 20th day of May, 2013
Lisa B. Vierling, City Clerk

**High Point City Council
(Catawba Tour)
May 2, 2013 – 7:30 a.m.**

Present:

Mayor Pro Tem Britt Moore (At-Large); Council Member Rebecca R. Smothers (At-Large); and Council Members Jeff Golden (Ward 1); Foster Douglas (Ward 2); Jay Wagner (Ward 4); Jim Davis (Ward 5); and Jason Ewing (Ward 6)

Absent:

Mayor Bernita Sims and Council Member Judy Mendenhall (Ward 3)

Staff Present:

Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; Garey Edwards, Director of Electric Utilities; Jerry Everhart, Electric System Operations; Larry Hopkins, Electric Operations Engineering

Council and staff departed from the City Hall parking lot at 7:30 a.m. in private vehicles heading to the Catawba Nuclear Power Plant in York County, South Carolina for a tour of the facility and arrived back in High Point at approximately 4:00 p.m.

Respectfully Submitted,

Lisa B. Vierling, MMC
City Clerk



May 1, 2013

To: Randy McCaslin, Assistant City Manager
From: Garey Edwards, Director of Electric Utilities
Subject: ElectriCities Joint Purchasing Agreement

Attached to this memo is a copy of the Joint Purchasing Agreement with ElectriCities for purchasing materials, supplies and services. The City of High Point has in the past participated in this program with ElectriCities to join with other cities for blanket purchases and contracts.

We typically participate in the following areas with ElectriCities:

- Wood pole purchases
- Tree trimming
- Substation maintenance
- Pole inspections

I recommend that the City Council approve this document for participation over the agreement period (three years).

Attachment

cc: file
Jeff Moore
Tracy Adams
Josh Williams
Sherry Smith
Larry Hopkins

Office
336.883.3485

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336.870.1105

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336.883.3478

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336.883.8517

City of High Point, P.O. 230, 816 E. Green Dr., High Point, NC 27261 USA
garey.edwards@highpointnc.gov

**MEMBER COOPERATIVE BID AGREEMENT
FOR JOINT PURCHASING OF
UTILITY MATERIALS, SUPPLIES AND EQUIPMENT**

THIS IS A MEMBER COOPERATIVE BID AGREEMENT made effective the _____ day of _____, 2013, among the North Carolina municipalities and other local political subdivisions, authorities, and agencies of local government being parties signatory to this Agreement either originally or by counterpart executed from time to time (referred to herein individually as a "**Participating Member**" and collectively as the "**Participating Members**") and ELECTRICITIES OF NORTH CAROLINA, INC., a joint municipal assistance agency ("ElectriCities").

RECITALS

A. Each Participating Member desires to purchase various materials, supplies and items of equipment for use in the operation of its electric utility system (referred to herein collectively as ("**Utility Equipment**") during the 2013-2016 fiscal years; and desires to jointly advertise and receive bids for fixed prices on those items of Utility Equipment to obtain the lowest price reasonably available to them.

B. Pursuant to §160A-460 et seq. of the General Statutes of North Carolina, the Participating Members desire to join in this Agreement for the purpose of jointly advertising for and receiving bids for one or more vendors to provide a fixed price or prices to supply various items or category of items of Utility Equipment as may be desired by two or more of Participating Members, to identify the lowest responsive and responsible bidder(s) for each item or category of items, to award a fixed price contract and establish a process whereby each of the Participating Members may issue purchase orders against such fixed price contracts as specified in the bid documents, and to have ElectriCities provide administrative assistance to the Participating Members in the bid and award process and in the administration of the contracts, all in conformity with the requirements of North Carolina General Statute § 143-129 and other relevant public procurement laws.

COVENANTS

NOW, THEREFORE, the parties hereto agree as follows:

1. Scope of Member Cooperation. The Participating Members associate themselves under this Agreement for the purpose of proceeding jointly in the competitive procurement of various items of categories of Utility Equipment. As set forth below, the Participating Members, with the administrative assistance of ElectriCities, shall prepare the appropriate bid materials, place required advertisements, receive bids, determine the lowest responsive and responsible bidder(s) (the "**Vendor(s)**"), award a fixed price contract and establish a process whereby each of the Participating Members desiring to participate in a joint bid may issue purchase orders against such contracts directly to the Vendor(s). The Participating Members acknowledge and agree that this Agreement is for the purpose of interlocal cooperation

under North Carolina General Statute §160A-460 et seq. and not as a partnership or joint venture. No Participating Member shall have the power or right to bind or act on behalf of any other Participating Member except as expressly set forth in this Agreement. Neither this Agreement, nor the fixed price contract contained in the bid documents, shall be considered a requirements contract, and a Participating Member will have no obligation to a Vendor under or in connection with the same until and only if the Participating Member issues a purchase order as specified in the bid documents against the fixed price contract to that Vendor. The fixed price contract shall provide that by issuing a purchase order as specified in the fixed price contract to a Vendor for a particular item, the Participating Member will be covenanting not to purchase that item, and that item only, from a source other than the successful Vendor for the term of the fixed price contract. Except as set forth in the preceding sentence, nothing herein shall preclude a Participating Member from purchasing any item or category of Utility Equipment from any source or under any procedures it deems appropriate, in its sole and absolute discretion.

2. Term. The term of this Agreement shall commence on the date hereof and shall end on December 2016.

3. Participation of ElectriCities. Pursuant to this Agreement, the Participating Members have requested that ElectriCities assist them in the administration of the joint bid process and to exercise each other and further powers as may be reasonably necessary to administer the joint fixed price contract as deemed in the best interest of the Participating Members. Except as provided in Section 7 below, the Participating Members shall jointly and severally release, indemnify, defend and hold harmless ElectriCities, and its officers, directors, commissioners, officials, employees and agents, from and against any and all loss, liabilities, claims, damages, fines, penalties, clean-up costs and other pollution related items, costs, fees (including reasonable attorney's fees) and expenses related thereto (referred to herein collectively as "Damages"), resulting or arising out of the services to be provided hereunder by ElectriCities, including, without limitation, those resulting or arising out of the acts or omissions.(negligent or otherwise) of ElectriCities or its officers, directors, commissioners, officials, employees or agents, except those resulting solely from their gross negligence or willful misconduct.

4. Appointment of an Acting Member. By joining in the execution of this Agreement, each Participating Member hereby authorizes the City of Rocky Mount (Rocky Mount"), or such other Participating Member as shall be designated as provided below, to act on its behalf under this Agreement pursuant to North Carolina General Statute §160A-460 et seq. At any time and from time to time, Rocky Mount or a majority of the Participating Members may designate a Participating Member other than Rocky Mount to perform the tasks of Rocky Mount for one or more of the joint bids to be made pursuant to this Agreement. Hereinafter Rocky Mount and the other Participating Member(s), if any are designated as herein provided, shall be referred to as the "**Acting Member**" in connection with each joint bid.

a. Powers and Duties. With the assistance of ElectriCities, the Acting Member, or its delegates under North Carolina General Statute §143-129(a), shall have the following powers and duties:

(i) To canvass or otherwise determine what items or categories of Utility Equipment are desired by the Participating Members, and for which of those items or categories bidding under this Agreement might be advisable,

(ii) To prepare a joint invitation for bids for each item or category of Utility Equipment to be jointly bid hereunder, with appropriate terms and specifications, together with a joint advertisement consistent with the public bid laws, and with the joint purchase approach contemplated by this Agreement. In carrying out this duty, the Acting Member shall observe the following requirements:

(1) The bid documents shall clearly state:

(a) That upon award, the Vendor agrees to enter into the fixed price contract included in the bid documents within the time period set forth in the bid documents, which period shall not exceed thirty (30) days, and to comply with all purchase orders, if any, issued by a Participating Member;

(b) That no contract enforceable against any Participating Member is formed until that Participating Member accepts the fixed price contract and issues its individual purchase order as specified in the bid documents to the Vendor and that the Participating Member's liability to the successful Vendor shall exist solely pursuant to, and only to the extent of, its individual purchase orders.

(2) The right shall be reserved to make multiple awards when it appears in the best interest of the Participating Members. The joint advertisement shall be placed in newspapers having general circulation or any other media permitted in the then current North Carolina General Statutes addressing public bidding and advertisement, and otherwise qualified to advertise legal notices, in each Participating Member desiring to participate in a joint bid.

(3) The location for the receipt and opening of the public bids shall be the offices of ElectriCities in Raleigh, North Carolina, or such other location as shall be designated by the Acting Member.

(iii) To examine the bids to identify all bids complying with the terms and specifications of the invitation for bids, and to tabulate all complying bids, identifying the lowest responsive and responsible bidder or bidders, taking into consideration matters permitted by law and deemed appropriate by the Acting Member; to cause the tabulation and the identification of the lowest responsive and responsible bidder(s) to be transmitted by ElectriCities to each Participating Member, or its delegees under North Carolina General Statute §143-129(a); thereafter, unless otherwise instructed by a majority of the Participating Members desiring to participate in a joint bid, or unless good cause appears to the Acting Member to either recall the tabulation due to error or to reject all bids and cancel the procurement (notification of which decisions shall be transmitted to each Participating Member), to cause a notice to be sent to the lowest and best responsive and responsible Vendor on behalf of all Participating Members desiring to participate in a joint bid together with a fixed price contract form to be executed as set forth in the bid documents;

(iv) to execute fixed price contracts on behalf of the Participating Members desiring to participate in a joint bid and to cause the transmittal of copies of each such contract to each Participating Member desiring to participate in a joint bid, or its delegees under North Carolina General Statute § 143-129(a); and

(v) to exercise such other and further powers as may be reasonably necessary to administer the joint fixed price contracts or as otherwise consistent with the public procurement procedures of the Acting Member.

b. **Hold Harmless.** Each of the Participating Members, other than the Acting Member; hereby jointly and severally agrees, to the fullest extent permitted by law, to release, indemnify, defend and hold harmless the Acting Member, and its officers, councilmen, officials, employees and agents, from and against any and all Damages resulting or arising out of acts or omissions (negligent or otherwise) of the Acting Member, or its officers, councilmen, officials, employees or agents as the Acting Member, except those resulting solely from their gross negligence or willful misconduct, including without limitation, the Acting Member's execution of the Fixed price Contract on behalf of the Participating Members. ElectriCities and the Participating Members agree that the provisions of this paragraph 4(b) shall apply separately to each joint bid conducted pursuant to this Agreement and that the "Acting Member" may be different for one or more joint bids and that this paragraph shall be interpreted and applied accordingly.

5. **Purchase Orders.** Each Participating Member or its delegees under North Carolina General Statute §143-1 29(a), shall be responsible for preparing and executing its own purchase order or orders for each item or category of items of Utility Equipment it desires to purchase pursuant to this Agreement, if any, which purchase orders shall not be inconsistent with the bid documents used in this cooperative bidding. Each purchase order shall provide that the Participating Member shall be solely liable for obligations to the party shown as Vendor on the purchase order and shall permit each Participating Member, at its option, to waive bonding requirements as provided in the North Carolina General Statutes.

6. **Administration of Purchase Contracts.** Each Participating Member shall be solely responsible for the administration and enforcement of its respective purchase orders, if any, and to see that the party shown as Vendor on the purchase order fulfills its obligation to that Participating Member. Each Participating Member will notify ElectriCities as soon as is practicable of any problems or disputes with a vendor, and ElectriCities shall use its good faith efforts to assist the Participating Member in its efforts to resolve the problem or dispute. Each Participating Member hereby agrees, to the fullest extent permitted by law, to release, indemnify, defend and hold harmless the other Participating Members, and their respective officers, councilmen, officials, employees and agents, from and against any and all Damages arising or resulting from that Participating Member issuing a purchase order in connection with a joint bid conducted pursuant to this Agreement.

7. **Costs and Expenses.** ElectriCities shall bear the administrative costs and expenses of activities it participates in pursuant to this Agreement, including the costs of placing all joint legal advertisements in connection with the public bid. Costs may be recovered as agreed upon between ElectriCities and the Participating Members.

B. Assignment. To the extent allowed by applicable law, no Participating Member may assign this Agreement or any of its rights or obligations hereunder without the prior consent of all the other Participating Members.

9. Notice. Except as provided in Section 4.a. hereof, all notices and other communications authorized or required hereunder shall be in writing and shall be deemed given when hand delivered, upon confirmation of receipt of facsimile transfer or three (3) days after being sent by certified mail, return receipt requested, postage prepaid, to ElectriCities and the Participating Members at the last address of each as on record at ElectriCities, or such other address or addresses as a Participating Member hereto may hereafter designate by notice to the other parties hereto given in the manner provided for notices hereunder:

ElectriCities of North Carolina, Inc.
Procurement Specialist
Post Office Box 29513
Raleigh, NC 27626-0513
Facsimile Number: (919) 715-6055

10. Counterparts. This Agreement may be executed in two or more counterparts or through the use of counterpart signature pages. The signature of any party on any counterpart signature page, even if executed after the date of this Agreement, shall be deemed to be a signature to, and may be appended to, a counterpart of this Agreement. All such counterparts and counterpart pages shall be deemed an original and all of which shall together constitute one and the same instrument binding on all parties to this Agreement, notwithstanding that all parties may not have executed all counterparts or the same counterpart, or that counterpart signature pages have been executed after the date of this Agreement and appended to a counterpart of this Agreement. A Participating Member may only directly participate in fixed price contracts jointly bid pursuant to this Agreement where the newspaper notice for that joint bid is published for the first time after the counterpart signature page for that Participating Member is received by ElectriCities. However, nothing herein shall preclude a Participating Member from utilizing Section 143-129(g) of the North Carolina General Statutes or other rights it may have in connection with a joint bid made pursuant to this Agreement to fulfill its public procurement requirements.

11. Entire Agreement. This Agreement constitutes the entire agreement among ElectriCities and the Participating Members with respect to the subject matter described herein, and this Agreement may not be modified except by a writing executed by all the Participating Members. The exhibit and counterpart signature pages attached hereto from time to time are hereby incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement in the manner prescribed by law, to be effective the day and year first above written.

ELECTRICITIESOF NORTH CAROLINA, INC.

By: _____
Graham Edwards
Chief Executive Officer

CITY of ROCKY MOUNT
(as a Participating Member and as Acting
Member)
By: _____

Mayor

ATTEST:

Clerk
[SEAL]

SEPARATE ADDITIONAL SIGNATURE PAGE
FOR PARTICIPATING MEMBER

MEMBER COOPERATIVE BID AGREEMENT
FOR JOINT PURCHASING OF
UTILITY MATERIALS, SUPPLIES AND EQUIPMENT

Participating Member

By: _____

[Printed Name]

Title:_____

ATTEST:

Clerk
[SEAL]



City of High Point North Carolina



Department of Transportation

Public Transportation Division

April 3, 2013

AGENDA ITEM

MEMO

To: Randy McCaslin, Assistant City Manager

From: Mark McDonald, Transportation Director

Subject: Request for Public Hearing

The Department of Transportation is in the process of preparing the FY2014 FTA Section 5307 operating, capital and planning grant application for High Point Transit, the Thomasville portion of Davidson County Transportation System, and the area within High Point served by Guilford County Transportation System. In order to comply with federal and state guidelines a public hearing must be held for the grant application and the filing of the grant application with FTA and NCDOT authorized by City Council.

If you concur with this request we would like to use the following schedule.

April 15, 2013	–	Council establishes May 20 th as the date for the public hearing
May 20, 2013	–	Public hearing is held
May 23, 2013	–	Council authorizes filing of grant applications to FTA and NCDOT and passes authorizing resolution to enter into agreements with NCDOT.

The proposed funding is as follows:

GRANT	TOTAL	FEDERAL SHARE	STATE SHARE	CITY SHARE	COUNTY	OTHER
Section 5307 (FTA) Operating Assistance						
City of High Point	\$3,055,221	1,242,575	400,000	467,646		945,000
Davidson County	\$270,000	125,000			125,000	20,000
Guilford County	\$144,400	68,000			68,000	8,400
Section 5307 Routine Capital	\$205,740	164,592		41,148		
Section 5303 Planning	\$49,420	39,536	4,942	4,942		
Total	\$3,724,781	\$1,639,703	\$404,942	\$513,736	\$193,000	\$973,400

If you have any questions or would like to discuss the matter further, please advise.

MVM/aww

**CITY MANAGER'S BRIEFING
MAY 9, 2013 – 9:00 A.M
THIRD FLOOR CONFERENCE ROOM**

MINUTES

PRESENT:

Mayor Sims, Council Members Davis, Ewing, Mendenhall, Moore, Smothers, and Wagoner

ABSENT:

Council Member Douglas and Golden

STAFF PRESENT:

Strib Boynton, City Manager
Pat Pate, Assistant City Manager
Eric Olmedo, Budget Office

Jeron Hollis, Public Information
Lisa Vierling, City Clerk
Dawn Sparks, Deputy City Clerk

OTHERS PRESENT:

Bob High, Davenport & Company, LLC
Ted Cole, Davenport & Company, LLC
Cynthia Davis, Planning & Zoning Commission

CITY CREDIT RATING PROFILE

Davenport & Company reviews the City's capital financing strategy annually. With their review and suggested strategies the City has been able to balance debt as well as pay as you go monies for capital improvements, reduce rate increases, and obtain a AAA bond rating.

Background:

Jeff Moore advised that the City engaged Davenport through a proposal process in the Fall of 2003 as the City was anticipating the largest GO Bond obligation issue that it had ever been considered with the 2004 authorization which is almost \$74,000,000 in tax supported debt. At that same time the City was changing and transitioning from general obligation debt for water and sewer to address the \$100 millions of infrastructure needs that Council had tasked the City Manager and staff to replace the infrastructure for the water and sewer system and make it more reliable and get it out of the paper when the City experience the lines breaking on Main Street. Under that scenario the City engaged Davenport.

Goals and Objectives:

Ted Cole advised that they will be giving Council a good overview on the City's credit rating and talk about the governmental credit rating (general obligation credit rating) as well as talk about the water and sewer enterprise system. They will also be looking at a series of comparatives with the City relative to other similarly rated cities and towns in North Carolina across a broad range of measures in order to get a sense of the City's strengths and weaknesses in a way that a rating analyst for a bond investor would in reviewing the City. There will also be an overview of all the tax supported debt, largely made up of the 2004 Referendum as well as the Water & Sewer System debt profile.

Credit Ratings:

Mr. Cole advised that the City's general obligation supported debt is Aa1 from Moody's, which is one step away from AAA. S&P has the City at a AAA rating, which is the highest rating. Fitch has the City at a AA+ which is one step away from AAA. Mr. Cole noted that it was interesting that the fact that during the financial crisis of 2007/2008 the City was managing through very well and actually has a couple of rating upgrades. The City has excellent credit ratings on the General Government side.

Historically the City had funded utility improvements through general obligation bonds. The trend over the last several years nationally is to move towards revenue bonds to help maintain a business-like approach to water and sewer funding and take it off of the tax supported debt balance sheet. In 2004 the City established the Revenue Bond Credit for Water and Sewer, and over the years as the City has funded its capital plan and did things with rates and charges and reserves within the water fund, that bond rating evolved positively. The City has an Aa2 rating from Moody's, which is two steps away from AAA. S&P has a rating of AAA, and Fitch at a AA+.

The ratings for the tax supported debt and Water and Sewer Bond rating are very close to one another.

Peer Group Medians:

Moody's has listed eight cities and towns in North Carolina that have received AAA ratings. S&P has twelve cities and towns that they have AAA ratings.

As it relates to wealth measures and other demographic type measures, Moody's relies very heavily on census data. Moody's is still on a comparative basis looking at the 2000 census data. A lot of the census data from 2010 has been published, but not all of the wealth measures.

The City's current per capita personal income is \$24,107 as of 2011 according to the U.S. Census Bureau. Generally across the state and the country unemployment has continued to come down. As of 2013 the Department of Employment Security Commission has High Point and the surrounding area at just above 9% unemployment. Mr. Cole noted that if they look at all the other localities, they have all decreased in unemployment numbers as well.

The poverty rate (2000 Census), which is a lagging measure, has the City's poverty rate at 19.3% as of 2011 according to the U.S. Census Bureau.

The City's tax base concentration is a little over 8%, which is slightly above the medians. This is a measure that the City has a limited control over in terms of the taxpayer concentration, it cannot be manipulated or changed in a short period of time, but the City can try to position itself evolve to bring in more taxpayers, whether residential growth or commercial/industrial growth and evolve that number in a positive way. Generally speaking a lower number is better so that no one taxpayer has a higher concentration.

The City has a Financial Policy to maintain Unassigned Fund Balances at the close of each fiscal year equal to at least 10% of the Total Annual Operating Budget of the City. Revenues are exceeding expenditures and the City is not using fund balance to balance the operating budgets, so in the last three or four years that has been unusual for many cities. The City is doing better than maintaining a 10% balance, although there is not a lot of room for the fund balance position to come down.

Existing Tax-Supported Debt Profile:

The City has \$98,429,022 of tax supported debt, which \$76,614,429 of that debt is general obligation/general government debt, largely made up of the 2004 referendum that has been issued over the last several years. There is some storm water general obligation outstanding and some installment purchases, which are typically bank financings that are secured by some asset as opposed to having been a general obligation issue.

By fiscal year the annual payments of the debt is going down. This is a very key element to the City's future debt capacity. 65% of the current \$98,429,022 will be paid off over the next 10 years. Next year the ten year payout ratio will be 68%.

Tax Supported Payout Ratio:

Years ago it was established as they were developing a plan for the 2004 Referendum, they knew they were going to issue debt over a series of years and they wanted to demonstrate as they went that we were maintaining good sound financial practices as it relates to debt. A series of financial policies were discussed and adopted. One policy states that at no time will tax supported debt have a ten year payout ratio below 60%. The City is actually above this policy and will continue to be above it as they move forward.

Debt Per Capita:

The measurement of outstanding debt as a function of the population shows that the ratio is a little over 800 and declining over time. The assumption that the population will grow about 1% per year on a compound annual growth rate, and the City has been growing close to a 2%. The City does not have a policy for debt per capita, which was purposely not done because it is a ratio that everybody looks at the rating agencies but it is one that really de-emphasizes.

Debt to Assessed Value:

The amount of debt outstanding as a percent of the tax base is about 1%. The tax base has grown over the last 5 – 10 years somewhere between .5% and .4%. For the time being the City has assumed 1% growth in the tax base, with the debt outstanding the City is at about 1% debt to AV. The City has a policy not to exceed 2.5%, which the City is well below. Within this ratio and the City Policy, the City has some capacity and ability to consider taking on some additional debt and doing so would not put the City out of compliance with policy and wouldn't put the City out of an acceptable range with the rating agencies.

Debt Service vs. Expenditures:

The City has a policy that sets a maximum Debt Service to Expenditures level at 15%. The City is currently at 11.4% and has assumed that the budget will grow by 2% a year. 15% is really considered an upper limit by the rating agencies. High Point compares very favorably to the median cities and towns.

Observations:

The City is in compliance with all of its policies and compares very favorably with the peer groups of AAA localities. The City is retiring its debt in a sustainable fashion. The City has a two-thirds GO Bond opportunity of about \$6 million, and has the capacity to issue that if there is a desire to do so, and the affordability to do so. The plan of finance that was adopted early on in this program will support this two-thirds opportunity if it is something the City would like to pursue.

Existing Enterprise Fund Debt:

There is about \$173,096,388 of enterprise debt made up of revenue bonds and parity obligations of about \$127,000,000. There still are some GO Bonds that were a primary form of funding utility infrastructure pre-2004 and some state and low interest loan programs. The ten year payout ratio is at 51%, which is a pretty solid number for an enterprise fund it is treated a little differently than a general fund. Generally speaking downward sloping debt is a little more leveled, which is typical for enterprise systems trying to maintain some continuity on the rates.

The revenue bond credit is a pledge of revenues on the water and sewer system and there are a handful of key credit considerations, one of them is debt service coverage. What has to be demonstrated as part of the bond documentation is that revenues coming into the system and you pay operating expenses via salaries, chemicals, power, etc. and the money that is left after operating expenses are paid is what is pledged to repay debt service. The City needs to be able to demonstrate that it has a certain level of debt service coverage so that for every dollar of debt service there is at least \$1.20 of revenues available to pay it. What that coverage does is it allows for some cushion if revenues were to be lower than projected or expenditures were to be higher than projected a large user came off line, that debt coverage gives the investor comfort that they are going to get paid at 100¢ on the dollar every year from the revenues.

Historical Operating Results

The City's total debt service coverage has been at or able 1.4x every year, which is an excellent track record and one that when projected out for future capital needs is one that they are very mindful of. Over the years the City has steadily built reserves working its way up to that policy of 50%, which was achieved in fiscal 2012.

The City is in compliance in debt coverage and reserves, and as it relates to all the bond covenants.

Pro Forma – Assumptions

In terms of capital for water and sewer it has been identified that there is approximately \$70,000,000 of debt that is being contemplated for issuance, \$35,000,000 in the first quarter of 2014, another \$35,000,000 in the first quarter of 2015. In planning we are looking at a 25 year pay back, which is typical for the City's utility revenue bonds, looking at an interest rate of 5%, which is slightly higher than the current interest rate environment. Level annual payments one year of interest only following issuance.

Pro Forma Results

The revenues and expenses are projected to be a 4% per year rate increase for water and sewer. In terms of available reserves projections have come down a little bit from where the City finished in 2012. Technically on a projected basis the City is not quite there, but they feel like they have some upside to this pro forma with the ability to get to that 50% or maintain it on a year to year basis.

Final Observations

Over the last decade upwards of \$240 million of capital investment (debt and cash) the City has been in compliance with all of its policy and its revenue bond covenants. The City compares favorably to other water and sewer systems. To maintain the integrity of the system and maintain the bond ratings it is suggested a that 3% to 5% per year rate increase assumption is needed.

Strib Boynton stated that the big dollars are in future water and sewer projects. Later this year there will be coming a \$35,000,000 in water and sewer projects. Next year there will be about another \$35,000,000.

Council Member Davis asked if the 4% electric rate increase every year will help cover the debt or the operating fund. Mr. Boynton stated that it will cover both. Jeff Moore stated that the rate model that they looked at factored in the projections on operating expenses, costs of supplies and services, labor costs, and then the capital costs of the CIP, and many times the department would like to do much more and they have to pull back on capital investments as well as special projects and operating expenses in order to stay inside that range. Now that they have achieved that 50% level of available fund balance, they can mitigate that and that is why they are seeing additional 3% to 5% on a rate model.

Budget Reviews

The City Manager advised that the budget will be handed out to Council on the 20th at 3:00 o'clock before the Council Meeting.

Wed., May 22 from 5:00 to 7:00	Budget Review
Thurs., May 23 from 5:35 to 7:00	Budget Review
Tues., May 28 from 3:00 to 5:30	Budget Review (if necessary)
Wed., May 29 from 3:00 to 5:30	Budget Review (if necessary)
Mon., June 3 at 5:30	Public Hearing
Thurs., June 6 at 9:00	Public Hearing (final budget review following)
Mon., June 17 at 5:30	Formal Budget Adoption

Duany Changes to Lindsay Street Project

Strib Boynton advised that staff is going to meet with Duany and his staff on Monday regarding changes to the Lindsay Street Project. Staff is looking into finding a better idea for the round-about and turn lanes.

Daniel Brooks Revitalization

Strib Boynton stated that the Ferguson Group is trying to assist the Housing Authority in attaining a grant to begin the revitalization process for Daniel Brooks homes that were built back in 1942. Mr. Boynton asked for Council's consent to give a letter stating if they should the city receive the grant that the City will match the Housing Authority. Mr. Boynton stated he was comfortable with just sending the letter, but would rather have Council's support before doing so. The grant is asking for \$400,000, which requires \$100,000 - \$200,000 local dollars (\$100,000 from the City and \$100,000 from the Housing Authority). Mr. Boynton stated that the money is set aside for the match.

A motion was made by Council Member Mendenhall, seconded by Mayor Sims to authorize the Manager to send the necessary letter showing City support for the grant. Motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 10:12 a.m. on a motion duly made and seconded.

Respectfully Submitted,

Dawn J. Sparks, CMC
Deputy City Clerk

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on May 20, 2013 regarding **Zoning Case 13-03** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on May 8, 2013 and May 15, 2013, 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 **May 20, 2013**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District**. The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

SECTION 2

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

Part I. **USES:**

Any of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.
- B. Transportation Conditions.
 - 1. If development under RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.
 - 2. Right-of-Way Dedication
 - a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
 - b. The property owner shall dedicate a minimum of sixty five (65) feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
 - c. The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan (SUP Case 13-02).
 - 3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction 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 now 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.

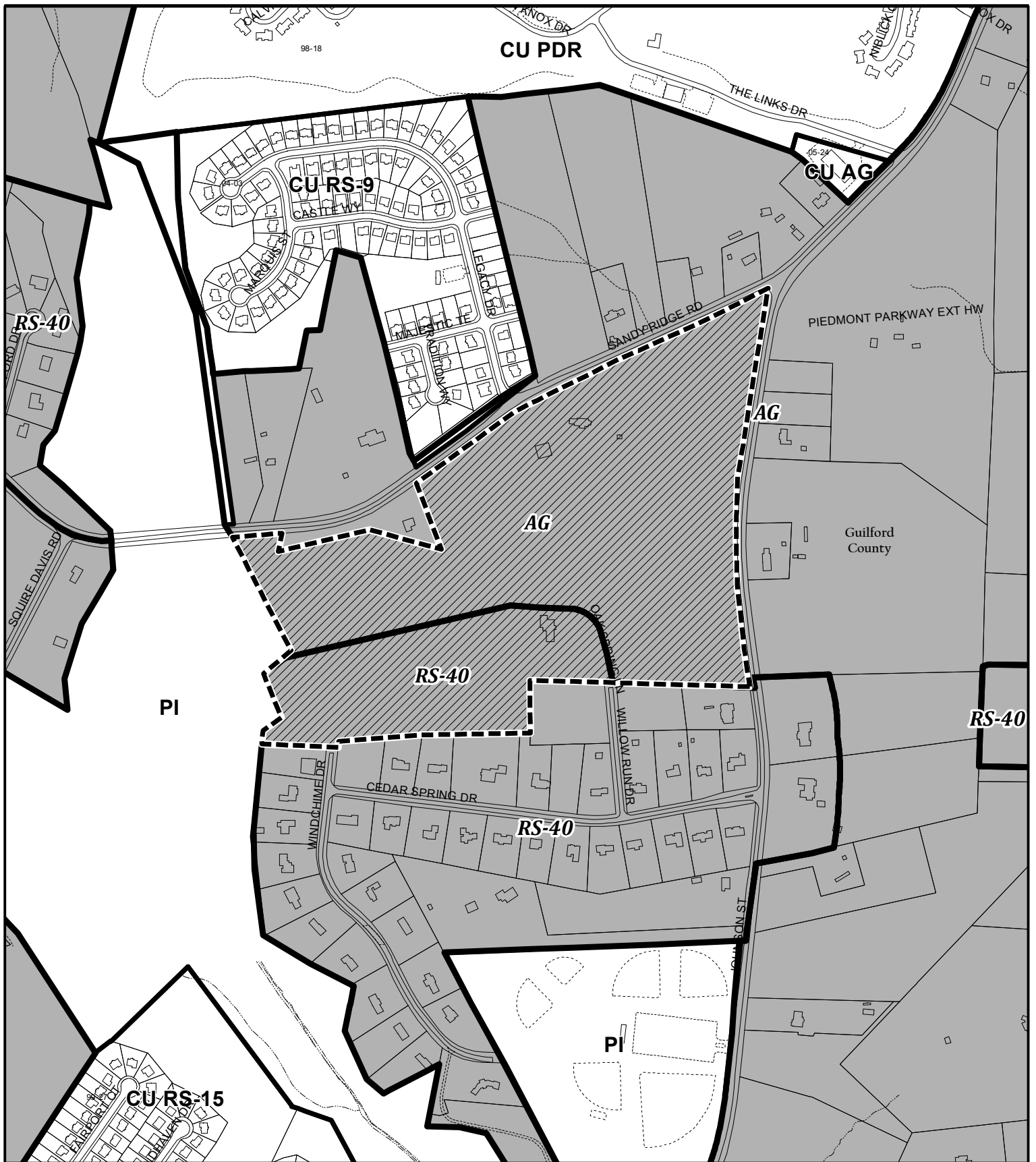
SECTION 5

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.
20th day of May, 2013.

Lisa B. Vierling, City Clerk



ZONING CASE 13-03

From: Agricultural & Residential Single Family-40
(Guilford County)

To: Conditional Zoning Residential Single Family-9

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

City of High Point

Date: April 4, 2013



Scale: 1"=600'

y/ba-pz/2013/pz/z13-03.mxd



2013035659

GUILFORD CO, NC FEE \$26.00
PRESENTED & RECORDED:

05-30-2013 10:31:35 AM

JEFF L. THIGPEN
REGISTER OF DEEDS
BY: MARY MORGAN
DEPUTY-HP

BK: R 7488

PG: 1748-1752

Return to: JoAnne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution no. 1308/13-31

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 20th DAY OF MAY, 2013 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

WHEREAS, West-Locke, Ltd and the City of High Point Technical Review Committee are requesting to abandon the following right-of-ways:

- Part A. Abandonment of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.
- Part B. Abandonment of a 10-foot wide unimproved alley, running in an east to west direction, within middle of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.
- Part C. Abandonment of a 12-foot wide alley, partially improved with a private driveway, running in a north to south direction within the eastern portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.

Street Abandonment SA 13-02

Part A

All of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street. This alley is depicted on a subdivision map entitled "Map of property belonging to Home Investment & Improvement Company", and recorded in Plat Book 2 Page 116. The alley is located in Block 3 and running from the northwestern corner of lot 11 to the southwestern corner of lot 10 *(from an unnamed street to the north to Thurston Street to the south as depicted on Plat Book 2 Page 116 – Block 3)*.

Part B

All of an unimproved 10-foot wide alley, running in an east to west direction, within middle of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street. This alley is depicted on a subdivision map entitled "Map of property belonging to Home Investment & Improvement Company", and recorded in Plat Book 2 Page 116. The alley is located in Block 3 and running from the southwestern corner of lot 11 to the southeastern corner of lot 13.

Part C

All of an unimproved 12-foot wide alley, running in a north to south direction within the eastern portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street. This alley is depicted on a subdivision map entitled "Map of property belonging to Home Investment & Improvement Company", and recorded in Plat Book 2 Page 116. The alley is located in Block 3 and running from the northeastern corner of lot 13 to the southeastern corner of lot 6 *(from an unnamed street to the north to Thurston Street to the south as depicted on Plat Book 2 Page 116 – Block 3)*.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 15th day of April 2013, at 4:45 p.m. setting the 20th day of May, 2013 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning April 19, 2013, and April 26, 2013, May 3, 2013 and May 10, 2013; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon of all of the alleys *(all of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block; all of an unimproved 10-foot wide alley, running in an east to west direction, within middle of the block; and all of an unimproved*

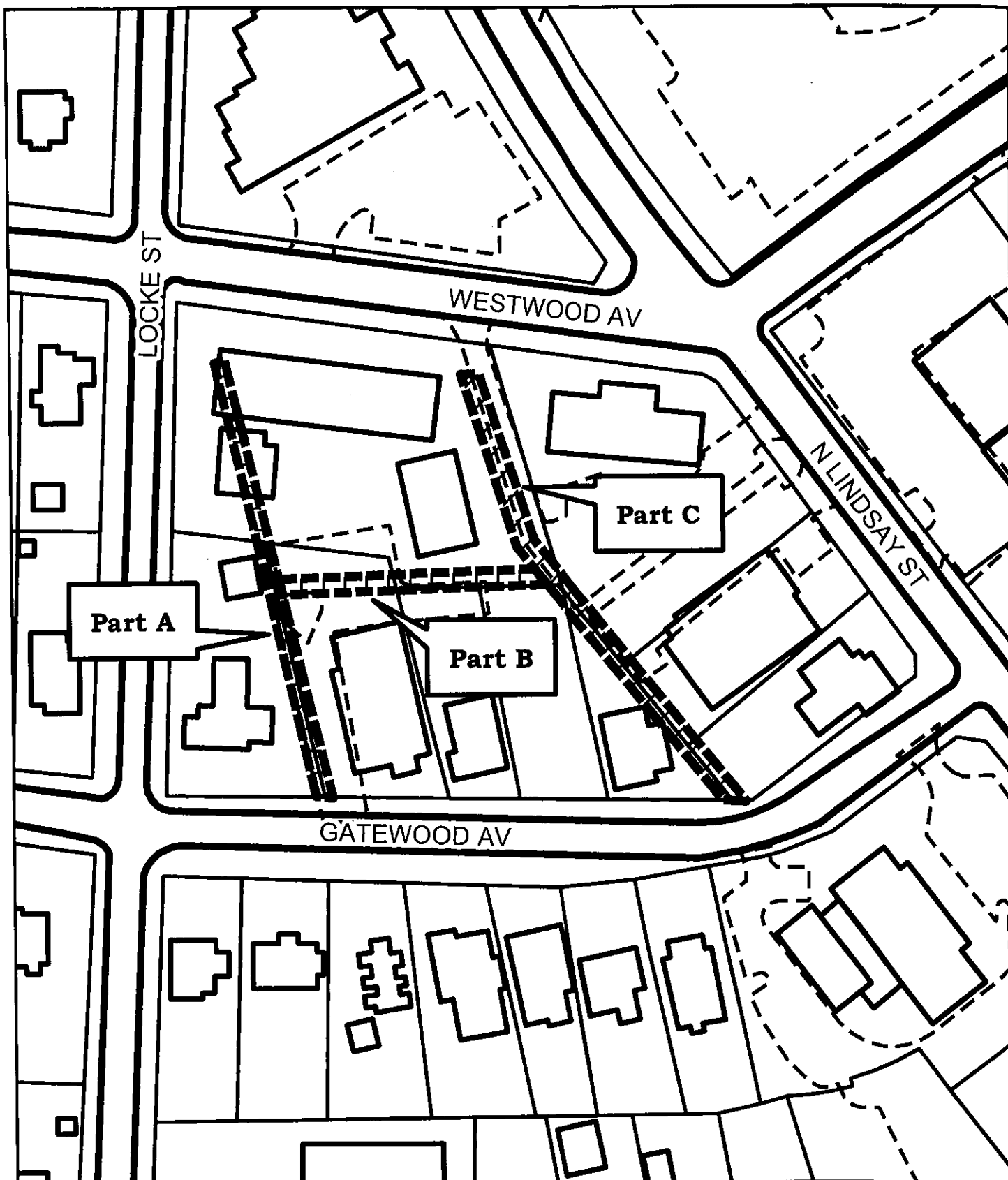
12-foot wide alley, running in a north to south direction within the eastern portion of the block) as depicted within Block 3 of the subdivision map entitled "Map of property belonging to Home Investment & Improvement Company", and recorded in Plat Book 2 page 116.

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right of way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That all of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street; as depicted on subdivision map entitled "Map of property belonging to Home Investment & Improvement Company", and recorded in Plat Book 2 page 116 (Block 3) be closed pursuant to North Carolina G.S. 160A-299; and,
2. That all of an unimproved 10-foot wide alley, running in an east to west direction, within middle of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street; as depicted on subdivision map entitled "Map of property belonging to Home Investment & Improvement Company", and recorded in Plat Book 2 page 116 (Block 3) be closed pursuant to North Carolina G.S. 160A-299; and,
3. That all of an unimproved 12-foot wide alley, partially improved with a private driveway, running in a north to south direction within the eastern portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street; as depicted on subdivision map entitled "Map of property belonging to Home Investment & Improvement Company", and recorded in Plat Book 2 page 116 (Block 3) be closed pursuant to North Carolina G.S. 160A-299. That the City of High Point shall retain a 20-foot wide sewer easement centered on the existing 8-inch sanitary sewer line crossing that abandoned alley.
4. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 20nd day of May, 2013
Lisa B. Vierling, City Clerk



STREET ABANDONMENT REQUEST SA13-02

Applicant: West-Lock, Ltd. and City of High Point
Technical Review Committee
Area: 0.182 acres

Planning & Development
Department

City of High Point

Date: May 28, 2013



Not to Scale

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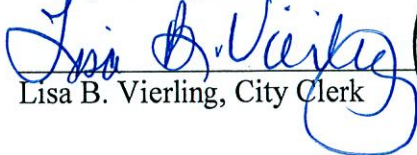
NORTH CAROLINA
GUILFORD COUNTY

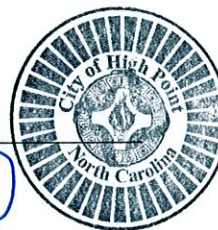
CERTIFICATION

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing Resolution is true and accurate, ~~copy~~ adopted during a Combined Council Meeting of the City Council of the City of High Point, held on May 20, 2013 and upon approval of the Minutes of said meeting will be entered in Minute Book 88, and in Ordinance Book, Volume XVIII, under my care, custody and control.

As of this date, action taken by the City Council as shown in the Minutes of this meeting, has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and seal this 28th day of May, 2013.

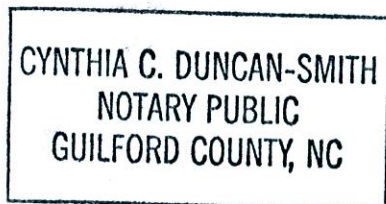

Lisa B. Vierling, City Clerk

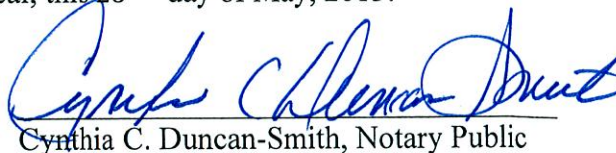


NORTH CAROLINA
GUILFORD COUNTY

I, Cynthia C. Duncan-Smith, 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 she personally appeared before me this date; and, upon authority duly given and as act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 28th day of May, 2013.




Cynthia C. Duncan-Smith, Notary Public

My Commission Expires: 1/18/2015



MEMORANDUM

TO: Pat Pate
Assistant City Manager

FROM: JoAnne Carlyle

RE: Agenda Item for May 20, 2013 Council Meeting
Reconveyance of Real Property for Retention Pond
Piedmont Centre

DATE: May 2, 2013

This is a request for Council to adopt a Resolution authorizing the reconveyance of a small parcel in Piedmont Centre, which is owned by the City to SDL Johnson City, LLC ("SDL"). This property was conveyed to the City by SDL (then known as Deep River Joint Venture) on December 28, 1989, with the condition that the Property remain Open Space. SDL maintained the right to construct improvements on the Property. All of the restrictions on the use of the Property will remain the same in the deed of reconveyance.

I have attached a copy of the proposed Resolution, a legal description of the property to be re-conveyed, and a map showing the location.

c: Cindy Smith

**RESOLUTION AUTHORIZING RECONVEYANCE OF
CERTAIN REAL PROPERTY BY PRIVATE NEGOTIATION**

WHEREAS, the City of High Point, hereinafter referred to as the “City”, is the owner of real property located in Piedmont Centre in the City of High Point and more particularly known as Piedmont Centre Open Space, described in Deed Book 3781, Page 1064 of the Guilford County Registry (“Property”); and

WHEREAS, Section 160A-403 of the North Carolina General Statutes provides the City authority to re-convey real property, by private sale, to the original owner under covenants or contractual agreements that will limit future use of the property; and

WHEREAS, Section 160A-267 of the North Carolina General Statutes sets forth the procedures whereby the City may dispose of real property by private negotiation through the adoption of a Resolution and publication of its contents; and

WHEREAS, SDL Johnson City, LLC, previously known as Deep River Joint Venture was the original owner that conveyed the Property to the City of High Point on December 28, 1989; and

WHEREAS, SDL desires to acquire said Property from the City for the purpose of construction and maintenance of a retention pond which will serve a multiple use development located on the east side of NC Highway 68 and south of Regency Drive; and

WHEREAS, the City finds that the use for the Property will remain the same regardless of the City’s transfer of title, and environmental concerns and requirements will continue to be met.

THEREFORE, THE HIGH POINT CITY COUNCIL RESOLVES AS FOLLOWS

1. The City Clerk shall cause a notice summarizing the contents of this Resolution to be published once after its adoption in accordance with North Carolina General Statute § 160A-267.

2. The Mayor is authorized to execute the documents necessary for the Reconveyance of the Property, but no sooner than ten (10) days after said publication.

ADOPTED this 20th day of May, 2013.

Bernita Sims, Mayor

Attested to:

Lisa Vierling, City Clerk

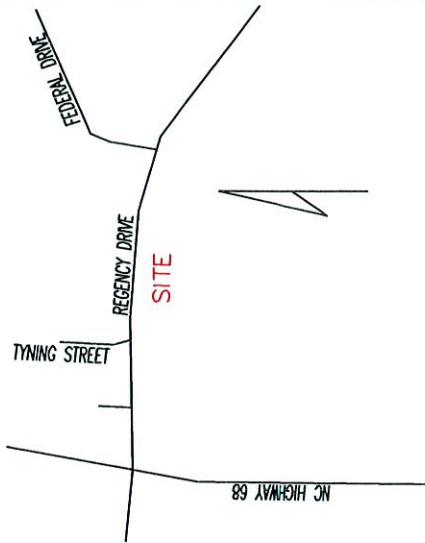
LEGAL DESCRIPTION
Portion of City of High Point
Open Space
(Plat Book 143, Page 91)

BEGINNING at an existing iron pipe in the southern margin of Regency Drive as shown on Plat Book 100, Page 143 in the office of the Register of Deeds of Guilford County entitled Piedmont Centre R/W Dedication for part of Regency Drive and being the northwest corner of the City of High Point Public Open Space as shown on Plat Book 143, Page 91 and being the northeast corner of Tract "F" of the Revised IMUD Plat, Piedmont Centre Section VII, Phase I, Tracts A, B, C1, C2 and D of Plat Book 173, Page 55; thence with the southern margin of Regency Drive South 87 degrees 38 minutes 23 seconds East 200.41 feet to an iron pipe set; thence leaving said margin of Regency Drive and being new lines with the City of High Point the following six courses and distances South 38 degrees 19 minutes East 38.77 feet to an iron pipe set; thence South 31 degrees 09 minutes 54 seconds West 41.82 feet to an iron pipe set; thence North 75 degrees 43 minutes 39 seconds West 24.03 feet to an iron pipe set; thence South 24 degrees 05 minutes 47 seconds West 61.59 feet to an iron pipe set; thence a curve to the right having a radius of 60.00 feet, an arc length of 56.99 feet and a chord bearing and distance of South 51 degrees 18 degrees 30 seconds West 54.87 feet to an iron pipe set; thence South 78 degrees 31 minutes 12 seconds West 100.19 feet to an iron pipe set in the east line of Tract "F" as recorded in Plat Book 173, Page 55 in the office of the Register of Deeds of Guilford County; thence with the east line of said Tract "F" North 04 degrees 12 minutes 48 seconds West 179.48 feet to the POINT AND PLACE OF BEGINNING and containing 0.643 acres more or less.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN APPROVED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

THE INFORMATION ON THIS MAP IS TAKEN FROM A CITY OF HIGH POINT GIS DEVELOPED IN 2005.

VICINITY : NOT TO SCALE



CITY OF HIGH POINT
NORTH CAROLINA

ENGINEERING SERVICES
DEPARTMENT

AREA TO BE DEEDED TO
SDL Johnson City, LLC.

Property of City of High Point
#4361 Regency Drive
Parcel # 0207775
TM 180004580000100014

SCALE: NTS

BY: MBN

PROJECT: 30

DATE: May 2013

PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

Wesleyan Education Center

Zoning Case 13-03

A request by Wesleyan Education Center to rezone approximately 66.8 acres from the Agricultural (AG) District and Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

AND

Wesleyan Education Center

Special Use Permit Case 13-02

A request by Wesleyan Education Center to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road.

Mr. Herbert Shannon presented Rezoning Case 13-03 and Special Use Permit Case 13-02 and recommended approval as outlined in the staff reports.

Speaking on behalf of the request was the applicant's representative, Mr. Doug Stimmel, Architect, 601 Trade Street, Suite 200, Winston-Salem. Mr. Stimmel provided an overview of the rezoning request and the special use proposal by the Wesleyan Education Center to develop a school on the property. Mr. Stimmel presented for the commission's consideration an updated Special Use Permit Master Plan of the proposed school; and an amendment to the transportation condition to add language that roadway and intersection improvements will be allowed to be phased, in accordance with the construction phasing of the project.

Speaking in opposition to the request was Mr. Murray Lane, 4801 Tradition Way, Colfax. He expressed concern that a school with 1,500 students would change the character of this residential area, and that there will be traffic back-ups from this use in the mornings and afternoons since this is a private school with parents dropping-off and picking-up students. Mr. Lane also expressed concerns with crowd noises and lighting from the proposed athletic fields.

The Commission had no questions pertaining to Zoning Case 13-03. In regards to the Special Use Permit (SUP), the Commission had questions pertaining to the request by the applicant that the SUP remain valid for 120 months rather than 18 months, as typically required, to establish the use or receive a footing inspection. Members questioned if a 60 month approval could be granted and if they are not ready at that time could they come in for a second five-year extension.

Mr. Burnette informed the members that due to the rewrite of the Development Ordinance, a five-year extension may or may not be an option depending on the manner in which the new ordinance addresses amendments to existing Special Use Permits. Since the Traffic Impact Analysis (TIA) is only valid for 60 months, Mr. Burnett recommended that if development has not commenced within 60 months then an updated TIA should be required to be conducted. If

this updated TIA requires or recommends additional improvements, the applicant should submit a request for a Major Amendment to the SUP or seek a new SUP approval.

The Planning & Zoning Commission recommended **approval** of Zoning Case 13-03, by a vote of 7-0, as presented by staff.

The Planning & Zoning Commission recommended **approval** of Special Use Permit Case 13-02 by a vote of 7-0, with the following amendments:

- 1) Accepted the updated SUP Master Plan submitted by the applicant;
- 2) Accepted amendment to the SUP transportation conditions submitted by the applicant to add the following: *“Condition 4.e.8. roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.*
- 3) Add condition 4.f Timing of Development *“If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit an amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.*
- 4) Accepted a 120-month time period for the Special Use Permit to remain valid, subject to requirements of Condition 4.f of the Special Use Permit.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

**STAFF REPORT
ZONING CASE 13-03
April 23, 2013**

Request		
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center	
Zoning Proposal: To annex and apply initial City zoning for approximately 66.8 acres.	From: AG	Agricultural District (Guilford Co)
	RS-40	Residential Single Family-40 District (Guilford Co)
	To: CZ RS-9	Conditional Zoning Residential Single Family-9 District

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres
Current Land Use:	Two single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water and Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single-family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings

East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Intuition District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The western half of the site has a Low-Density Residential classification which is primarily intended for single-family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: <i>Northwest Area Plan:</i>	Northwest Area Plan: Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Community Growth Vision Statement	There are no policies that support or oppose this case.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 15 years: • <u>1998, River Landing (aka Presbyterian Homes).</u> A 150-acre Planned Unit Development (PUD) built as a mixed-use retirement facility. This development is approximately 900 feet north of the zoning site, along the west side of Sandy Ridge Road. • <u>2004, Legacy at Sandy Ridge subdivision.</u> A 45-acre RS-9 District single-family subdivision is abutting the zoning site to the north. • <u>2004, Saddlebrook subdivision.</u> A 53-acre mixed residential development consisting of RM-5 District for town homes, RS-7 District for single-family dwellings and PI District. This subdivision is lying approximately ¾ mile northeast of the zoning site along west

	side of Sandy Ridge Road. • <u>2007, (undeveloped property).</u> A 25-acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of Sandy Ridge Road. • <u>2012, (Fire Station #26).</u> A 2-acre RS-7 District zoning was approved for property at 2127 Sandy Ridge Road, approximately one-mile northeast of the zoning site along Sandy Ridge Road.
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Transportation Information							
Adjacent Streets:	Name			Classification		Approx. Frontage	
	Johnson Street			Major Thoroughfare		1,800 ft.	
	Sandy Ridge Road.			Major Thoroughfare		2,100 ft.	
	Willow Run Drive			Local		50 ft.	
	Windchime Drive			Local		50 ft.	
Vehicular Access:	Johnson Street and Sandy Ridge Road						
Traffic Counts: (Average Daily Trips)	Johnson Street				7,300 AADT (NCDOT 2011)		
	Sandy Ridge Road				2,900 AADT (NCDOT 2011)		
Estimated Trip Generation:	None						
Traffic Impact Analysis:	Required			Comment			
		<u>Yes</u>		<u>No</u> X	If a residential development exceed 150 trips in the AM or PM peal hour a TIA will be required.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.						

School District Comment
No information has been provided from Guilford County School.

Details of Proposal

The zoning application proposes to establish initial city zoning of Conditional Zoning Residential Single Family-9 (CZ RS-9) District on the property. The staff evaluation of this request takes into consideration all the uses, which are primarily residential in nature, that may be permitted in the requested RS-9 District. In addition, the review takes into consideration consistency with the Land Use Plan, consistency with land development policies established by the City Council, and if the proposed conditional zoning ordinance mitigates impacts, if any, from development on the property. The 66.8 acres associated with this site is part of a development proposal by the Wesleyan Education Center to develop a school on the property, evaluation of that proposal is under Special Use Permit Case 13-02.

The applicant has offered the following conditions in their Conditional Zoning Ordinance to mitigate impact for development of the site:

- All principal use(s) of the site shall be connected to the City's water and sewer system for service.

- If development under CZ RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated Traffic Impact Analysis (TIA) will be required to determine the extent of improvements necessary to mitigate traffic impacts.
- Right of way dedication of 70-feet along Johnson Street and 65-feet along Sandy Ridge Road for future roadway improvements.
- Dedication of right-of-way for future realignment of the Johnson Street/Sandy Ridge Road Intersection.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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 Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments: This area is designated as Low Density Residential and Medium Density Residential in both the Land Use Plan and the Northwest Area Plan. Residential uses, as allowed by the requested CZ RS-9 District, are supported by these plans in this area.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses; <u>Staff Comments:</u> Residential uses and zoning have been firmly established in this area. To the north and south of the site are various single family and mixed use residential developments with city zoning of CU RS-9, CU RM-5 and Conditional Use Planned Unit Development-Residential (CU-PDR). The requested CZ RS-9 District is compatible with the established character of this area.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <u>Staff Comments:</u> The requested CZ RS-9 District permits development density up to four dwelling units per acre. Therefore, the site has the potential to be developed with over 200 dwelling units. To mitigate potential negative impacts from development, the applicant has offered conditions to: dedicate right-of-way to accommodate future road improvements; to connect to city utilities; and if the intensity of development exceeds the threshold of over 150 trips during the peak AM or PM hours, prepare a TIA to determine the extent of improvements necessary to mitigate traffic impacts.

<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	<u>Staff Comments:</u> ❖ The site is subject to water supply watershed regulations of the Oak Hollow Lake General Watershed Area. ❖ A perennial stream runs along the southern boundary of the site. The Development Ordinance requires a minimum 100-foot buffer measured from top of bank, on both sides of stream, to be provided. In addition, no disturbance is permitted within the inner 50 feet of this stream buffer area.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<u>Staff Comments:</u> The proposed development has no known adverse impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<u>Staff Comments:</u> ❖ The site fronts on a Sandy Ridge Road and Johnson Street, both of which are major thoroughfares. Primary access will be from these roadways ❖ The requested CZ RS-9 District is similar to other zoning approvals granted by the City in this area.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments: Over the past two decades, this portion of the Johnson Street/Sandy Ridge Road corridor has begun to transform from rural to a more suburban area due to the multiple voluntary annexation approvals and development of residential subdivisions.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments: Since the mid 1990's, the City of High Point's corporate limit has gradually expanded to include more of the northern portion of its Planning Area. The zoning site abuts the City corporate limits to the west and north and as discussed above in Review Factor #1, the site is within an established residential area.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested CZ RS-9 District is consistent with the City's Land Use Plan; 2) The requested CZ RS-9 District zoning abuts an existing City of High Point RS-9 zoning; 3) As conditioned, the requested CZ RS-9 District will continue the

established residential zoning pattern in this area which will result in a development pattern that will be compatible and in harmony with surrounding area; and 4) The applicant has offered conditions with the rezoning application for development to connect to city utilities and to reevaluate transportation related improvements if specific traffic thresholds are exceeded.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 66.8 acre parcel to the CZ RS-9 District. As conditioned, the requested CZ RS-9 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

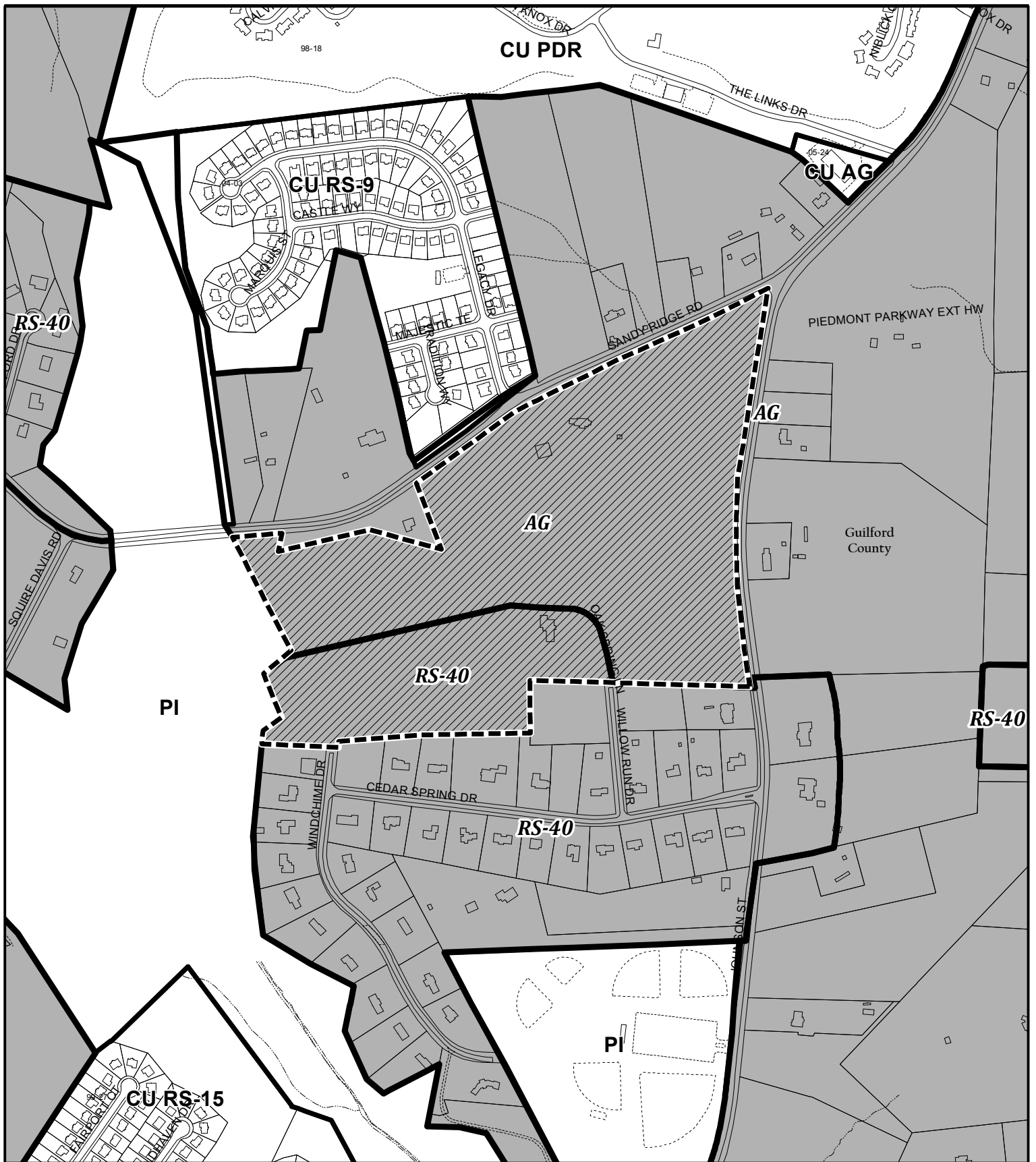
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 13-03

From: Agricultural & Residential Single Family-40
(Guilford County)

To: Conditional Zoning Residential Single Family-9

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

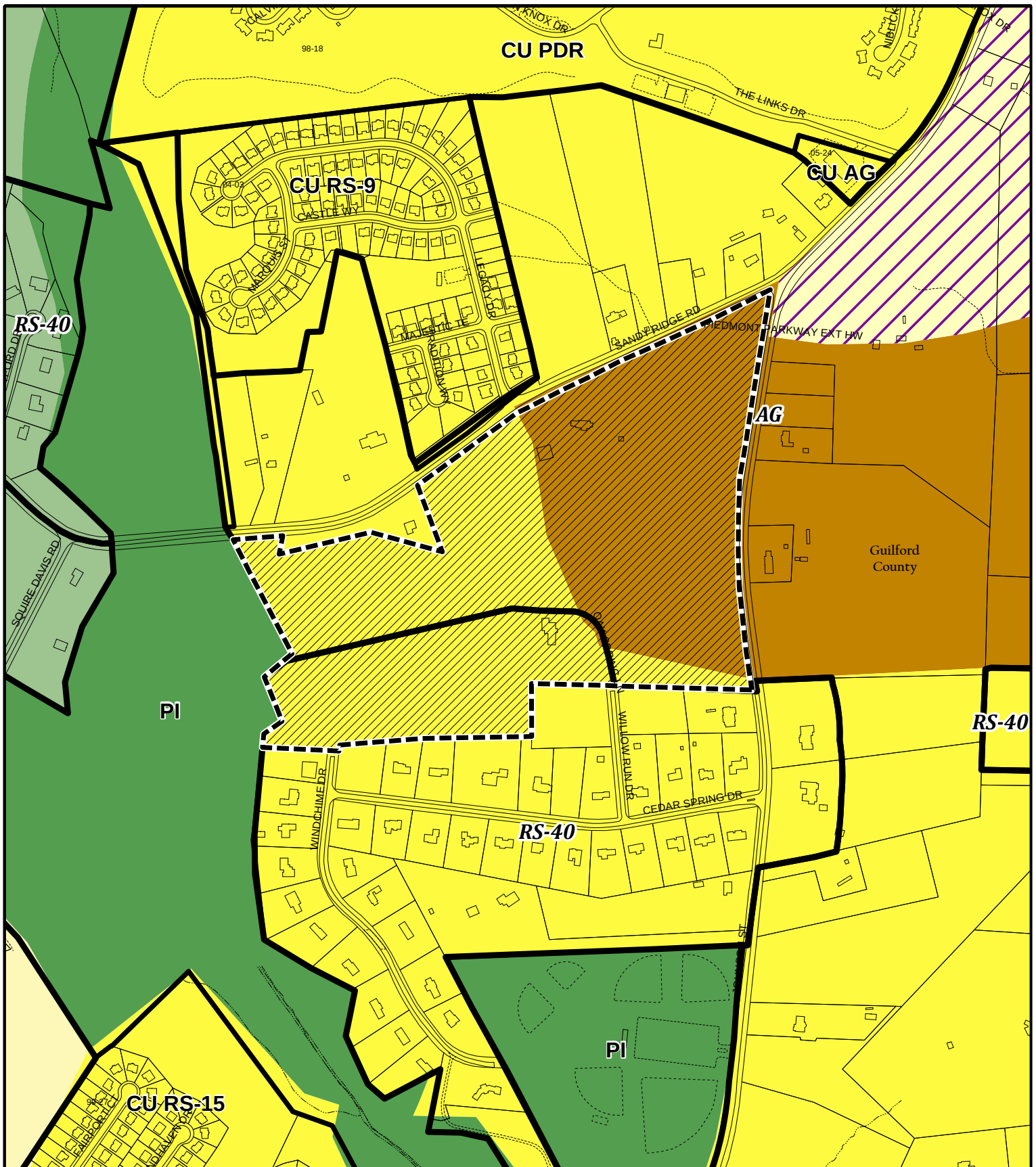
City of High Point

Date: April 4, 2013



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ZONING CASE 13-03

Land Use Plan

 Rural Development	 Mixed Use Development
 Low-Density Residential	 Recreation/Open Space
 Medium-Density Residential	 Future Growth Area

Planning & Development
Department

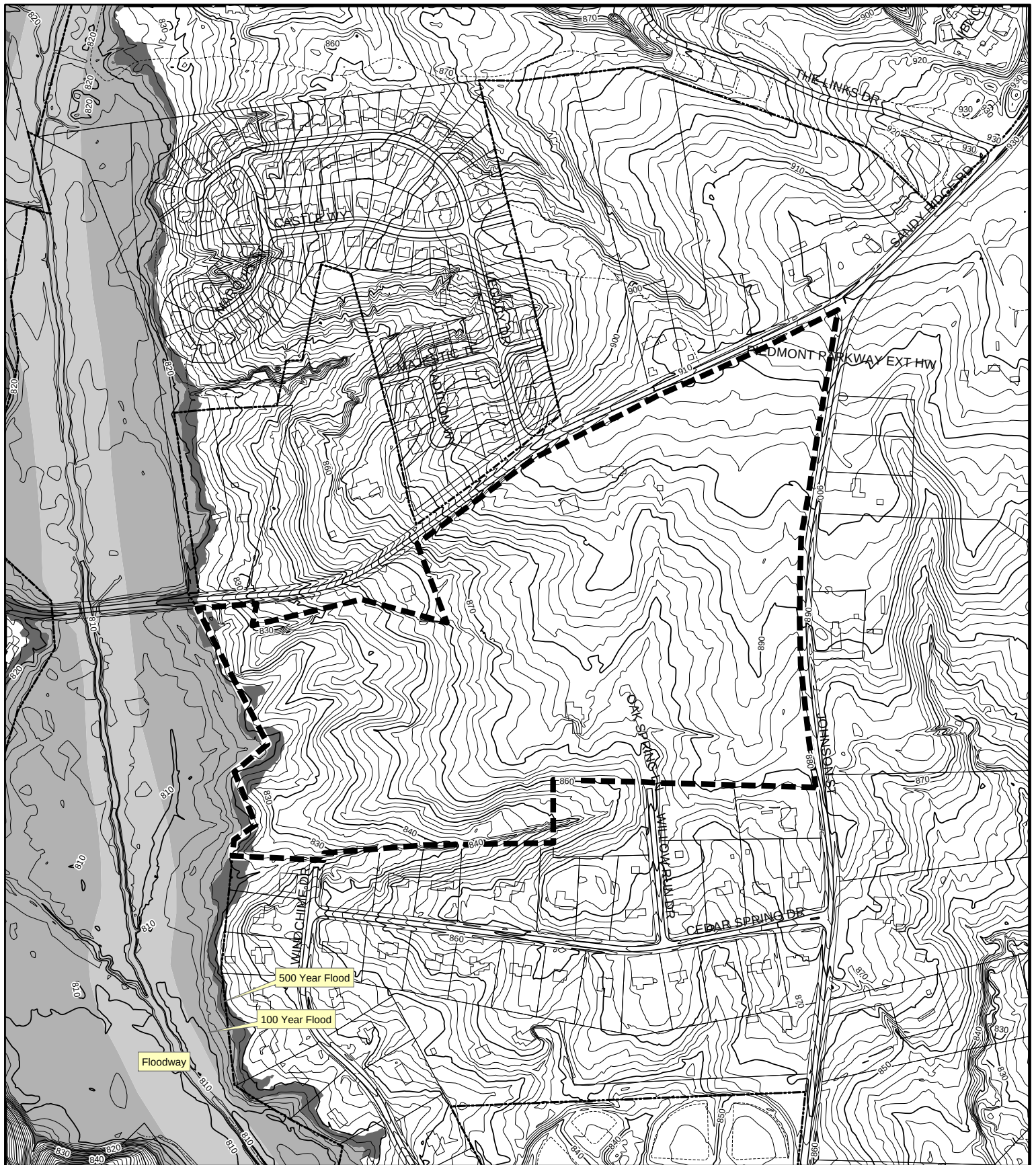
City of High Point

Date: April 12, 2013



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ZONING CASE 13-03

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



Scale: 1"=500'

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ZONING CASE 13-03



April 5, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director 

Subject: **Zoning Case #13-03, and Special Use Permit #13-02, Wesleyan Education Center, Property located at the southwest corner of the intersection of Johnson Street and Sandy Ridge Road**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit requested for the construction of a private school for 1,225 students in grades K-12 and 275 students in pre-K childcare. This use will generate approximately 1,404 trips in the AM peak hour, 772 trips in the PM peak hour, and a total of 2,425 daily trips. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 without the Special Use Permit

If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.

Conditions for development under the Special Use Permit

Access

- The zoning site shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road.
- The access point to Sandy Ridge Road shall align with Legacy Drive.
- The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- The zoning site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a “T” type turnaround constructed on the rezoning site.
- The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either Sandy Ridge Road or Johnson Street.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Roadway and Intersection Improvements

- The property owner shall construct a northbound left turn lane with 400 feet of storage and appropriate taper, and a southbound right turn lane with 300 feet of storage and appropriate taper at the access point on Johnson Street.
- The property owner shall construct a westbound left turn lane with 150 feet of storage and appropriate taper, and an eastbound right turn lane with 100 feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- The property owner shall construct a separate eastbound right and left turn lane with 300 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a southbound right turn lane with 200 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a northbound left turn lane with 300 feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ and _____ regarding **Zoning Case 13-03** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, 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 _____.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District.** The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

SECTION 2

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

Part I. **USES:**

Any of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.
- B. Transportation Conditions.
 - 1. If development under RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.
 - 2. Right-of-Way Dedication
 - a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
 - b. The property owner shall dedicate a minimum of sixty five (65) feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
 - c. The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan (SUP Case 13-02).
 - 3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction 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 now 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.

____th day of _____, 2013.

Lisa B. Vierling, City Clerk

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

**STAFF REPORT
SPECIAL USE PERMIT 13-02
April 23, 2013**

Request	
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center
Proposal:	A Special Use Permit request to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres.
Current Land Use:	Two single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water & Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings
East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Intuition District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The western half of the site has a Low-Density Residential classification which is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: <i>Northwest Area Plan:</i>	Northwest Area Plan: Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Community Growth Vision Statement	There are no any policies in support or opposition of this case.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 15 years: • <u>1998, River Landing (aka Presbyterian Homes).</u> A 150-acre Planned Unit Development (PUD) built as a mixed-use retirement facility. This development is approximately 900 feet north of the zoning site, along the west side of Sandy Ridge Road. • <u>2004, Legacy at Sandy Ridge subdivision.</u> A 45-acre RS-9 District single family subdivision is abutting the zoning site to the north. • <u>2004, Saddlebrook subdivision.</u> A 53-acres mixed residential development consisting of RM-5 District for town homes, RS-7 District for single-family dwellings and PI District. This subdivision is lying approximately ¾ mile northeast of the zoning site along west side of Sandy Ridge Road. • <u>2007, (undeveloped property).</u> A 25-acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of Sandy Ridge Road. • <u>2012, (Fire Station #26).</u> A 2-acre RS-7 District zoning was

	approved for property at 2127 Sandy Ridge Road, approximately one-mile northeast of the zoning site along Sandy Ridge Road.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Johnson Street		Major Thoroughfare	1,800 ft.
	Sandy Ridge Road.		Major Thoroughfare	2,100 ft.
	Willow Run Drive		Local	50 ft.
	Windchime Drive		Local	50 ft.
Vehicular Access:	The proposed development shall have one access point to Johnson Street and one access point to Sandy Ridge Road.			
Traffic Counts: (Average Daily Trips)	Johnson Street		7,300 AADT (NCDOT 2011)	
	Sandy Ridge Road		2,900 AADT (NCDOT 2011)	
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 2,425.			
Traffic Impact Analysis:	Required			Comment
	Yes X	No		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.			

School District Information
Not applicable to this special use permit case.

Details of Proposal

The applicant is requesting approval of a Special Use Permit (SUP) to allow a school use (Elementary and Secondary School) in a Conditional Zoning Residential Single Family-9 (CZ RS-9) zoning district. A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use Permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

The City of High Point Development Ordinance allows a school in its residential zoning districts subject to meeting specific development standards and subject to obtaining a special use permit approval from City Council. This special use request includes a binding sketch plan submitted by the applicant and a staff recommended Special Use Permit document. The staff recommended conditions are proposed to help mitigate perceived impacts resulting from the special use request. If approved, development of the site is guided by the sketch plan and conditions of the Special Use Permit. As part of the public hearing process the applicant may request consideration from the Planning and Zoning Commission, and ultimately from the City Council, to modify the staff recommendations.

The specifics of this request are as follows:

- Elementary and secondary school, grades K thru high school, with a maximum population of 1,500 students at build-out.

- Maximum of 315,000 square feet of building(s) to be constructed in the northeastern portion of the site near the intersection of Johnson Street and Sandy Ridge Road.
- Athletic and recreation fields cover the western half of site. They include a stadium with bleachers, tennis courts, various practice fields, concession facility, and parking area.

One final aspect of this request is the time in which the special use remains valid. The Development Ordinance notes that a Special Use Permit shall become void after 18 months from the date of City Council approval unless the use itself has begun or a footing inspection has been approved where a new building is proposed. The entire development does not need to be constructed at once; it can be built in phases over several years. However, the ordinance allows an applicant to request as part of the initial approval of the SUP, a valid time frame longer than 18 months. In this case, the applicant is requesting 120 months (10 years) to obtain their initial footing inspection approval. Staff recommends 60 months; as that is the maximum time that the applicant's Traffic Impact Analysis will remain valid.

Findings

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ The special use permit recommended by staff includes various transportation related improvement to mitigate impacts of the development. Subject to the Special Use Permit being adopted with conditions recommended by the Transportation Department, no other public safety issues have been identified.
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(f) *Greater Restrictions*; staff finds

Compliance, subject to meeting conditions of SUP Document	❖ A school use is permitted in a RS-9 District subject to meeting development standards and subject to obtaining a special use approval. The Development Ordinance requires that the following development standard be met for a school use <i>"The site plan depict on-site vehicular and pedestrian traffic circulation and shall illustrate any proposed loading and unloading areas, parking areas, drivelines, sidewalks and transportation improvements and provided for other supporting information."</i> The applicant has submitted a SUP Site Plan generally depicting the manner in which the site is to be developed. Detailed engineered drawings that address conditions of the SUP are more appropriately reviewed as part of the site plan review by the Technical Review Committee once the SUP is approved. Subject to the applicant agreeing
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	to improvements recommended by the Transportation Department, the application will be in compliance with this criterion.
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance, subject to meeting conditions of SUP Document	❖ Based on the manner in which the site is to be developed, as depicted on the SUP site plan, development of the site will be sufficiently setback from abutting property owners. ❖ Where the site abuts residential uses, a Type B planting yard will be required. This will assist in buffering activity on the site from adjacent residential uses. ❖ At build-out with, approximately 1,500 students, there will be traffic impacts from this use at peak usage times. The transportation improvements recommended by staff will help mitigate those impacts. ❖ The SUP includes a general lighting condition and a lighting condition for the athletic field areas. These conditions will further insure the requested school use and its accessory activities will not substantially insure the value of adjacent property owners.
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	❖ This site is designated as Low Density Residential and Medium Density Residential in both the Land Use Plan and the Northwest Area Plan. Schools are generally supported in residential areas.
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Recommendation

Staff recommends approval with Conditions

The Planning and Development Department recommends approval of the SUP subject to the approval of the associated Zoning Case 13-03 and subject to the staff recommended conditions for this permit. In addition, staff recommends the SUP remain valid for a maximum 60-month time frame for the use to commence or to receive initial footing inspection approval.

Based on the staff recommended conditions, and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

Report Preparation

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



SPECIAL USE PERMIT 13-02

Request: To allow a private school K-12 grades
Accessory Uses: day care center 30 or more children,
 athletic fields, private dormitories and livestock

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

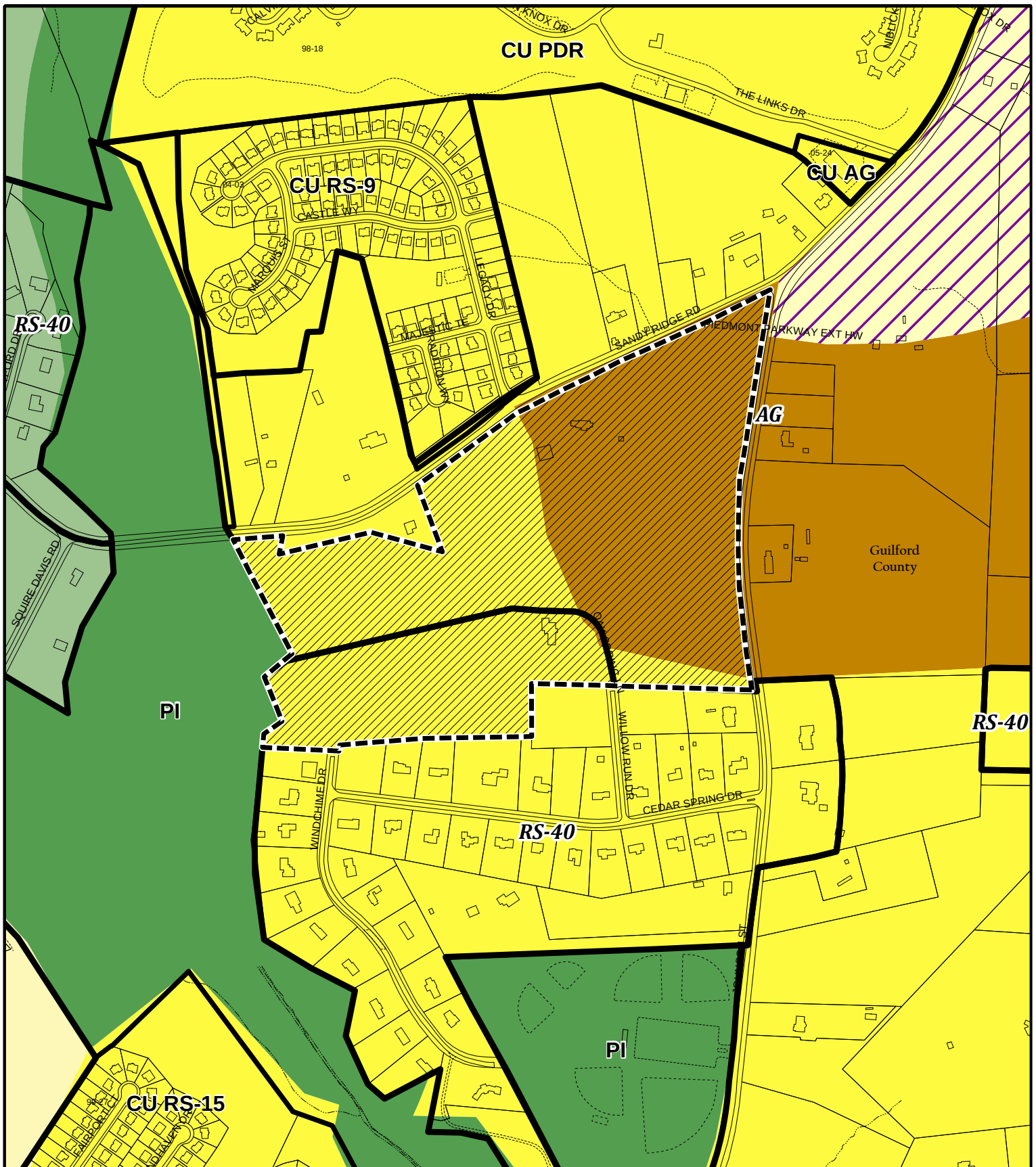
**Planning & Development
 Department**

City of High Point

Date: April 4, 2013



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SPECIAL USE PERMIT 13-02

Land Use Plan

 Rural Development	 Mixed Use Development
 Low-Density Residential	 Recreation/Open Space
 Medium-Density Residential	 Future Growth Area

**Planning & Development
Department**

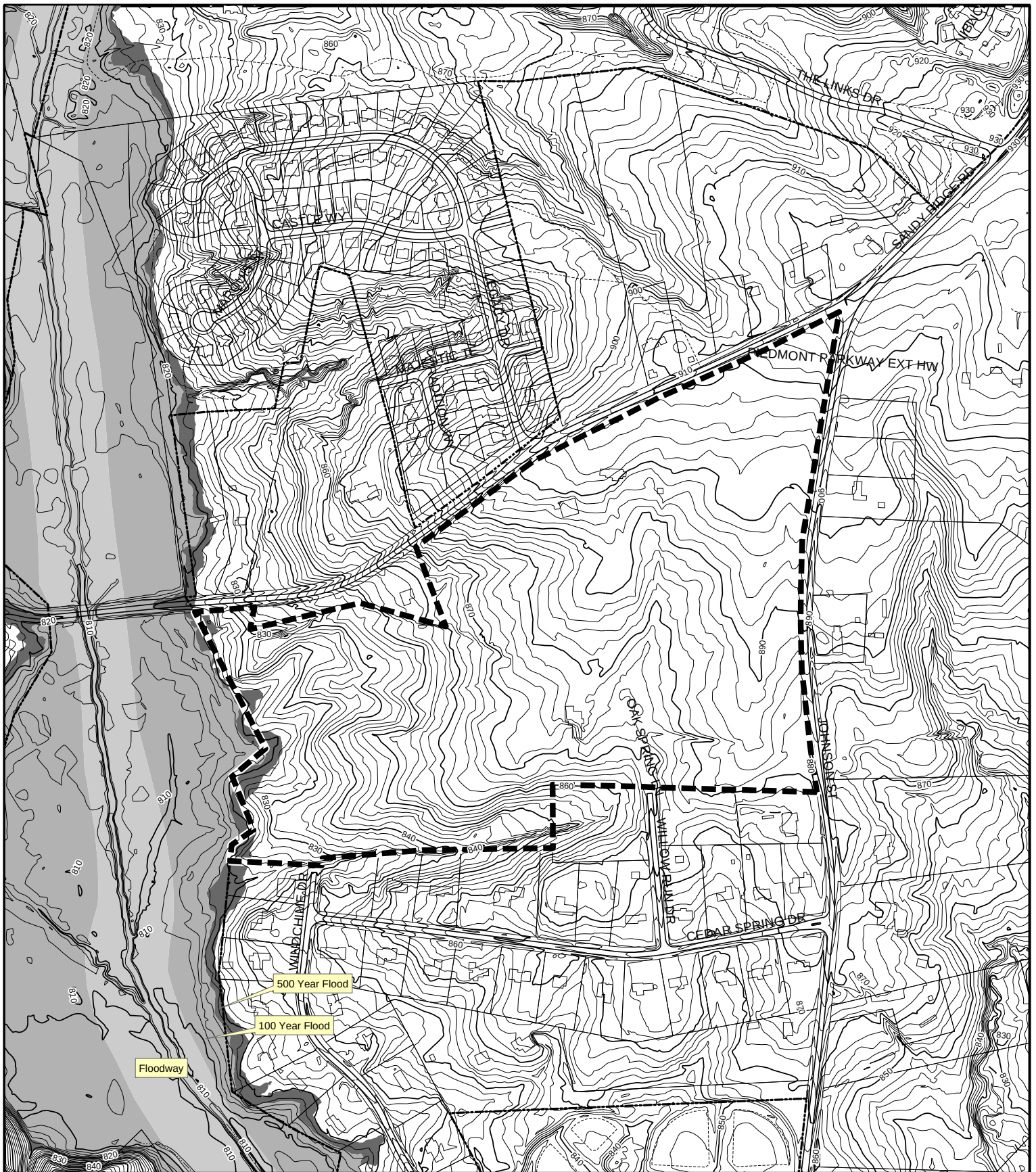
City of High Point

Date: April 12, 2013



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SPECIAL USE PERMIT 13-02

Topography

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point

Date: April 11, 2013



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SPECIAL USE PERMIT 13-02



April 5, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director 

Subject: **Zoning Case #13-03, and Special Use Permit #13-02, Wesleyan Education Center, Property located at the southwest corner of the intersection of Johnson Street and Sandy Ridge Road**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit requested for the construction of a private school for 1,225 students in grades K-12 and 275 students in pre-K childcare. This use will generate approximately 1,404 trips in the AM peak hour, 772 trips in the PM peak hour, and a total of 2,425 daily trips. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 without the Special Use Permit

If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.

Conditions for development under the Special Use Permit

Access

- The zoning site shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road.
- The access point to Sandy Ridge Road shall align with Legacy Drive.
- The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- The zoning site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a “T” type turnaround constructed on the rezoning site.
- The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either Sandy Ridge Road or Johnson Street.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Roadway and Intersection Improvements

- The property owner shall construct a northbound left turn lane with 400 feet of storage and appropriate taper, and a southbound right turn lane with 300 feet of storage and appropriate taper at the access point on Johnson Street.
- The property owner shall construct a westbound left turn lane with 150 feet of storage and appropriate taper, and an eastbound right turn lane with 100 feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- The property owner shall construct a separate eastbound right and left turn lane with 300 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a southbound right turn lane with 200 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a northbound left turn lane with 300 feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

**SPECIAL USE PERMIT 13-02
CITY OF HIGH POINT, NORTH CAROLINA**

April 23, 2013
(Submitted)

Amended April 24, 2013

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE:

1. Elementary and Secondary School use (K thru 12 grade) and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.
2. All dumpsters shall be located no closer than one-hundred (100) feet from adjacent residentially zoned property.
3. Lighting
 - a. All pole mounted lighting shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
 - b. Lighting associated with the athletic fields shall not exceed 0.5 foot-candles as measured at the property line. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.
4. Transportation Conditions
 - a. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements
 - b. Onsite queuing area - The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either the Sandy Ridge Road or Johnson Street road right-of-ways.

c. ROW Dedication

- 1) The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the site.
- 2) The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the site.
- 3) The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

d. Access:

- 1) The school use shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road. The access point to Sandy Ridge Road shall align with Legacy Drive. The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- 2) The site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a "T" type turnaround constructed on the site.

e. Roadway and Intersection Improvements

- 1) The property owner shall construct a northbound left turn lane with four hundred (400) feet of storage and appropriate taper, and a southbound right turn lane with three hundred (300) feet of storage and appropriate taper at the access point on Johnson Street.
- 2) The property owner shall construct a westbound left turn lane with one hundred fifty (150) feet of storage and appropriate taper, and an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- 3) The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- 4) The property owner shall construct a separate eastbound right and left turn lane with three hundred (300) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 5) The property owner shall construct a southbound right turn lane with two hundred (200) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 6) The property owner shall construct a northbound left turn lane with three hundred (300) feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- 7) The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

8) Roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.

f. Timing of Development

If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit a amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.

DESCRIPTION OF PROPERTY:

The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

Subject meeting the requirements of Condition 4.f this Special Use Permit shall become void after 120 months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

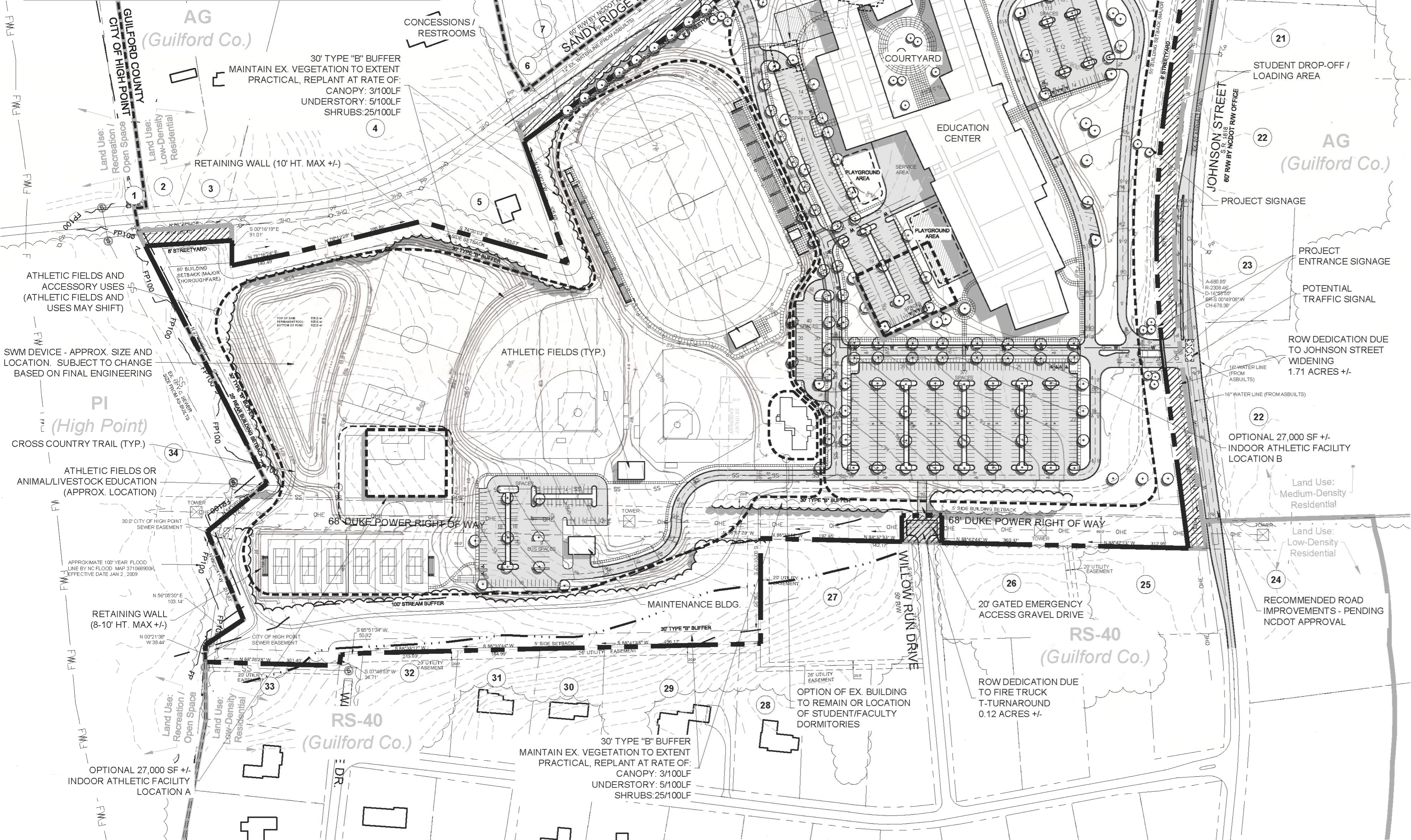
SPECIAL USE PERMIT _____ AND THE ACCOMPANYING SITE PLAN WERE
APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE
____ DAY OF _____.

Lisa B. Vierling

Date

ADJACENT OWNERS:

Reference	Parcel Number	PIN	Cred	Plot	Owner	Mail Address
1	0169235	689421519	00478-00857	0	PRESBYTERIAN HOMES INC	2109 SANDY RIDGE RD COLFAX NC 27235
2	0169247	689481438	00314-00254	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
3	0169246	689481643	00854-02303	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
4	0169245	689481963	00338-00621	83-45	KENNETT, J PHIL; KENNETT, GLORIA K	1927 SANDY RIDGE RD COLFAX NC 27235
5	0169226	689491002	00364-00971	0	CAULDER, CHARLIE R	1923 SANDY RIDGE RD COLFAX NC 27235
6	0215048	689492265	00614-01969	157-139	MDC HOMES GREENSBORO LLC	11525 PARK WOODS CIR ALPHARETTA GA 30085
7	0215108	6894913407	00741-02630	157-139	LANE, MARILYN DAWN; LANE, MURRAY W	4801 TRADITION WAY COLFAX NC 27235
8	0215109	6894914553	00640-00309	157-139	LORD, JEFFREY M.; LORD, TRICIA S	4800 TRADITION WAY COLFAX NC 27235
9	0215110	6894914662	00642-00832	157-139	CREWS, WILLIE R.; CREWS, JULIA	4802 TRADITION WAY COLFAX NC 27235
10	0215117	6894915673	00681-02701	157-139	MITCHELL, DONALD E JR.; MITCHELL, VIVIAN K	4803 LEGACY DR. COLFAX NC 27235
11	0215031	6894917743	006746-00736	157-139	BOSTIC, ANDREW; BOSTIC, URETHA L	4802 LEGACY DR. COLFAX NC 27235
12	0169227	6894928335	00563-01230	0	PERCE, RAYMOND E.; PERCE, NORMA JEAN	1947 SANDY RIDGE RD COLFAX NC 27235
13	0171339	7304021083	00434-01794	146-143	PERCE, NORMA JEAN STAFFORD	1947 SANDY RIDGE RD COLFAX NC 27235
14	0171340	7304021653	00434-01797	0	STAFFORD, JAMES CORNELIUS	2007 SANDY RIDGE RD COLFAX NC 27235
15	0171344	7304024171	00674-01492	139-	REDMON, KATHERINE E.; TROTTER, BRIAN F	1957 SANDY RIDGE RD COLFAX NC 27235
16	0171322	7304027508	00434-01799	139-1284457-	FLINT, KATHY ANN STAFF	1965 SANDY RIDGE RD COLFAX NC 27235
17	0171330	7304027273	00267-00637	0	FLINT, CHARLES B.; FLINT, KATHY S	1965 SANDY RIDGE RD COLFAX NC 27235
18	0171348	7304115905	00692-00149	0	WESTMORELAND, C REID; WESTMORELAND, CATHARINE S	245 N BUNKER HILL RD COLFAX NC 27235
19	0171324	7304110854		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
20	0171312	7304110649		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
21	0171311	7304110534	006137-02171	75-112	SPE, JOSEPH M.; SPE, NANCY W	4440 JOHNSON ST COLFAX NC 27235
22	0171313	7304113483	00436-00304	0	WESTMORELAND, JAMES T.; WESTMORELAND, MARGARET M & FAMILY LIMITED PARTNERSHIP; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
23	0171314	7304009900	001454-00598	0	WESTMORELAND, JAMES THOS	4626 JOHNSON ST COLFAX NC 27235
24	0171317	7304103185	003423-01155	76-17	OWENS, DOUGLAS R.; OWENS, REBECCA O	4604 JOHNSON ST COLFAX NC 27235
25	0171377	7304006167	004134-02075	74-17	MARTIN, DOROTHY JAMIE	4603 JOHNSON ST COLFAX NC 27235
26	0171378	7304003157	00745-01330	74-17	WEBB, J RICK; WEBB, PHILLIS P	PO BOX 591 COLFAX NC 27235
27	0171379	6894909155	00694-02434	74-17 CEDAR	CEAR SPRINGS FARM LLC	PO BOX 3967 HIGH POINT NC 27622
28	0171376	689390215	00454-00459	73-197	DEBBE, CLAUDIA S	8904 CEDAR SPRING DR COLFAX NC 27235
29	0171369	689390389	004620-00817	73-197	MOYER, CHARLES P.; MOYER, CHARLENE W	8908 CEDAR SPRING DR COLFAX NC 27235
30	0171368	6893903940	007179-02740	73-197	PENLEY, COURTNEY; PENLEY, MARK	8910 CEDAR SPRING DR COLFAX NC 27235
31	0169347	6893901951	00545-01059	75-84	ALLRED, DENNIS MONROE; ALLRED, BETH R	8912 CEDAR SPRING DR COLFAX NC 27235
32	0169346	6893909001	006261-01789	75-84	WOOD, KENNETH C.; WOOD, PATRICIA S	4546 PEEPLES RD OAK RIDGE NC 27310
33	0169365	6893906992	007078-02639	75-84	THOMPSON, OREGON P.; THOMPSON, DEBRA S	1234 WINDCHIME DR COLFAX NC 27235
34	0200173	7302231794	001750-00137	0	CITY OF HIGH POINT	PO BOX 230 HIGH POINT NC 27601



LOCATION MAP:

SCALE: NTS



SITE DATA

PURPOSE STATEMENT:
SPECIAL USE PERMIT TO ALLOW ELEMENTARY OR SECONDARY SCHOOLS, AND ACCESSORY USES IN RESIDENTIAL ZONING.

ZONING:
EXISTING ZONING: RS-9 CONDITIONAL ZONING DISTRICT
PROPOSED ZONING: NO CHANGE

PROPOSED USES:
PRIMARY USES:
ELEMENTARY OR SECONDARY SCHOOL
ACCESSORY USES:
DAYCARE CENTERS, CHILD (30 OR MORE)
ATHLETIC FIELDS
PRIVATE DORMITORIES
LIVESTOCK

SITE ACREAGES:
EXISTING PARCEL ACREAGE: 66.88 AC. +/-
JOHNSON STREET ROW DEDICATION: -1.71 AC. +/-
SANDY RIDGE ROAD ROW DEDICATION: -1.62 AC. +/-
JOHNSON ST. & SANDY RIDGE RD. REALIGNMENT: -0.04 AC. +/-
FIRE TRUCK T-TURNAROUND DEDICATION: -0.12 AC. +/-
TOTAL PARCEL ACREAGE: 63.39 AC. +/-

WATERSHED:
PROJECT SITE IS LOCATED WITHIN THE OAK HOLLOW LAKE WATERSHED - CRITICAL AREA TIER 4

BUILDING NOTES (BASED ON RS-9 ZONING):
MAX. BUILDING HEIGHT: 50'
MAX. BUILDING COVER: 35% OF LOT
PROPOSED PHASE 1: 240,000 SF +/-
PHASE 2: 75,000 SF +/-
INDOOR ATHLETIC FACILITY: 27,000 SF +/-

IMPERVIOUS CALCULATIONS:
MAX. IMPERVIOUS ALLOWED: 50% (32.76 AC. +/-)
(PER OAK HOLLOW LAKE WCA - TIER 4)

PARKING CALCULATIONS:
REQUIRED PER CODE:
DAYCARE:
55 EMPLOYEES @ 1 SPACE / EMPLOYEE = 55 SPACES
298 ATTENDEES @ 1 SPACE / 10 ATTENDEES = 30 SPACES
TOTAL DAYCARE: 85 SPACES

CLASSROOMS:
OFFICE:
47 ROOMS @ 3 SPACES / ROOM = 141 SPACES
ELEMENTARY/MIDDLE SCHOOL:
29 ROOMS @ 3 SPACES / ROOM = 87 SPACES
HIGH SCHOOL:
20 ROOMS @ 7 SPACES / ROOM = 140 SPACES
TOTAL CLASSROOMS: 368 SPACES

TOTAL PARKING REQUIRED: 453 SPACES
TOTAL PARKING PROVIDED: 806 SPACES +/-
(INCLUDING 18 HANDICAP SPACES)

INFRASTRUCTURE:
ROADS: PRIVATE WATER: PUBLIC SEWER: PRIVATE
BUFFERYARDS & BUILDING SETBACKS:
ADJOINING LAND USE (LUC 1): SINGLE FAMILY DETACHED DWELLINGS & OPEN SPACE

TYPE REQUIRED: TYPE 'B' BUFFERYARD
WIDTH: MIN. 25' / MAX. 50' / AVG. 30'

STREETYARDS: WIDTH: MIN. 8' / MAX. 25' / AVG. 8'

BUILDING SETBACKS (BASED ON RS-9 ZONING):
JOHNSON STREET: 50' SETBACK (MAJOR THOROUGHFARE)
SANDY RIDGE ROAD: 50' SETBACK (MAJOR THOROUGHFARE)
SIDE: 5' SETBACK
REAR: 25' SETBACK

GENERAL NOTES:
1. DEVELOPMENT SHALL BE GENERALLY CONSISTENT WITH SITE PLAN. BUILDING, PARKING, AND ATHLETIC FIELDS MAY SHIFT WITHIN DESIGNATED AREAS.
2. ATHLETIC FIELDS MAY BE LIGHTED.
3. FUTURE EXPANSION AREAS ARE APPROXIMATE. NUMBER OF ADDITIONAL CLASSROOMS SHALL BE DETERMINED WHEN APPLICABLE. ADDITIONAL PARKING SHALL BE PROVIDED IF REQUIRED.
4. ALL OR A PORTION OF ATHLETIC FIELDS MAY BE CONSTRUCTED AS PHASE 1 OF SITE DEVELOPMENT.

Wesleyan Education Center

PETITIONERS:

PETITIONER: DR. ROB BROWN
WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
(336) 884-3333
(336) 884-8232

OWNERS:

PARCEL #: 0169206
PIN#: 6894908816
OWNER: WESLEYAN EDUCATION CENTER
ADDRESS: 1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
(336) 884-3333
(336) 884-8232

PREPARED BY:



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street
Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067
F: 336.723.1069



SCALE: 1" = 120'

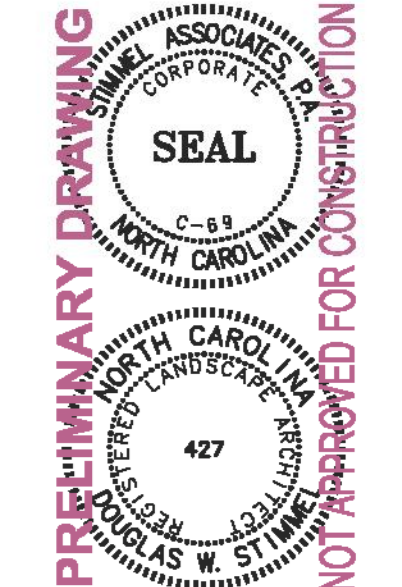
Stimmel



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning



SEALS:



PROJECT:

Wesleyan Education Center
High Point, North Carolina
(Guilford County prior to Annexation)

CLIENT:

Dr. Rob Brown
Wesleyan Education Center
1917 N. Centennial Street
High Point, NC 27262
P: (336) 884-3333
F: (336) 884-8232

DRAWN: SO
DATE: 03/11/2013
REVISIONS:
04/23/13 Per City Comments

JOB NO.: 11-129
SHEET TITLE:

SPECIAL USE PERMIT SITE PLAN

SCALE: 1"=120'
SHEET NO.:

SUP-1

© STIMMEL ASSOCIATES, P.A.

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

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



Wesleyan Education Center – Transportation Impact Analysis
High Point, NC
Prepared for Stimmel Associates, P.A.
January 18, 2013

Executive Summary

The proposed Wesleyan Education Center is located on the southwest corner of the intersection of Sandy Ridge Road and Johnson Street in High Point, North Carolina. The proposed school will have a capacity of 1,225 students in grades K through 12 and 275 students in pre-K child care, and will have up to 250 employees. Currently there are no plans for bus transportation, and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. A site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic. The following intersections were included in the study:

- Sandy Ridge Road at Squire Davis Road
- Sandy Ridge Road at Legacy Court/Site Access 1
- Sandy Ridge Road at Johnson Street
- Sandy Ridge Road at Kendale Road
- Johnson Street at Skeet Club Road
- Johnson Street at Site Access 2

This intersection was analyzed during the AM and Dismissal peaks for the following conditions:

- 2013 Existing Conditions
- 2021 Future No Build Conditions
- 2021 Future Build-Out Conditions
- 2021 Future Build-Out with Mitigation
- 2030 Planning Phase No Build
- 2030 Planning Phase Future Build

The City of High Point (COHP) and North Carolina Department of Transportation (NCDOT) were contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Stimmel Associates, P.A.

The year 2030 Planning Phase analysis was carried out based on NCDOT Congestion Management standards, which require a long term analysis for study intersections impacted by a TIP project and located adjacent to the proposed development. **NCDOT TIP project U-3615B** was assumed to be in place for this scenario.

This study also included a review of on-site traffic operations at the school driveways to ensure that queuing can be accommodated on site. This was carried out for review by NCDOT Municipal & School Transportation Assistance Unit (MSTA).



Level of Service Results

The results of the study are discussed by intersection below:

Sandy Ridge Road at Squire Davis Road

This unsignalized intersection currently operates at LOS A in AM and Dismissal peaks. In 2021 future no build conditions, LOS B/A are expected in AM/Dismissal peaks, respectively. With the addition of site traffic, LOS B is expected in AM and Dismissal peaks. No improvements are recommended.

Sandy Ridge Road at Legacy Drive / Site Access 1

This unsignalized intersection currently operates at LOS B in the AM peak and LOS A in the Dismissal peak. In 2021 future no build conditions, LOS B is expected in AM and Dismissal peaks. With the addition of site traffic, LOS F is expected in the AM peak and LOS C in the Dismissal peaks. In order to enhance access to the site we recommend the following improvements:

- Provide an eastbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide a westbound left turn lane on Sandy Ridge Road with 150 feet of storage and appropriate taper
- Provide separate left and right turn lanes exiting from site access
- Install high visibility pedestrian crosswalks at this intersection across west leg of Sandy Ridge Road and across site access

Sandy Ridge Road at Johnson Street

This unsignalized intersection currently operates at LOS F in the AM peak and LOS B in the Dismissal peak. In 2021 future no build conditions, LOS F is expected in the AM peak and LOS D in the Dismissal peak. With the addition of site traffic, LOS F is expected in AM and Dismissal peaks. In order to mitigate this condition, we recommend the following improvements:

- Signalize intersection
- Provide a northbound left turn lane on Johnson Street with 300 feet of storage and appropriate taper
- Provide an eastbound right turn lane on Sandy Ridge Road with 300 feet of storage and appropriate taper
- Provide a southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper

With these improvements in place, the level of service is expected to improve to LOS C in the AM peak and LOS B in the Dismissal peak.



Sandy Ridge Road at Kendale Road

This unsignalized intersection currently operates at LOS C in the AM peak and LOS B in the Dismissal peak. In 2021 future no build conditions, LOS F/C is expected in AM/Dismissal peaks, respectively. The LOS F condition is mainly due to lack of sufficient gaps for left turn movements from the minor approach, and is the result of heavy traffic volumes on Sandy Ridge Road. This is a typical condition for stop-controlled approaches onto major streets like Sandy Ridge Road, and queues are expected to be short-lived. With the addition of site traffic, LOS F is expected in AM and Dismissal peaks. No improvements are recommended.

Johnson Street at Site Access 2

With the build out of this site, LOS F is expected at this intersection during AM and Dismissal peaks. The LOS F condition is mainly due to lack of sufficient gaps for left turn movements from the minor approach, and is the result of heavy traffic volumes on Sandy Ridge Road. In order to mitigate this condition, we offer the following improvement options:

Option 1:

- Configure intersection as a left-over (left turns out prohibited). Vehicles seeking to turn left onto northbound Johnson Street can use the driveway on Sandy Ridge Road
- Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper
- Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site

Option 2:

- Monitor intersection for signalization and signalize when warranted
- Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper
- Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide separate left and right turn lanes exiting site driveway

With these improvements in place, the level of service is expected to improve to LOS C or better during AM and Dismissal peaks.

Johnson Street at Skeet Club Road

This signalized intersection currently operates at LOS C in the AM peak and LOS A in the Dismissal peak. In 2021 future no build conditions, LOS D is expected in AM and Dismissal peaks. However, our Sim Traffic simulation indicates queuing issues on the northbound and eastbound approaches. In order to mitigate this queuing condition, the following improvements are needed in 2021 **background** conditions, regardless of the proposed development:

- Restripe northbound approach to provide an additional northbound through lane, and provide two (2) receiving lanes on northbound Johnson Street with a minimum of 600 feet of full lane width and 600 feet of merge taper

With the addition of site traffic, LOS D is expected in AM and Dismissal peaks. No improvements are recommended as a result of this development.

Recommended improvements at the study intersections are illustrated in Figure 10.

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary				
AM Peak	2013 Existing	2021 Future No Build	2021 Future Build	2021 Future Build with Improvements
Sandy Ridge Road at Squire Davis Road	A (9.8) NB Approach	B (10.9) NB Approach	B (14.6) NB Approach	
Sandy Ridge Road at Legacy Court/Site Access 1	B (11.2) SB Approach	B (13.1) SB Approach	F (423.9) SB Approach	
Sandy Ridge Road at Johnson Street	F (84.8) EB Approach	F (592.1) EB Approach	F (***) EB Approach	C (29.9)
Sandy Ridge Road at Kendale Road	C (24.0) WB Approach	F (84.4) WB Approach	F (395.1) WB Approach	
Johnson Street at Site Access 2			F (***) EB Approach	Option 1: C (17.2) Left-over Option 2: B (16.6) Signalized
Johnson Street at Skeet Club Road	C (23.7)	D (38.6)	D (52.6)	
Dismissal Peak	2013 Existing	2021 Future No Build	2021 Future Build	2021 Future Build with Improvements
Sandy Ridge Road at Squire Davis Road	A (9.1) NB Approach	A (9.6) NB Approach	B (10.4) NB Approach	
Sandy Ridge Road at Legacy Court/Site Access 1	A (9.7) SB Approach	B (10.5) SB Approach	C (20.9) NB Approach	
Sandy Ridge Road at Johnson Street	B (13.9) EB Approach	D (29.5) EB Approach	F (399.5) EB Approach	B (17.5) Signalized
Sandy Ridge Road at Kendale Road	B (12.2) WB Approach	C (17.4) WB Approach	D (26.5) WB Approach	
Johnson Street at Site Access 2			F (142.4) EB Approach	Option 1: B (13.5) Left-over Option 2: B (15.7) Signalized
Johnson Street at Skeet Club Road	A (9.7)	D (35.7)	D (37.9)	
LOS defined as follows:				
A = Free-flowing traffic conditions; LOS and delay indicators reflect a free-flow approach to traffic conditions				



2030 Planning Phase

In order to comply with NCDOT Guidelines, this scenario considered the build-out of the Wesleyan Education Center, with TIP U-4758 in place at a design year of 2030. This TIP project involves widening Sandy Ridge Road and Johnson Street to a multi-lane facility from Skeet Club Road to I-40. Sandy Ridge Road was modeled as a 6-lane divided section to the north/east of Johnson Street and as a 4-lane divided section west of Johnson Street. This scenario analyzed the following intersections affected by this TIP project:

2030 Future Conditions LOS Results

The results for the 2030 Planning Phase analysis are discussed by intersection below:

Sandy Ridge Road at Johnson Street

In 2030 future no build conditions with TIP U-3758 roadway improvements in place, LOS C is expected in the AM peak and the PM peak. With the addition of the proposed site, LOS C is expected in AM and PM peaks. No additional improvements are recommended.

Johnson Street at Site Access 2

In 2030 future build conditions with the previously recommended improvements in place at the site access, LOS C is expected at this intersection in the AM peak and LOS A in the PM peak. No additional improvements are recommended.

Johnson Street at Skeet Club Road

In 2030 future no build conditions, LOS D and LOS F are expected at this intersection in AM and PM peaks, respectively. Additionally, the Sim Traffic model shows queuing issues on all approaches. Note that these conditions are due to **background** traffic without the addition of proposed site traffic. The following improvements are needed to mitigate these background traffic conditions:

- Provide a second left turn lane on eastbound and westbound approaches of Skeet Club Road
- Provide a second left turn lane on northbound and southbound approaches of Johnson Street
- Provide a separate right turn lane on northbound and southbound approaches of Johnson Street

In 2030 background conditions with the above improvements in place, LOS D is expected in AM and PM peaks. With the addition of proposed site traffic, the level of service is expected to remain at LOS D in AM and PM peaks. No additional improvements are recommended.

Recommended improvements for 2030 Planning Conditions are illustrated in Figure 13 of the report.



2030 Future Conditions LOS Summary

Table B presents the summary of the level of service analysis for the 2030 Planning Phase.

Table B - Level of Service Summary (2030 Planning Phase)		
AM Peak	2030 Planning Future No Build	2030 Planning Phase Build
Sandy Ridge Road at Johnson Street	C (23.9) Signalized	C (27.3)
Johnson Street at Site Access 2		C (29.2)
Johnson Street at Skeet Club Road	E (67.7) With Improvements: D (44.7)	D (51.8)
PM Peak	2030 Planning Future No Build	2030 Planning Phase Build
Sandy Ridge Road at Johnson Street	C (22.2) Signalized	C (22.2)
Johnson Street at Site Access 2		A (1.9)
Johnson Street at Skeet Club Road	F (89.5) With Improvements: D (41.2)	D (41.2)

Source: Davenport Planning Commission, 2012. All data is preliminary and subject to change.



Summary and Conclusion

The proposed Wesleyan Education Center is located on the southwest corner of the intersection of Sandy Ridge Road and Johnson Street in High Point, North Carolina. The proposed school will have a capacity of 1,225 students in grades K through 12 and 275 students in pre-K child care, and will have up to 250 employees. Currently there are no plans for bus transportation and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. Based on the MSTA trip calculator, this site has a trip generation potential of 2,419 trips per day.

DAVENPORT was retained to determine the potential traffic impacts of the proposed development and the transportation improvements that may be required to accommodate these impacts. The recommended improvements are summarized in Table C on the following page.

2021 Future Build Conditions

With the build-out of the site, we have recommended signalization at the intersection of Sandy Ridge Road and Johnson Street with auxiliary turn lanes. At the proposed site access on Johnson Street, we have given two (2) options for improvements. Option 1 involves configuring the intersection as a left-over (left turns prohibited), with auxiliary turn lanes on Johnson Street. Vehicles seeking to turn left out onto northbound Johnson Street will be able to exit via the site access on Sandy Ridge Road. Option 2 is to monitor this intersection for signalization and install a traffic signal when warranted, with auxiliary turn lanes on Johnson Street and on the site driveway.

We recommend left and right turn lanes at the intersection of Sandy Ridge Road and Legacy Drive / Site Access 1, and high visibility pedestrian crosswalks on two (2) approaches. We have identified a background improvement at the intersection of Skeet Club Road and Johnson Street, which is needed to mitigate background traffic conditions, regardless of the proposed development. This consists of reconfiguring the northbound approach of Johnson Street as a left turn lane with two (2) through lanes, and adding a second northbound receiving lane on Johnson Street north of Skeet Club Road with 600 feet of full lane with and 600 feet of merge taper.

School Internal Circulation and Queuing

Calculations using the MSTA school traffic generator indicate that with a student population of 1,225, the school should require a minimum queue length of 1,866 feet (2,350 feet desirably). The school site plan provides approximately 1,650 feet of queue storage at the loading zone loop. We recommend providing an additional lane along the loading zone loop for a length of at least 700 feet to contribute additional stacking distance.

A traffic simulation was also performed using SimTraffic software to review queuing internal to the school site. Based on five (5) simulation runs of 10-minute seeding time and 30-minute recording time using school peak hour factors, there is adequate storage length on-site to handle expected queues.

We also offer the following recommendations related to the site plan:

- Provide high visibility pedestrian crosswalks at the intersection of Sandy Ridge Road and Legacy Drive / Site Access 1 across west leg of Sandy Ridge Road and across Site Access 1
- We recommend marking a loading area approximately 130 feet long to accommodate parent loading and drop off

DAVENPORT

- Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone
- In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading
- Provide parking zone for visitor and emergency parking at end of the student loading area
- Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts

2030 Planning Phase

A scenario with design year 2030 was studied for planning purposes due to the location of the proposed site adjacent to a TIP Project (U-4758) on Sandy Ridge Road and Johnson Street. The NCDOT TIP U-4758 will widen Sandy Ridge Road and Johnson Street to a 4-lane divided section. It is expected that future improvements by NCDOT will be adequate to accommodate future traffic on Sandy Ridge Road and Johnson Street. However, at the intersection of Skeet Club Road and Johnson Street we have identified the need for improvements to handle long-term traffic volumes, regardless of the proposed development. Namely, we recommend a second left turn lane on all four approaches and a separate right turn lane on the southbound and northbound approaches of Johnson Street.

In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic. The above recommendations should be constructed to comply with NCDOT Policy on Street and Driveway Access to North Carolina Highways and City of High Point Driveway Manual where applicable.

Table C – Recommended Improvements Summary	
Sandy Ridge Road at Squire Davis Road	• No improvements recommended
Sandy Ridge Road at Legacy Drive / Site Access 1	• Provide eastbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper, with concrete channelized island to enhance safety of entry to the site • Provide a westbound left turn lane on Sandy Ridge Road with 150 feet of storage and appropriate taper • Provide separate left and right turn lanes exiting from site access • Install high visibility pedestrian crosswalks at this intersection across west leg of Sandy Ridge Road and across Site Access 1
Sandy Ridge Road at Johnson Street	• Signalize intersection • Provide a northbound left turn lane on Johnson Street with 300 feet of storage and appropriate taper • Provide an eastbound right turn lane on Sandy Ridge Road with 300 feet of storage and appropriate taper • Provide a southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper

Table C (continued) – Recommended Improvements Summary (continued)

Sandy Ridge Road at Kendale Road	No improvements are recommended
Johnson Street at Site Access 2	Option 1: - Configure intersection as a left-over (left turns out prohibited). Vehicles seeking to turn left onto northbound Johnson Street can use the driveway on Sandy Ridge Road - Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper - Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site Option 2: - Monitor intersection for signalization and signalize when warranted - Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper - Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site - Provide separate left and right turn lanes exiting site driveway
Johnson Street at Skeet Club Road	Background Improvement: Restripe northbound approach to provide an additional northbound through lane, and construct two (2) receiving lanes on northbound Johnson Street with a minimum of 600 feet of full lane width and 600 feet of merge taper
Internal School Traffic Circulation	- We recommend marking a loading area approximately 130 feet long to accommodate parent loading and drop off - Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone - In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading - Provide a parking zone for visitor and emergency parking at the end of the student loading area - Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts

Citizens Information Meeting Report
Zoning Case 13-03
Special Use Permit 13-04

Submitted by: Luke A. Dickey on behalf of the
Wesleyan Education Center

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

Wesleyan Education Center – Sandy Ridge Rd. & Johnson St. Citizen Information Meeting Report

Held March 5, 2013 from 6:00 pm to 8:00 pm

The citizen information meeting was held at the Sandy Ridge Community Center, 750 Joe Drive, Colfax, NC, which is near the site. A notification letter was mailed February 22, 2013 along with the required statement provided by the High Point Planning Department. 170 invitations were sent to the surrounding property owners located within the Cedar Springs neighborhood, Legacy at River Landing neighborhood, and adjacent property owners including the thirty (30) property owners as supplied by the High Point Planning Department. *(Please refer to the list of property owners attached as Exhibit A.)* Twenty-nine (29) property owners (40 individuals) attended the meeting. *(Please refer to the sign-in sheet attached as Exhibit B.)*

The citizen information meeting was facilitated by representatives from Stimmel Associates, project land planners; Wesleyan Education Center, developer; and Davenport Transportation Consultants, project traffic engineers.

Stimmel Associates

Doug Stimmel
Luke Dickey
Stephen Owen

Wesleyan Education Center

Dr. Rob Brown – Head of School
Tim Rickman – High School Principal
Mike Jones – Board Member

Davenport Transportation Consultants

John Davenport
Frank Ameyna

Three (3) identical stations were set-up with the following plans displayed on 30" x 42" boards (Please refer to Exhibit C):

1. Aerial Exhibit showing project location and adjacent property owners identified on the plan based on the neighborhood meeting invitations.
2. Color rendered Sketch Plan of the proposed WEC buildings, parking, and athletic fields.
3. High Point Future Land Use Plan and Proposed Future Transportation Plan with project site identified.

The meeting was conducted as a "drop-in session" where neighbors could arrive any time between 6:00 pm and 8:00 pm. Upon arrival and sign-in, neighbors were directed to one of the three available stations manned by representatives of Stimmel Associates. Each neighbor was identified on the Aerial Exhibit to provide a reference to the location/proximity to the proposed development. Then, each neighbor was given a general overview of the proposed development based on the current Sketch Plan outlining the proposed school location (day care through high school), proposed access locations and road improvements including turn lanes and proposed traffic signals, internal traffic circulation, and athletic fields. Neighbors were free to ask questions or voice concerns at any point. Representatives from Wesleyan Education Center were available to answer questions in regards to the school and floated between stations as needed. Davenport Transportation Consultants representatives were available to answer questions in regards to the proposed road improvements and traffic and floated between stations as needed.

**601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069**

Below are the primary questions and concerns identified by the neighbors along with answers provided:

Project Timing:

1. When is the school going to be built and how many students? – *WEC is submitting plans for annexation, rezoning, and the approval of a Special Use Permit for a daycare, elementary and secondary school at this time. Upon zoning and the Special Use Permit approval, WEC can begin fund raising for the new facility. Construction schedule of the new school shall be based on the duration it shall take to raise funding which is an unknown time frame. The proposed size of the school is a total of 1,500 students from daycare through high school.*

Traffic:

1. What is the time frame for the road improvements? – *Johnson Street/Sandy Ridge Road is planned to be widened to a four lane subdivided road to a six lane subdivided road per the City's transportation plan with studies currently underway and a projected construction date of 2018. The proposed widening is not the result of the proposed WEC development but to meet current and future traffic growth needs. WEC shall be responsible for the road improvements based on the Traffic Impact Analysis prepared by Davenport Transportation Consultants and subject to the approval of City Transportation and NCDOT. Time frame for development of the school shall be based on the duration it shall take to raise funding which is an unknown time frame.*
2. Shall right-of-way be required on the adjacent properties due to the project? – *All right-of-way dedication shall be on the WEC property based on requirements from the City Transportation. No right-of-way dedication shall be required from adjacent properties due to the project.*
3. Concern about left turn vehicle stacking at proposed Johnson Street entrance blocking Cedar Springs Drive. – *The proposed Johnson Street entrance location is subject to approval of City Transportation and NCDOT and shall be reviewed to minimize impact to existing intersections.*
4. Concern about the proposed secondary entrance aligning with Legacy Drive. – *The alignment with Legacy Drive provides for a safer intersection verses an offset intersection with conflicting turn movements. Right and left turn lanes are proposed for the drive and shall be reviewed and approved by City Transportation and NCDOT.*
5. Concern about difficulty turning left into Legacy Drive if stacking extends out on Sandy Ridge Road for daycare. – *The proposed drop-offs for daycare and the school have been analyzed by Davenport Transportation Consultant to insure that adequate stacking for drop-off shall be maintained internally to the school.*
6. Will there be access to Willow Run? – *Access to the school from Willow Run is proposed to be a gated emergency entrance only.*
7. Concern about parking along Willow Run and Cedar Springs during sporting events. – *Adequate parking on the school property shall be provided for sporting events.*

Buffering:

1. Will there be a buffer along the residential properties adjacent to the development? – *The plan proposes a 30' Type 2 buffer along all adjacent residential property. A 100' buffer is proposed along the stream on the southwest boundary of the property.*

Lighting:

1. Concern about lighting from fields extending to neighbors. – *The athletic fields are planned to be lighted and designed to minimize impact to adjacent properties to focus light on the athletic fields.*

Fourteen (14) (21 Individuals) of the twenty-nine (29) property owners signed a petition of support for the project. (Please refer to the Petition of Support attached as Exhibit D)

Respectfully submitted,



Luke A. Dickey
Project Manager
Stimmel Associates, P.A.

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT A

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**LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING**

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

February 21, 2013

You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: Wesleyan Education Center is planning to build a new campus on 66 acres located at the intersection of Sandy Ridge Road and Johnson Street. Annexation, Rezoning from AG & RS-40 to Residential Conditional Zoning, and a Special Use Permit for an Elementary / Secondary School shall be required by the City of High Point.

Drop-In to See the Plans and Ask Questions

WHEN? Tuesday, March 5, 2013
Anytime between 6:00 - 8:00 p.m.

WHERE? Sandy Ridge Community Center
750 Joe Drive
High Point, NC 27265
(located across from Sandy Ridge United Methodist Church)



For more information please contact Luke Dickey at 723-1067

ADELOYE, DAVID
PO BOX 42
JAMESTOWN NC 27282

ALLEY, ALEXANDER ; ALLEY, IRIS I
1555 NC HIGHWAY 66 S
KERNERSVILLE NC 27284

ALLEY, JOHN WILLIAM
4542 JOHNSON ST
COLFAX NC 27235

ALLRED, DENNIS MONROE ;
ALLRED, BETH R
8912 CEDAR SPRING DR
COLFAX NC 27235

BALLARD, ROGER R ;
BALLARD, ANN I
506 MAVERICK RD
KERNERSVILLE NC 27284

BARATTA, ANDREW V ;
BARATTA, HEIDI A
4809 LEGACY DR
COLFAX NC 27235

BARNSDALE CLARK,
SALINA ; CLARK, JAMIE
4830 LEGACY DR
COLFAX NC 27235

BARRETT, BRIAN R ;
BARRETT, JOY K
4834 LEGACY DR
COLFAX NC 27235

BEHNKE, DENVER W ;
BEHNKE, ROBERTA M
4115 PALLADIUM DR
GREENSBORO NC 27410

BONHAM, MARK D ;
BONHAM, DONNA F
4889 LEGACY DR
COLFAX NC 27235

BOSTIC, ANDREW ;
BOSTIC, URETHA L
4802 LEGACY DR
COLFAX NC 27235

BROCK, DAVID W ;
BROCK, PAMELA L
4850 LEGACY DR
COLFAX NC 27235

BROOKS, ARNOLD H ;
BROOKS, BEVERLY L
4893 LEGACY DR
COLFAX NC 27235

BROWN, JASON T ;
BROWN, SHAWNA L
138 LAWNDAL E DR
WINSTON SALEM NC 27104

BULLINS, GARY R ;
BULLINS, VICKIE G
1319 WINDCHIME DR
COLFAX NC 27235

BURGINS, CURTIS ; BURGINS, JERRIE
4810 TRADITION WY
COLFAX NC 27235

BYON, JAY H ; BYON, SO JUNG
4828 LEGACY DR
COLFAX NC 27235

CANON, JAIME D ;
CANON, MARIA NITA
4873 LEGACY DR
COLFAX NC 27235

CARMICHAEL, DONNA J ;
CARMICHAEL, JAMES T
4886 LEGACY DR
COLFAX NC 27238

CARTER, BRITT A ;
CARTER, GENNA W
4908 LEGACY DR
COLFAX NC 27235

CAULDER, CHARLIE R
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CEDAR SPRINGS FARM LLC
PO BOX 5967
HIGH POINT NC 27262

CHAPMAN, KACY R ;
CHAPMAN, TAMARA
4803 MARQUIS ST
COLFAX NC 27235

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

COLTRAIN, LARRY S ;
COLTRAIN, DRUCILLA O
4600 JOHNSON ST
COLFAX NC 27235

CONNOLLY, HOWARD L JR ;
CONNOLLY, MICHELLE L ; WALKER,
SUZANNE M ; WALKER, ELBRIDGE L
1215 GLENSTONE TRAIL APT 2G
HIGH POINT NC 27265

COUSSA, VIRGINIA P
1607 MAJESTIC TER
COLFAX NC 27235

CREWS, WILLIE R ; CREWS, JULIA
4802 TRADITION WAY
COLFAX NC 27235

CROUSE, KIM MAUREEN
8807 CEDAR SPRING DR
COLFAX NC 27235

CRUTHIS, AMANDA FAITH ;
CRUTHIS, CARL WALTER
4866 LEGACY DR
COLFAX NC 27235

CULBERTSON, JEFFREY S ;
CULBERTSON, BETHANY
1516 CASTLE WY
COLFAX NC 27235

DAU, ANUAR M ; DAU, SONIA P
1527 CASTLE WY
COLFAX NC 27235

DEESE, CLAUDIA B
8904 CEDAR SPRING DR
COLFAX NC 27235

DENGLER, BILLY D ;
DENGLER, SHERI J
1523 CASTLE WAY
HIGH POINT NC 27235

DOLESH, MELISSA G
1579 MAJESTIC TER
COLFAX NC 27235

DOOM, SCOTT L ;
DOOM, DEBORAH T
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DORAN, MICHAEL F ;
DORAN, MICHELLE K
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ELEDGE, GREGORY H ;
ELEDGE, KIMBERLY J
4818 MARQUIS ST
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ELEY, DARNELL R ;
ELEY, MELANIE N
1506 CASTLE WAY
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ELLIS, MICHAEL E ;
ELLIS, SHARLENE R
4845 LEGACY DR
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FARINA, ELAINE Y ;
FARINA, FRANK G
1513 CASTLE WAY
COLFAX NC 27235

FERGUSON, DAVID K ;
FERGUSON, JULIE O
8802 CEDAR SPRING DR
COLFAX NC 27235

FIEDLER, BRANDON JAY ;
FIEDLER, KIMBERLY GAY SESSOMS
8900 CEDAR SPRING DR
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FLYNT, CHARLES B ;
FLYNT, KATHY S
1965 SANDY RIDGE RD
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FORCADELA, GABRIEL ;
FORCADELA, HILDA
4804 MARQUIS ST
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FOUST, RONALD BALES ;
FOUST, DIANA SUE
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GERWE, JOHN J JR ;
GERWE, MARY JO
8901 CEDAR SPRING DR
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GLORIA J WHITE REVOCABLE
TRUST ; WHITE, GLORIA J TRUSTEE ;
WHITE, NED D TRUSTEE
1316 WINDCHIME DR
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GONZALEZ, ERIC ;
GONZALEZ, PATRICIA A
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GUERIERA, ALISON B
4909 LEGACY DR
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HACKNEY, JOHN ;
HACKNEY, TANYA HACKNEY
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HALL, MATTHEW L ; HALL, DORIS C
4802 MARQUIS ST
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HARRIS, AARON S ;
HARRIS, ROSALYNN G
4814 MARQUIS ST
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HENDERSON, REBECCA W
8804 CEDAR SPRING DR
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HILL, JAMES W ; HILL, TAMARA G
1315 WINDCHIME DR
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HONEYCUTT, JAMES H ;
HONEYCUTT, BRENDA S
8800 CEDAR SPRINGS DR
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HOOKE, DAVID L
8801 CEADR SPRING DR
COLFAX NC 27235

HOOVER, JOSEPH N ;
HOOVER, PAULA J
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HUMPHREY, DANIEL E ;
HUMPHREY, TAMARA L
1530 CASTLE WY
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HUNEYCUTT, CYRUS W ;
HUNEYCUTT, MOLLY M
4824 LEGACY DR
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ISOM, DONALD R ; ISOM, MILDRED F
1919 SANDY RIDGE RD
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JIMENEZ, LUIS E ; JIMENEZ, SARAH
1602 MAJESTIC TER
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KHAN, MOHAMMED A ; KHAN,
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LIVINGSTON, ANGELA W
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NIELSEN, TJAI M
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BERENICE FLORES ENRIQUEZ
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MOCK, VIVIAN H
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MOSIER, LINDSEY M
1583 MAJESTIC TER
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MURPHY, MATTHEW P
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1318 WINDCHIME DR
COLFAX NC 27235

MICELI, DAVID ; MICELI, TISH
1595 MAJESTIC TER
COLFAX NC 27235

MOORE, DANNY S ; MOORE, SUSAN
1305 WINDCHIME DR
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MOORE, TOMEKO ; MOORE, JAMES P
4912 LEGACY DR
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SILVER, NELSON O TR
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OHOME, OSASOGIE ERHABOR
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COLFAX NC 27235

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PARUSCIO, DENISE E
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RIGSBEE, JAMES C JR ;
RIGSBEE, BETH F
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SAEZ, RAFAEL A ; SAEZ, JESSICA E
4837 MARQUIS ST
COLFAX NC 27235

SCHERMERHORN, WILLIAM R JR ;
SCHERMERHORN, CHRISTINE L
1308 WINDCHIME DR
COLFAX NC 27235

SHARMA, ANU ; SHARMA, GAURI
4861 LEGACY DR
COLFAX NC 27235

SIMON, DAVID F ;
SIMON, REBECCA L
4837 LEGACY DR
COLFAX NC 27235

SMITH, PATRICIA U
1314 WINDCHIME DR
COLFAX NC 27235

PEARMAN, JARRETT L ;
PEARMAN, PAULA B
1309 WINDCHIME DR
COLFAX NC 27235

PIERCE, NORMA JEAN STAFFORD
1947 SANDY RIDGE RD
COLFAX NC 27235

PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX NC 27235

REAVES, RICHARD G ;
REAVES, SANDRA P
4854 LEGACY DR
COLFAX NC 27235

RISSLER, JAMES L ;
RISSLER, PATRICIA A
4862 LEGACY DR
COLFAX NC 27235

SAXON, JASON ;
SAXON, SUSAN SAXON
4882 LEGACY DR
COLFAX NC 27235

SCOTT, MARK A ; SCOTT, GWEN E
4878 LEGACY DR
COLFAX NC 27235

SHARMA, RAVINDRA ;
SHARMA, SONAL
4825 MARQUIS ST
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SIPE, JOSEPH M ; SIPE, NANCY W
4640 JOHNSON ST
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SOK, THEARA ; SOK, VANNARA KIM
1542 CASTLE WAY
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PENLEY, COURTNEY ;
PENLEY, MARK
8910 CEDAR SPRING DR
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PIERCE, RAYMOND E ;
PIERCE, NORMA JEAN
1947 SANDY RIDGE RD
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PRESTON, JEROME D ;
PRESTON, DENISE ANN
4905 LEGACY DR
COLFAX NC 27235

REDMON, KATHERINE E ;
TROTTER, BRIAN F
1957 SANDY RIDGE RD
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RUSH, KENNETH ALAN ;
RUSH, AMY LITTLE
4539 JOHNSON ST
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SCHABACKER, ELIZABETH M
4815 TRADITION WAY
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SEALS, DANNY L ; SEALS, ALLISON
1591 MAJESTIC TER
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SHELTON, WILLIAM G JR ;
SHELTON, LINDA G
8803 CEDAR SPRING DR
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SMITH, DAVID M ;
SMITH, MICHELLE D
4877 LEGACY DR
COLFAX NC 27235

STAFFORD, JAMES C ;
STAFFORD, WANDA D
2007 SANDY RIDGE RD
COLFAX NC 27235

STAFFORD, JAMES CORNELIUS
2007 SANDY RIDGE RD
COLFAX NC 27235

STEELE, TIMOTHY L ;
STEELE, KAREN L
1505 CASTLE WY
COLFAX NC 27235

STRAUGHN, SHENITA L
1517 CASTLE WY
COLFAX NC 27235

SURRETT, REGINALD SCOTT ;
SURRETT, NANCY P
8905 CEDAR SPRING DR
COLFAX NC 27235

THOMAS, CHERYL G
1534 CASTLE WAY
COLFAX NC 27235

THOMAS, MICHAEL A
PO BOX 5486
HIGH POINT NC 27262

THOMAS-PFUHL, LISA M ;
PFUHL, HENRY F
4881 LEGACY DR
COLFAX NC 27235

THOMPSON, GREGORY P ;
THOMPSON, DEBRA S
1226 WINDCHIME DR
COLFAX NC 27235

TREYBALL, CHRISTINA
4804 LEGACY DR
COLFAX NC 27235

TROLINGER, JOHN L ;
TROLINGER, SORAYA P
4874 LEGACY DR
COLFAX NC 27235

US BANK NATIONAL ASSOCIATION
TRUSTEE
1525 S BELT LINE RD
COPPELL TX 75019

VAKA, SHANNON K ; VAKA, CRAIG F
4816 LEGACY DR
COLFAX NC 27235

VILLALOBO, EDWIN A ;
SARAVIA, MARIA L
1538 CASTLE WY
COLFAX NC 27235

WARD, RAYMOND L ;
WARD, KAYDRA M
4858 LEGACY DR
COLFAX NC 27235

WATSON, EDDIE L JR ;
WATSON, MARY T
1587 MAJESTIC TE
COLFAX NC 27235

WEBB, J RICK ; WEBB, PHYLLIS P
PO BOX 591
COLFAX NC 27235

WEBSTER, DERRICK W ;
BIVENS, NICOLE S
4831 LEGACY DR
COLFAX NC 27235

WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL STREET
HIGH POINT NC 27262

WESTMORELAND, C REID ;
WESTMORELAND, CATHARINE B
245 N BUNKER HILL RD
COLFAX NC 27235

WESTMORELAND, JAMES T ;
WESTMORELAND, CHARLES R
4626 JOHNSON ST
COLFAX NC 27235

WILLIAMS, BENJAMIN A
1300 WINDCHIME DR
COLFAX NC 27235

WILLOUGHBY RAY, PAMELA KIM ;
WILLOUGHBY RAY, RYAN SEAN
1800 SPRINGBERRY CT
GREENSBORO NC 27455

WILSON, LENNETTE W ; WILSON,
LEONARD H
4813 LEGACY DR
COLFAX NC 27235

WOOD, KENNETH C ; WOOD,
PATRICIA S
4546 PEEPLES RD
OAK RIDGE NC 27310

WORTH, KELLYE
630 CALVERT ST UNIT 304
CHARLOTTE NC 28208

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT B

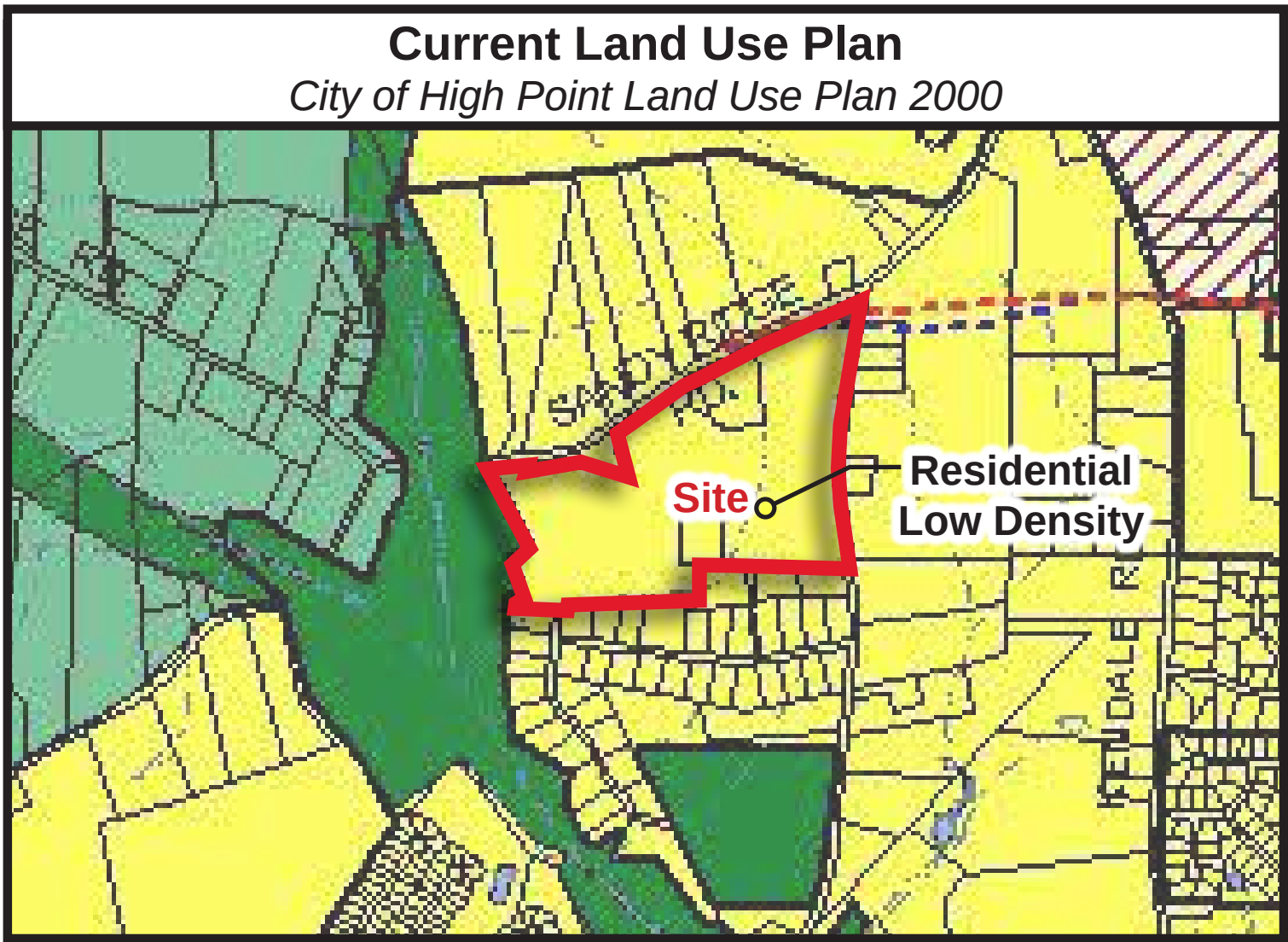
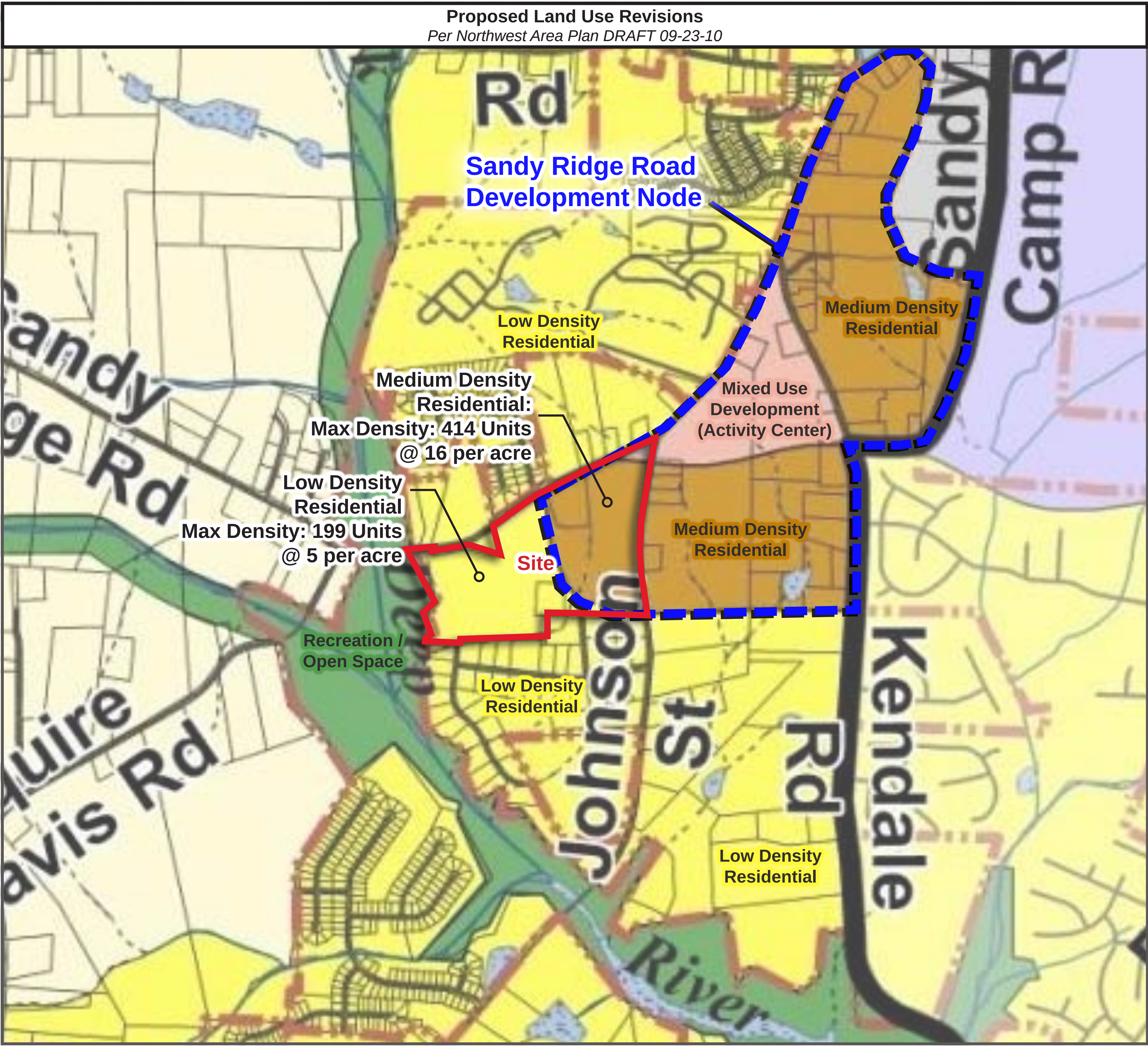
601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069



Property Owner Key

	PIN	OWNER
1	6894913894	ADELOYE, DAVID
2	7803192257	ALLEY, ALEXANDER ; ALLEY, IRIS I
3	7803191407	ALLEY, JOHN WILLIAM
4	6893991991	ALLRED, DENNIS MONROE ; ALLRED, BETH R
5	7803093214	BALLARD, ROGER R ; BALLARD, ANN I
6	6894915739	BARATTA, ANDREW V ; BARATTA, HEIDI A
7	6894925480	BARNSDALE CLARK, SALINA ; CLARK, JAMIE
8	6894925551	BARRETT, BRIAN R ; BARRETT, JOY K
9	6894823446	BEHNKE, DENVER W ; BEHNKE, ROBERTA M
10	6894827696	BONHAM, MARK D ; BONHAM, DONNA F
11	6894917743	BOSTIC, ANDREW ; BOSTIC, URETHA L
12	6894924840	BROCK, DAVID W ; BROCK, PAMELA L
13	6894826695	BROOKS, ARNOLD H ; BROOKS, BEVERLY L
14	6894920888	BROWN, JASON T ; BROWN, SHAWN L
15	6893984773	BULLINS, GARY R ; BULLINS, VICKIE G
16	6894914717	BURGINS, CURTIS ; BURGINS, JERRIE
17	6894925393	BYON, JAY H ; BYON, SO JUNG
18	6894920659	CANON, JAIME D ; CANON, MARIA NITA
19	6894828825	CARMICHAEL, DONNA J ; CARMICHAEL, JAMES T
20	6894824732	CARTER, BRITT A ; CARTER, GENNA W
21	6894910002	CAULDER, CHARLIE R
22	6894909185	CEDAR SPRINGS FARM LLC
23	6894823167	CHAPMAN, KACY R ; CHAPMAN, TAMARA
24	7802251784	CITY OF HIGH POINT
25	7803193787	COLTRAIN, LARRY S ; COLTRAIN, DRUCILLA O
26	6894826812	CONNOLLY, HOWARD L JR ; CONNOLLY, MICHELLE L ; WALKER, SUZANNE M ; WALKER, ELBRIDGE L
27	6894926097	COUSSA, VIRGINIA P
28	6894914662	CREWS, WILLIE R ; CREWS, JULIA
29	7803093409	CROUSE, KIM MAUREEN
30	6894921869	CRUTHIS, AMANDA FAITH ; CRUTHIS, CARL WALTER
31	6894920325	CULBERTSON, JEFFREY S ; CULBERTSON, BETHANY
32	6894921582	DAU, ANUAR M ; DAU, SONIA P
33	6893998815	DEESE, CLAUDIA B
34	6893999864	DEESE, CLAUDIA B
35	6894921533	DENGLER, BILLY D ; DENGLER, SHERI J
36	6894912936	DOLE, MELISSA G
37	6894912568	DOOM, SCOTT L ; DOOM, DEBORAH T
38	6894912656	DORAN, MICHAEL F ; DORAN, MICHELLE K
39	6894827104	ELEDGE, GREGORY H ; ELEDGE, KIMBERLY J
40	6894828365	ELEY, DARNELL R ; ELEY, MELANIE N
41	6894923611	ELLIS, MICHAEL E ; ELLIS, SHARLENE R
42	6894829584	ELIAS, ELAINE Y ; ELIAS, FRANK G
43	7803096901	FERGUSON, DAVID K ; FERGUSON, JULIE O
44	7803091804	FIEDLER, BRANDON JAY ; FIEDLER, KIMBERLY GAY SESSOMS
45	7804027273	FLYNT, CHARLES B ; FLYNT, KATHY S
46	7804027508	FLYNT, KATHY ANN STAFF
47	6894814967	FORCADELA, GABRIEL ; FORCADELA, HILDA
48	7803093808	FOUST, RONALD BALES ; FOUST, DIANA SUE
49	7803091467	GERWE, JOHN J JR ; GERWE, MARY JO
50	6893981643	GLORIA J WHITE REVOCABLE TRUST ; WHITE, GLORIA J TRUSTEE ; WHITE, NED D TRUSTEE
51	6894825267	GONZALEZ, ERIC ; GONZALEZ, PATRICIA A
52	6894825040	GRASSIE, MICHAEL T ; GRASSIE, LINDA A
53	6894825513	GUERIERA, PAUL E ; GUERIERA, ALISON B
54	6894922666	HACKNEY, JOHN ; HACKNEY, TANYA HACKNEY
55	6894813969	HALL, MATTHEW L ; HALL, DORIS C
56	6894826058	HARRIS, AARON S ; HARRIS, ROSALYNN G
57	7803094859	HENDERSON, REBECCA W
58	6893983933	HILL, JAMES W ; HILL, TAMARA G
59	7803097963	HONEYCUTT, JAMES H ; HONEYCUTT, BRENDA S
60	7803097557	HOOVER, DAVID L
61	6893897218	HOOVER, JOSEPH N ; HOOVER, PAULA J
62	6894922312	HUMPHREY, DANIEL E ; HUMPHREY, TAMARA L
63	6894926217	HUNEYCUTT, CYRUS W ; HUNEYCUTT, MOLLY M
64	6894816433	ISOM, DONALD R ; ISOM, MILDRED F
65	6894814348	ISOM, DONALD R ; ISOM, MILDRED F
66	6894916878	JIMENEZ, LUIS E ; JIMENEZ, SARAH D
67	6894825841	JOHNSON, DAVID JULIAN ; JOHNSON, STEPHANIE S
68	6894917940	JOHNSON, DAVID LEE
69	6894827555	JONES, KARL ; JONES, MICHELLE A
70	6894819638	KENNETT, J PHIL ; KENNETT, GLORIA K
71	6894827854	KHAN, MOHAMMED A ; KHAN, ASHLEY J
72	6893896465	KIRKMAN, DAVID P ; KIRKMAN, LINDA G
73	6894824168	KOKX, JASON P ; KOKX, LISA A
74	6894825220	KOVACH, JOHN S ; KOVACH, DENA L
75	6894826883	KUNZ, JACOB W ; POLLARD, KAREN D
76	6893986261	LAIN, STEPHEN P ; LAIN, GINGER B
77	6894913407	LANE, MARILYN DAWN ; LANE, MURRAY W
78	6893990414	LEE, CHANG Y ; LEE, OK B
79	6894822595	LINK, MICHAEL A ; LINK, SUSAN A
80	6893993518	LIVENGOD, THOMAS S ; LIVENGOD, JEAN S
81	6894828667	LIVINGSTON, VINCENT ; LIVINGSTON, ANGELA W
82	6894914553	LORD, JEFFREY M ; LORD, TRICIA S
83	6894827240	LUGO, EDWIN F
84	6893996563	LYNK, DANIEL A ; LYNK, CYNTHIA G
85	7804006167	MARTIN, DOROTHY JANE
86	6893899664	MARTZ, JAMES A ; MARTZ, SUSAN T
87	6894925539	MAYDEN, WARNER L JR ; MAYDEN, NITA
88	6893994596	MCCLEAF, MARLIN RICHARD ; MCCLEAF, MARILYN G
89	6894922550	MCDOWELL, ERICA L K ; MCDOWELL, KEVIN T
90	6894914730	MCNEIL, GREGORY W ; MCNEIL, CHRISTINE L
91	6894922165	MDC HOMES-GREENSBORO LLC

	PIN	OWNER
92	6894829249	MDC HOMES-GREENSBORO LLC
93	6894815822	MDC HOMES-GREENSBORO LLC
94	6894921638	MECKS, GARY ALLEN ; MECKS, ALICE ELIZABETH
95	6894925606	MESSICK, KRISTINA C ; MESSICK, ROBBY D
96	6894925003	MICELI, DAVID ; MICELI, TISH
97	6894915673	MITCHELL, DONALD E JR ; MITCHELL, VIVIAN K
98	6894926025	MOCK, TIMOTHY D ; MOCK, VIVIAN H
99	6893990390	MOORE, DANNY S ; MOORE, SUSAN L
100	6893999478	MOORE, KEVIN F ; MOORE, KIMBERLY S
101	6894911975	MOORE, ROBERT S ; STRADER, CHERILYN R.
102	6894823688	MOORE, TOMEKO ; MOORE, JAMES P
103	6894823038	MOSES, JOSEPH BRIAN ; MOSES, LORI J
104	6894913908	MOSIER, STEVEN D ; MOSIER, LINDSEY M
105	6894825093	MOTLEY, SHERRI E
106	6893995889	MOYER, CHARLES P ; MOYER, CHARLENE W
107	6894824467	MURPHY, LAURA A ; MURPHY, MATTHEW P
108	6893985453	NELSON O SILVER LIVING TRUST ; SILVER, NELSON O TR
109	6894924783	NIELSEN, SARAH KAY ; NIELSEN, TJAI M
110	6894827468	OGBONNA, PASCHAL C ; OGBONNA, MAVIS N
111	6894912733	OHOME, OLUFEMI ; OHOME, OSASOGIE ERHABOR
112	6894824787	OLIVEROS JOSE MARIA LOPEZ & BERENICE FLORES ENRIQUEZ
113	6894921343	OSTMANN, JAMES STEPHEN SR
114	6893896662	OWENBY, TINA
115	7804103185	OWENS, DOUGLAS R ; OWENS, REBECCA O
116	6893899052	OWENS, THOMAS F
117	7803094552	PACE, STEVEN G ; PACE, LYNN R
118	6894827375	PAGIAVLAS, NOTIS ; PAGIAVLAS, ANASTASIA
119	6893982511	PARK, HEE CHANG ; PARK, MIN Y
120	6894829355	PARROTT, MARK W
121	6894926221	PARUSCIO, THOMAS E JR ; PARUSCIO, DENISE E
122	6893992113	PEARMAN, JARRETT L ; PEARMAN, PAULA B
123	6893993940	PENLEY, COURTNEY ; PENLEY, MARK
124	7804122635	PIEDMONT TRIAD AMBULANCE & RESCUE INC
125	7804021083	PIERCE, NORMA JEAN STAFFORD
126	6894928335	PIERCE, RAYMOND E ; PIERCE, NORMA JEAN
127	6894823616	PISULA, SCOTT A ; PISULA, STEPHANIE L
128	6894821519	PRESBYTERIAN HOMES INC
129	6894825579	PRESTON, JEROME D ; PRESTON, DENISE ANN
130	6894829513	RAPP, WILLIAM M ; RAPP, PATTY C
131	6894924809	REAVES, RICHARD G ; REAVES, SANDRA P
132	7804024711	REDMON, KATHERINE E ; TROTTER, BRIAN F
133	6894920394	RIGSBEE, JAMES C JR ; RIGSBEE, BETH F
134	6894922849	RISSLER, JAMES L ; RISSLER, PATRICIA A
135	6893990969	RUSH, KENNETH ALAN ; RUSH, AMY LITTLE
136	6894825487	SAEZ, RAFAELA A ; SAEZ, JESSICA E
137	6894828886	SAXON, JASON ; SAXON, SUSAN SAXON
138	6894912820	SCHABACKER, ELIZABETH M
139	6893897170	SCHERMERHORN, WILLIAM R JR ; SCHERMERHORN, CHRISTINE L
140	6894829857	SCOTT, MARK A ; SCOTT, GWEN E
141	6894924031	SEALS, DANNY L ; SEALS, ALLISON L
142	6894922608	SHARMA, ANU ; SHARMA, GAURI
143	6894825383	SHARMA, RAVINDRA ; SHARMA, SONAL
144	7803096505	SHELTON, WILLIAM G JR ; SHELTON, LINDA G
145	6894923555	SIMON, DAVID F ; SIMON, REBECCA L
146	7804110534	SIPE, JOSEPH M ; SIPE, NANCY W
147	6894829698	SMITH, DAVID M ; SMITH, MICHELLE D
148	6893890882	SMITH, PATRICIA U
149	6894924333	SOK, THEARA ; SOK, VANNARA KIM
150	7804121515	STAFFORD, JAMES C ; STAFFORD, WANDA D
151	7804021653	STAFFORD, JAMES CORNELIUS
152	6894828552	STEELE, TIMOTHY L ; STEELE, KAREN L
153	6894920555	STRAUGHN, SHENITA L
154	6893998520	SURRETT, REGINALD SCOTT ; SURRETT, NANCY P
155	6894922382	THOMAS, CHERYL G
156	6893991651	THOMAS, MICHAEL A
157	6894829627	THOMAS-PFUHL, LISA M ; PFUHL, HENRY F
158	6893896992	THOMPSON, GREGORY P ; THOMPSON, DEBRA S
159	6894917820	TREYBALL, CHRISTINA
160	6894920817	TROLINGER, JOHN L ; TROLINGER, SORAYA P
161	6894827267	US BANK NATIONAL ASSOCIATION TRUSTEE
162	6894926145	VAKA, SHANNON K ; VAKA, CRAIG F
163	6894923352	VILLALOBO, EDWIN A ; SARAVIA, MARIA L
164	6894923921	WARD, RAYMOND L ; WARD, KAYDRA M
165	6894913969	WATSON, EDDIE L JR ; WATSON, MARY T
166	7804003157	WEBB, J RICK ; WEBB, PHYLLIS P
167	6894923467	WEBSTER, DERRICK W ; BIVENS, NICOLE S
168	6894908816	WESLEYAN EDUCATION CENTER
169	7804115905	WESTMORELAND, C REID ; WESTMORELAND, CATHARINE B
170	7804110649	WESTMORELAND, JAMES T ; WESTMORELAND, CHARLES R
171	7804110854	WESTMORELAND, JAMES T ; WESTMORELAND, CHARLES R
172	7804113483	WESTMORELAND, JAMES T ; WESTMORELAND, MARGARET M FAMILY LIMITED PARTNERSHIP ; WESTMORELAND, CHARLES R
173	7804009900	WESTMORELAND, JAMES THOS
174	6893896787	WILLIAMS, BENJAMIN A
175	6894915752	WILLOUGHBY RAY, PAMELA KIM ; WILLOUGHBY RAY, RYAN SEAN
176	6894915817	WILSON, LENNETTE W ; WILSON, LEONARD H
177	6893990901	WOOD, KENNETH C ; WOOD, PATRICIA S
178	6894825480	WORTH, KELLYE



Classification Descriptions

Low Density Residential Single family detached dwellings with a maximum density of 5 units per acre.
Medium Density Residential Mixed density residential including high density townhomes and multi-family housing ranging from 8 -16 units per acre.
Mixed Use Development (Activity Center) Commercial, office, service uses and high density residential in a walkable setting.

Wesleyan Education Center - Sandy Ridge Road

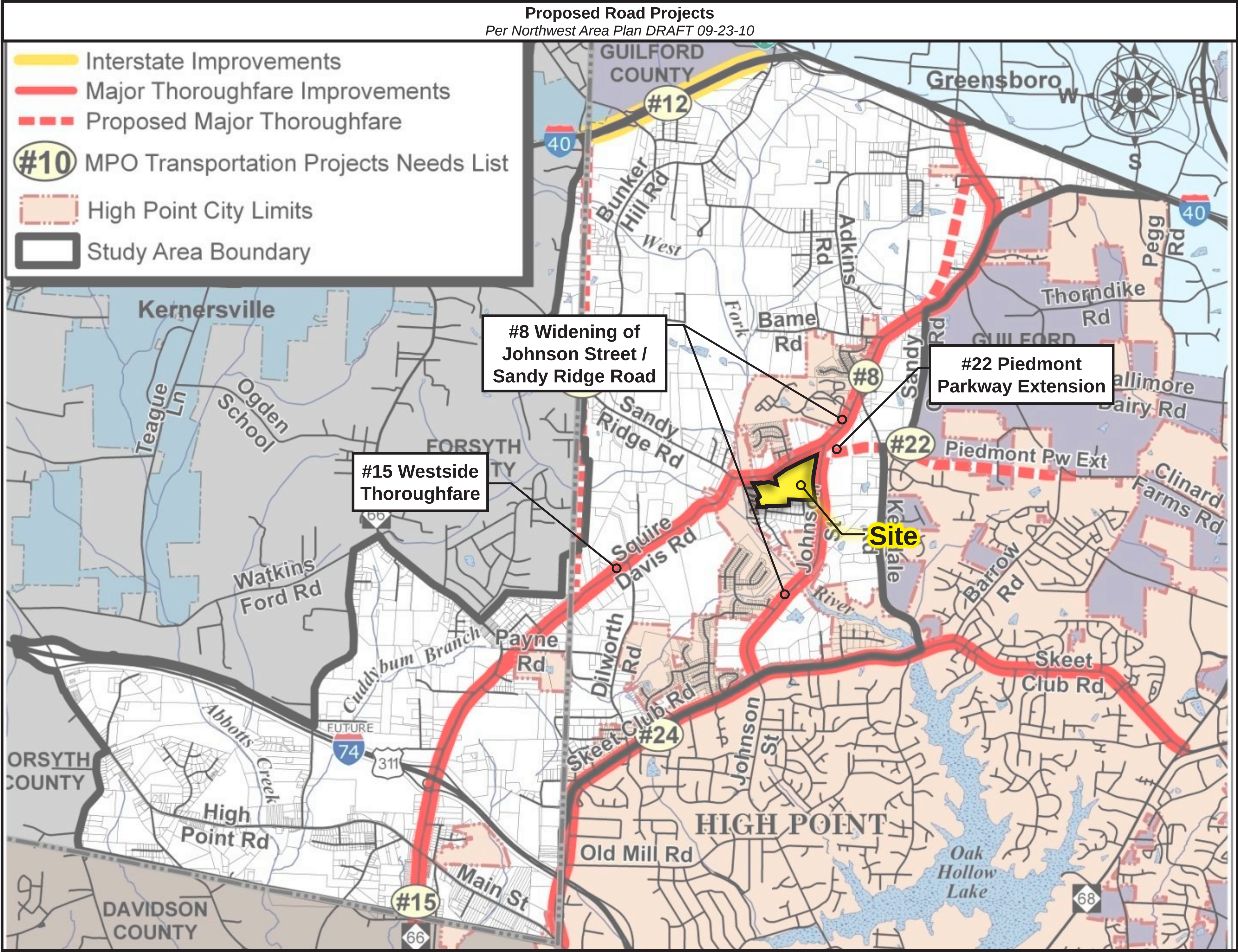
High Point, NC 12/01/10

Current & Proposed Land Use Plans

Prepared for:
W Wesleyan Education Center
1917 Centennial Street
High Point, NC 27262

Project #: 10-181

Prepared by:
Stimmel
Landscape Architecture
Civil Engineering
Stimmel Associates, PA Land Planning
501 N. Trade Street
Suite 200
Winston-Salem, NC 27103-2916
P: 336.723.1067
F: 336.723.1069
www.stimmelpa.com



MPO Future Projects

#15	Westside Thoroughfare / North - South Connector
#22	Piedmont Parkway Extension
#8	Widening of Johnson Street and Sandy Ridge Road

Wesleyan Education Center - Sandy Ridge Road

High Point, NC 12/01/10

Transportation

Prepared for:
W Wesleyan Education Center
1917 Centennial Street
High Point, NC 27262

Project #: 10-181

Prepared by:
Stimmel
Landscape Architecture
Civil Engineering
Stimmel Associates, PA Land Planning
501 N. Trade Street
Suite 200
Winston-Salem, NC 27103-2916
P: 336.723.1067
F: 336.723.1069
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Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT C

601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
37	Raymond + Joan Pinner	1947 Sandy Ridge Rd. Colfax, NC	665-2999	
38	Rickey Candler	1928 Sandy Ridge Rd 27235 Colfax NC	456-1409	
39	Julia + Willie Crews	4802 Tradition Way Colfax, NC 27235	336 662-0156	WillieCrews@bellsouth.net
40	George + Kim Crouse	8807 Cedar Springs Dr Colfax	336 665-0547	Kimcrouse@bellsouth.net
41	John Gierke	8901 Cedar Springs Dr	336-668-4152	josephgierke@yahoo.com
42	Arnie + Bev Brooks	4893 Legacy Dr. Colfax, NC	662-3396	bev.brooks@gmail.com
43	Patty Prapp	1509 Castle Way Colfax	668-7264	bellsouth.net prapp123@
44	Jane + Nancy Sire	4640 Johnson St Colfax	665-0185	
45	Drew Coltrain	4600 Johnson St Colfax	668-3707	drewcoltrain@gmail.com lscoltrain@gmail.com
46	Doug Owens	4604 Johnson St Colfax	336-314-5606	owensdoug@bellsouth.net
47	Angela Livingston	4885 Legacy Dr. Colfax	202-9974	ALWOMACK22@yahoo.com
48	Michael Flynn	1965 Sandy Ridge Rd Colfax	668-2500	N/A

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
49	DINESH BHAGAT	4825 MARQUIS ST. COLFAX	336-510-4264	daysen120@yahoo.com
50	Alexander Alley	1555 Hwy 66 S. Kernersville	336-996-3776	
51	Kim Moore	8903 Cedar Spring Dr Colfax	336 668-4589	moorekim1977@bellsouth.net
52	Matt Murphy	4913 LEGACY DR. COLFAX	617-5671	MURPHYMP108@MAC.COM
53	Julie Morgan	8802 Cedar Sp. Dr Colfax	336-617-5470	jloferg@gmail.com
54				
55				
56				
57				
58				
59				
60				

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
61	Charles + Katelyn Juynt	1965 Sandy Ridge Rd. Colfax, N.C. 27235	668-2500	
62	Phil and Gloria Kennett	1927 Rudy Fedge Rd Colfax, NC 27235	668-3782	
63	B.H. Shelton	8803 Cedar Spring Dr.	336-665-1372	bshelton1237@yahoo.com
64	Dennis + Beth Allred	8912 Cedar Springs Dr	668-3099	beth@myallredfamily.com
65	Gary + Claudia Deen	8904 Cedar Spring Dr	665-0518	CDeen@Tide1922.com
66	Mike Link	4920 Legacy Drive	848-3123	MLINK001@triad.rr.com
67	Kenn + Erica McDowell	1531 Castle Way	336 880 2532	Ericak78@aol.com
68	Michelle Jones	4840 Marquis St	336 543 3367	michelleajones@aol.com
69	Kacy Chapman	4803 Marquis St		Kacy Chapman@cw-hotmail.com
70	Cy Huneycutt	4824 Legacy Drive	668-2816	chuneycutt@triad.rr.com
71	Steve & Stephanie Dillon	2209 Sandy Ridge Rd High Point	668-0520	stephanie_dillon78@yahoo.com
72	Debra Thompson	1226 Windchime Dr Colfax	239 7260	DebraKay4444@yahoo.com

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT D

601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Special Use Permitting for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	Joe & Nancy Sipe	4640 Johnson St Colfax NC 27235
2	Douglas R. Owens	4604 Johnson St. Colfax N.C 27235
3	Larry and Dee Coltrain	4600 Johnson St. Colfax N.C. 27235
4	Michael R. Linn	4920 Legacy Drive Colfax NC 27235
5	Gary & Claudia Deese	8904 Cedar Spring Drive Colfax 27235
6	Dennis & Beth Allred	8912 Cedar Spring Dr. Colfax, NC 27235
7	Kim & Kevin Moore	8903 Cedar Spring Dr Colfax NC 27235
8	Marla Ann Plumer	4913 LEGACY DR. COLFAX N.C. 27235
9		
10		
11		
12		

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Special Use Permitting for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	George Crouse	8807 Cedar Spring Drive Colfax, NC
2	Kevin and Erica McDowell	1531 Castle Way Colfax, NC 27235
3	Bruce Shields	8803 Cedar Spring Dr. Colfax, N.C.
4	Kacy Chapman	4803 Marquis St. Colfax, NC
5	Cyle & Molly Honeycutt	4824 Legacy Drive Colfax NC
6	Jim Hedgecock	8857 BATLSTON ROAD Colfax N.C. 27235
7		
8		
9		
10		
11		
12		

5-20-2013
HPCC

From: Doug Spell
To: 'HERBERT SHANNON JR'
Subject: FW: Zoning Case 13-02 for City Council (Jemsite Development)

Jemsite Development would like to request that the Conditions submitted for Zoning Case 13-02 Wrenn Farm PUD be amended as follows:

Replace Section 2, Part II, B.3.a.9) (*page 4 of 9 of Conditional Zoning Ordinance*) as follows:

Outside Display and Outside Storage shall be permitted under a fuel canopy associated with a convenience store with gas pumps. All other Outside Display and Outside Storage shall be in accordance with the requirements of the Development Ordinance for the LB District.

S. Douglas Spell, P.E.
Senior Project Manager \ Broker
Jemsite Development, LLC
336-846-2250 (direct)
336-877-6693 (cell)
336-846-1677 (fax)

PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

West-Lock, Ltd and City of High Point

Street Abandonment Case 13-02

- Part A. A request by West-Locke, Ltd. To abandon the northern portion of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.
- Part B. A request by the Technical Review Committee to abandon the southern portion of an unimproved 7-foot wide alley, running in a north to south direction, within the eastern portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.
- Part C. A request by the Technical Review Committee to abandon a 10-foot wide unimproved alley, running in an east to west direction, within middle of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.
- Part D. A request by the Technical Review Committee to abandon 12-foot wide alley, partially improved with a private driveway, running in a north to south direction within the eastern portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street.

Mr. Herbert Shannon presented Street Abandonment Case 13-02 and recommended approval as outlined in the staff report.

Speaking on behalf of the request was the applicant's attorney, Ms. Beth Koontz, 300 N. Main Street, High Point, NC

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended **approval** of Street Abandonment Case 13-02, by a vote of 7-0.

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

**STAFF REPORT
STREET ABANDONMENT CASE 13-02
April 23, 2013**

Request	
Applicant: West-Locke, Ltd and City of High Point (Technical Review Committee)	Proposal: A request to abandon right-of-ways (alleys) within the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue, and Lock Street. <u>Part A.</u> Abandonment of the northern portion of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block. <u>Part B.</u> Abandonment of the southern portion of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block. <u>Part C.</u> Abandonment of a 10-foot wide unimproved alley, running in an east to west direction, within middle of the block. <u>Part D.</u> Abandonment of a 12-foot wide alley, partially improved with a private driveway, running in a north to south direction within the eastern portion of the block.

Adjacent Streets		
Name:	Classification:	Right-of-Way and Pavement Width:
Westwood Avenue.	Sub-collector	50 ft. right-of-way; 30(+/-) ft. w/curb & gutter
N. Lindsay Street,	Major Thoroughfare	60 ft. right-of-way; 30(+/-) ft. w/curb & gutter
Gatewood Avenue	Local street	50 ft. right-of-way; 30(+/-) ft. w/curb & gutter
Lock Street	Local street	50 ft. right-of-way; 20± ft. ribbon paving

Adjacent Property Zoning and Current Land Use		
North	General Office-Moderate Intensity (GO-M) District	Medical complex
East	General Office-Moderate Intensity (GO-M) District	Office uses
South	General Office-Moderate Intensity (GO-M) District	Medical office (optometrist) and single-family dwellings
West	Residential Single Family-9 District	Single-family dwelling

Analysis

West-Locke, Ltd has submitted an application to abandon the portion of a right-of-way (alley) that runs through their property at 511 Westwood Avenue, within the northwestern quadrant of this block. The applicant's surveyor identified the alley while mapping the property. Neither the surveyor, applicant's attorney or the Planning and Development Department have found any evidence that it had previously been abandoned, even though a building was been constructed over this alley. To clear the title to the property, West-Locke, Ltd has submitted a petition to abandon the northern portion of this alley.

During the Technical Review Committee (TRC) review for this request, other alleys were identified in this block. They were platted in 1907 on a map entitled "Map of property belonging to Home Investment & Improvement Company", and recorded in Plat Book 2 page 116. The TRC had no objections with West-Locke, Ltd. request as the alley is not improved and the property has access to two abutting improved public streets. The other alleys in this block are also not improved and all abutting property owners have access to abutting improved public streets. Therefore, the TRC has joined in as co-applicant to this petition and recommends all other alleys in this block also be abandoned.

The request is divided into 4 parts. Part A is by West-Locke, Ltd request (*see area highlighted in red on exhibit map*). The remaining portion of the request, Parts B, C, and D are other alleys in this block that the TRC is also recommending to be abandoned (*see area highlighted in blue on exhibit map*). Notices of public hearing have been mailed to abutting property owners and signs posted.

Findings

The TRC reviewed this request on March 20, 2013 and identified no concerns related to the abandonment of these right-of-ways. The Public Services Department requested a sewer easement be retained over a portion of the alley associated with Part D of the request as a City sanitary sewer line crosses the northern portion of this alley.

This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owners, as provided by state statutes, is found not to be contrary to the public's interest and is found not to deprive owners in the vicinity of the right-of-way reasonable means of ingress and egress to their property.

Recommendation

Part A. The Planning and Development Department recommends approval of the request by West-Locke, Ltd to abandon the northern portion of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue, and Lock Street.

Part B. The Planning and Development Department recommends approval of the request by the Technical Review Committee to abandon the southern portion of an unimproved 7-foot wide alley, running in a north to south direction, within the western portion of

the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue, and Lock Street.

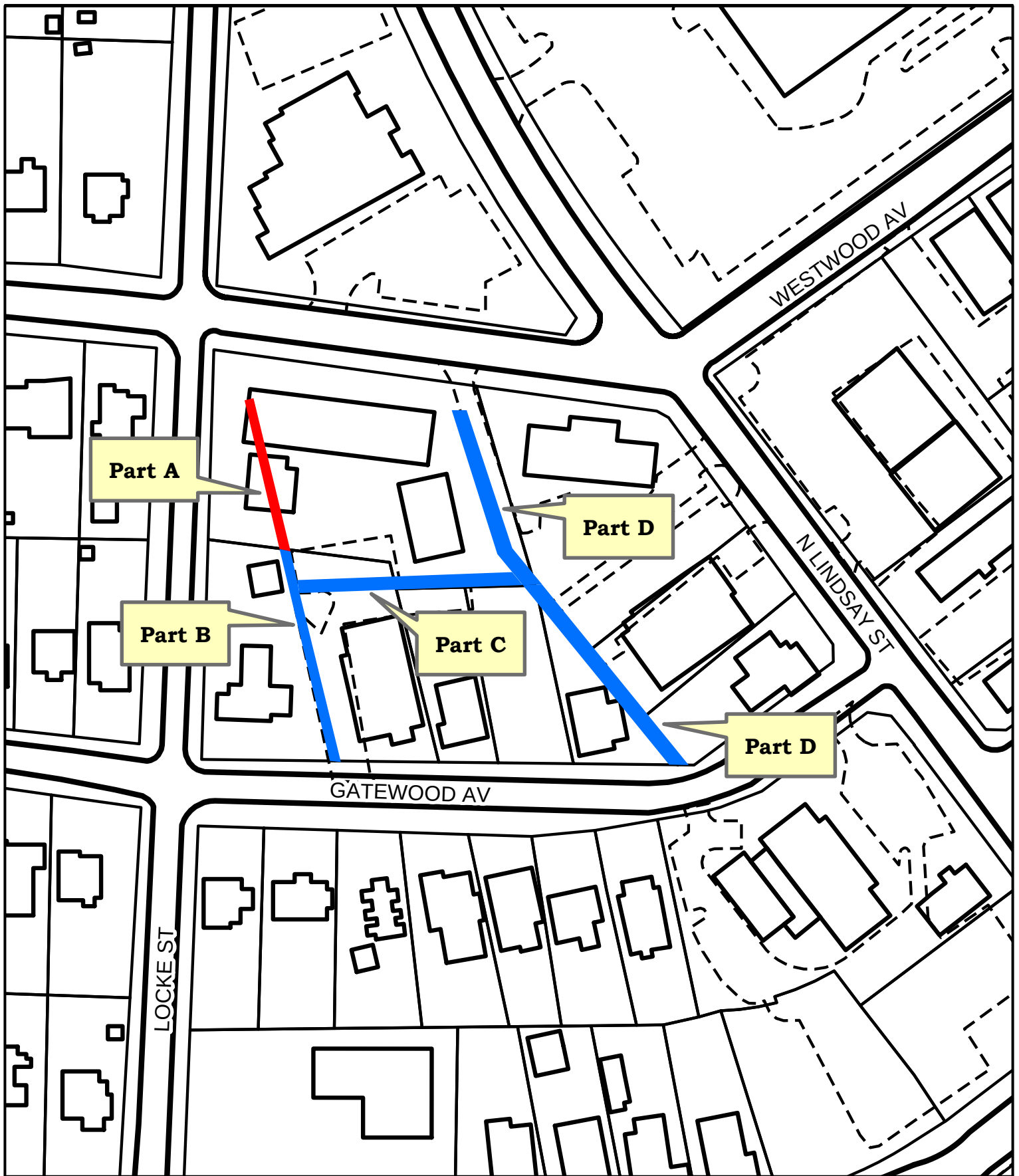
Part C. The Planning and Development Department recommends approval of the request by the Technical Review Committee to abandon a 10-foot wide unimproved alley, running in an east to west direction, within the middle of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue, and Lock Street.

Part D. The Planning and Development Department recommends approval of the request by the Technical Review Committee to abandon 12-foot wide alley, partially improved with a private driveway, running in a north to south direction within the eastern portion of the block bounded by Westwood Avenue, N. Lindsay Street, Gatewood Avenue and Lock Street with the retention of a 20-foot wide sanitary sewer easement centered on the sewer line within the alley.

The above noted recommendations are based on preliminary findings that the requests are not contrary to the public interest, and that no property in the vicinity of the street abandonment would be deprived of reasonable means of ingress or egress.

Report Preparation

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



STREET ABANDONMENT REQUEST SA13-02

Applicant: West-Lock, Ltd. and City of High Point
Technical Review Committee

- West-Lock, Ltd. (0.0212 acres)
- City of High Point request (0.161 acres)

Planning & Development
Department

City of High Point

Date: April 12, 2013



Scale: 1"=100'

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Attachments: Photographs (April 2013)

Looking north from Gatewood Avenue (eastern half of block)



Looking north from Gatewood Avenue (western half of block)



Attachments: Photographs (March 2013)

Looking south from Westwood Avenue (eastern half of block)



Looking south from Westwood Avenue (western half of block)



STREET ABANDONMENT REQUEST SA13-02



Publish four (4) consecutive weeks: May 24 and 31, 2013 and June 7 and 14, 2013

RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENTS
(Case # SA13-03)

WHEREAS, the City Council has been petitioned to abandon the following right-of-way:
A portion of Fifth Street, an improved north/south right-of-way, lying south of Montlieu Avenue, between Montlieu Avenue and Barbee Avenue.

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the above right-of-way and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-ways above-described and sets Monday, June 17, 2013, at 5:30 p.m. as the date for said public hearing before the Council in the Council Chambers of the Municipal Building in High Point.

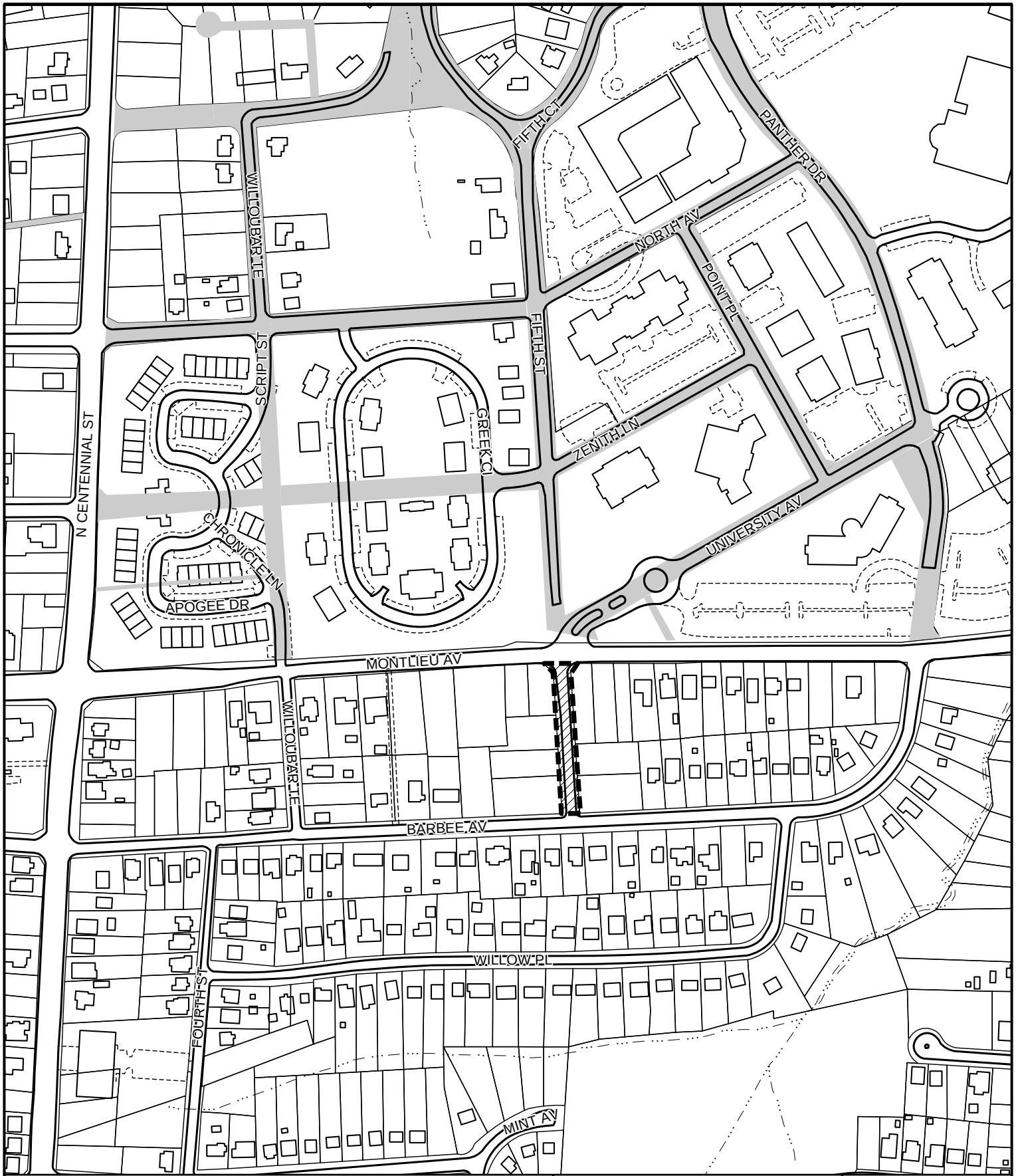
Persons wishing to be heard either for or against the said right-of-way abandonments are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3544 or FAX (336) 883-3056.

By Order of the City Council
This the 20th day of May, 2013.

Lisa B. Vierling, City Clerk

Petition Submitted By: High Point University



STREET ABANDONMENT SA13-03

Applicant: High Point University
 Area: 0.359 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Planning & Development
 Department**

City of High Point

Date: April 24, 2013



Scale: 1"=300'

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PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

Wesleyan Education Center

Zoning Case 13-03

A request by Wesleyan Education Center to rezone approximately 66.8 acres from the Agricultural (AG) District and Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

AND

Wesleyan Education Center

Special Use Permit Case 13-02

A request by Wesleyan Education Center to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road.

Mr. Herbert Shannon presented Rezoning Case 13-03 and Special Use Permit Case 13-02 and recommended approval as outlined in the staff reports.

Speaking on behalf of the request was the applicant's representative, Mr. Doug Stimmel, Architect, 601 Trade Street, Suite 200, Winston-Salem. Mr. Stimmel provided an overview of the rezoning request and the special use proposal by the Wesleyan Education Center to develop a school on the property. Mr. Stimmel presented for the commission's consideration an updated Special Use Permit Master Plan of the proposed school; and an amendment to the transportation condition to add language that roadway and intersection improvements will be allowed to be phased, in accordance with the construction phasing of the project.

Speaking in opposition to the request was Mr. Murray Lane, 4801 Tradition Way, Colfax. He expressed concern that a school with 1,500 students would change the character of this residential area, and that there will be traffic back-ups from this use in the mornings and afternoons since this is a private school with parents dropping-off and picking-up students. Mr. Lane also expressed concerns with crowd noises and lighting from the proposed athletic fields.

The Commission had no questions pertaining to Zoning Case 13-03. In regards to the Special Use Permit (SUP), the Commission had questions pertaining to the request by the applicant that the SUP remain valid for 120 months rather than 18 months, as typically required, to establish the use or receive a footing inspection. Members questioned if a 60 month approval could be granted and if they are not ready at that time could they come in for a second five-year extension.

Mr. Burnette informed the members that due to the rewrite of the Development Ordinance, a five-year extension may or may not be an option depending on the manner in which the new ordinance addresses amendments to existing Special Use Permits. Since the Traffic Impact Analysis (TIA) is only valid for 60 months, Mr. Burnett recommended that if development has not commenced within 60 months then an updated TIA should be required to be conducted. If

this updated TIA requires or recommends additional improvements, the applicant should submit a request for a Major Amendment to the SUP or seek a new SUP approval.

The Planning & Zoning Commission recommended **approval** of Zoning Case 13-03, by a vote of 7-0, as presented by staff.

The Planning & Zoning Commission recommended **approval** of Special Use Permit Case 13-02 by a vote of 7-0, with the following amendments:

- 1) Accepted the updated SUP Master Plan submitted by the applicant;
- 2) Accepted amendment to the SUP transportation conditions submitted by the applicant to add the following: *“Condition 4.e.8. roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.*
- 3) Add condition 4.f Timing of Development *“If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit an amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.*
- 4) Accepted a 120-month time period for the Special Use Permit to remain valid, subject to requirements of Condition 4.f of the Special Use Permit.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

**STAFF REPORT
ZONING CASE 13-03
April 23, 2013**

Request		
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center	
Zoning Proposal: To annex and apply initial City zoning for approximately 66.8 acres.	From: AG	Agricultural District (Guilford Co)
	RS-40	Residential Single Family-40 District (Guilford Co)
	To: CZ RS-9	Conditional Zoning Residential Single Family-9 District

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres
Current Land Use:	Two single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water and Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single-family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings

East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Intuition District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The western half of the site has a Low-Density Residential classification which is primarily intended for single-family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: <i>Northwest Area Plan:</i>	Northwest Area Plan: Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Community Growth Vision Statement	There are no policies that support or oppose this case.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 15 years: • <u>1998, River Landing (aka Presbyterian Homes).</u> A 150-acre Planned Unit Development (PUD) built as a mixed-use retirement facility. This development is approximately 900 feet north of the zoning site, along the west side of Sandy Ridge Road. • <u>2004, Legacy at Sandy Ridge subdivision.</u> A 45-acre RS-9 District single-family subdivision is abutting the zoning site to the north. • <u>2004, Saddlebrook subdivision.</u> A 53-acre mixed residential development consisting of RM-5 District for town homes, RS-7 District for single-family dwellings and PI District. This subdivision is lying approximately ¾ mile northeast of the zoning site along west

	side of Sandy Ridge Road. • <u>2007, (undeveloped property).</u> A 25-acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of Sandy Ridge Road. • <u>2012, (Fire Station #26).</u> A 2-acre RS-7 District zoning was approved for property at 2127 Sandy Ridge Road, approximately one-mile northeast of the zoning site along Sandy Ridge Road.
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Transportation Information							
Adjacent Streets:	Name			Classification		Approx. Frontage	
	Johnson Street			Major Thoroughfare		1,800 ft.	
	Sandy Ridge Road.			Major Thoroughfare		2,100 ft.	
	Willow Run Drive			Local		50 ft.	
	Windchime Drive			Local		50 ft.	
Vehicular Access:	Johnson Street and Sandy Ridge Road						
Traffic Counts: (Average Daily Trips)	Johnson Street				7,300 AADT (NCDOT 2011)		
	Sandy Ridge Road				2,900 AADT (NCDOT 2011)		
Estimated Trip Generation:	None						
Traffic Impact Analysis:	Required			Comment			
		<u>Yes</u>		<u>No</u> X	If a residential development exceed 150 trips in the AM or PM peal hour a TIA will be required.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.						

School District Comment
No information has been provided from Guilford County School.

Details of Proposal

The zoning application proposes to establish initial city zoning of Conditional Zoning Residential Single Family-9 (CZ RS-9) District on the property. The staff evaluation of this request takes into consideration all the uses, which are primarily residential in nature, that may be permitted in the requested RS-9 District. In addition, the review takes into consideration consistency with the Land Use Plan, consistency with land development policies established by the City Council, and if the proposed conditional zoning ordinance mitigates impacts, if any, from development on the property. The 66.8 acres associated with this site is part of a development proposal by the Wesleyan Education Center to develop a school on the property, evaluation of that proposal is under Special Use Permit Case 13-02.

The applicant has offered the following conditions in their Conditional Zoning Ordinance to mitigate impact for development of the site:

- All principal use(s) of the site shall be connected to the City's water and sewer system for service.

- If development under CZ RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated Traffic Impact Analysis (TIA) will be required to determine the extent of improvements necessary to mitigate traffic impacts.
- Right of way dedication of 70-feet along Johnson Street and 65-feet along Sandy Ridge Road for future roadway improvements.
- Dedication of right-of-way for future realignment of the Johnson Street/Sandy Ridge Road Intersection.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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 Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments: This area is designated as Low Density Residential and Medium Density Residential in both the Land Use Plan and the Northwest Area Plan. Residential uses, as allowed by the requested CZ RS-9 District, are supported by these plans in this area.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses; <u>Staff Comments:</u> Residential uses and zoning have been firmly established in this area. To the north and south of the site are various single family and mixed use residential developments with city zoning of CU RS-9, CU RM-5 and Conditional Use Planned Unit Development-Residential (CU-PDR). The requested CZ RS-9 District is compatible with the established character of this area.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <u>Staff Comments:</u> The requested CZ RS-9 District permits development density up to four dwelling units per acre. Therefore, the site has the potential to be developed with over 200 dwelling units. To mitigate potential negative impacts from development, the applicant has offered conditions to: dedicate right-of-way to accommodate future road improvements; to connect to city utilities; and if the intensity of development exceeds the threshold of over 150 trips during the peak AM or PM hours, prepare a TIA to determine the extent of improvements necessary to mitigate traffic impacts.

<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	<u>Staff Comments:</u> ❖ The site is subject to water supply watershed regulations of the Oak Hollow Lake General Watershed Area. ❖ A perennial stream runs along the southern boundary of the site. The Development Ordinance requires a minimum 100-foot buffer measured from top of bank, on both sides of stream, to be provided. In addition, no disturbance is permitted within the inner 50 feet of this stream buffer area.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<u>Staff Comments:</u> The proposed development has no known adverse impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<u>Staff Comments:</u> ❖ The site fronts on a Sandy Ridge Road and Johnson Street, both of which are major thoroughfares. Primary access will be from these roadways ❖ The requested CZ RS-9 District is similar to other zoning approvals granted by the City in this area.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments: Over the past two decades, this portion of the Johnson Street/Sandy Ridge Road corridor has begun to transform from rural to a more suburban area due to the multiple voluntary annexation approvals and development of residential subdivisions.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments: Since the mid 1990's, the City of High Point's corporate limit has gradually expanded to include more of the northern portion of its Planning Area. The zoning site abuts the City corporate limits to the west and north and as discussed above in Review Factor #1, the site is within an established residential area.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested CZ RS-9 District is consistent with the City's Land Use Plan; 2) The requested CZ RS-9 District zoning abuts an existing City of High Point RS-9 zoning; 3) As conditioned, the requested CZ RS-9 District will continue the

established residential zoning pattern in this area which will result in a development pattern that will be compatible and in harmony with surrounding area; and 4) The applicant has offered conditions with the rezoning application for development to connect to city utilities and to reevaluate transportation related improvements if specific traffic thresholds are exceeded.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 66.8 acre parcel to the CZ RS-9 District. As conditioned, the requested CZ RS-9 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

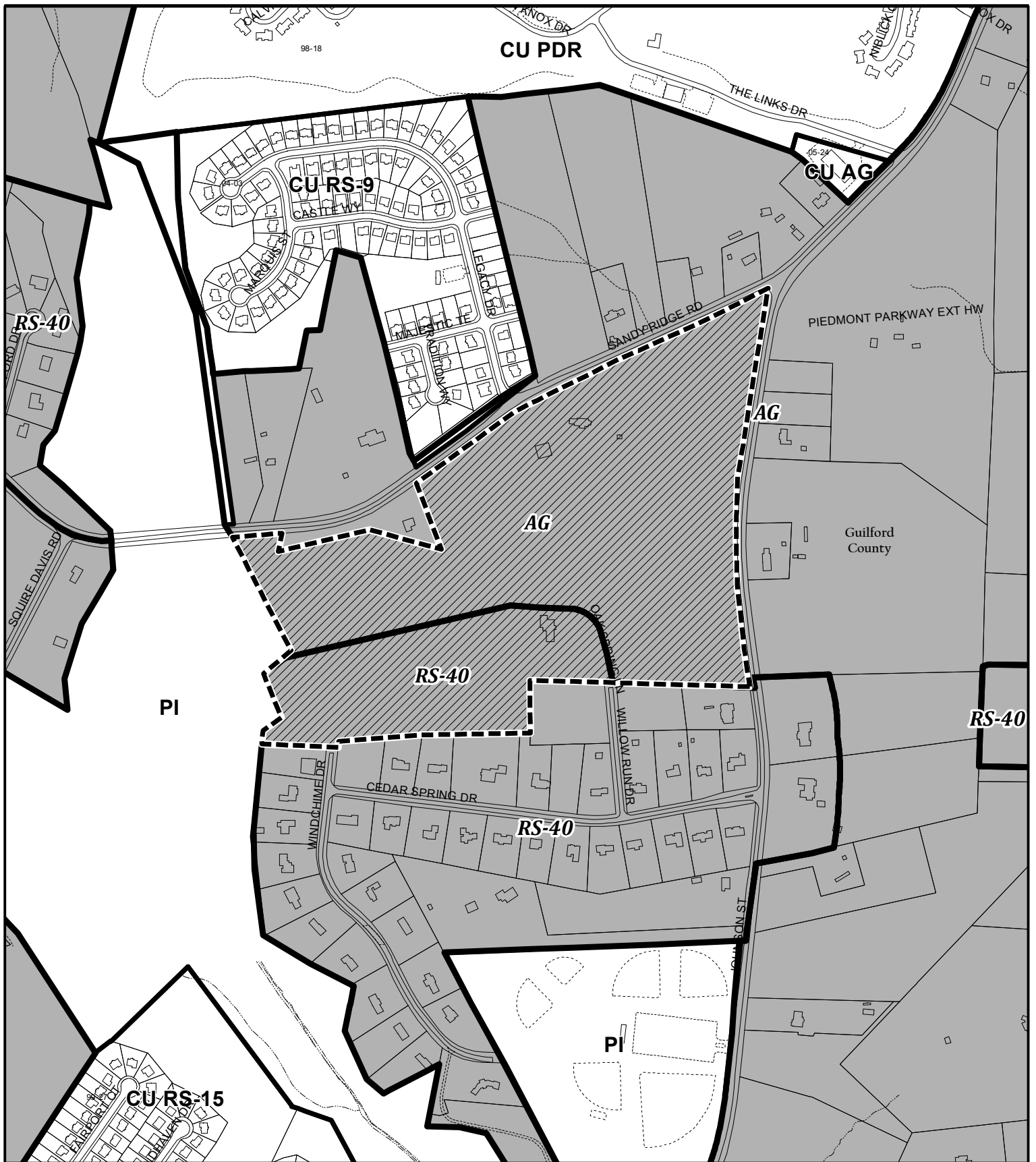
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 13-03

From: Agricultural & Residential Single Family-40
(Guilford County)

To: Conditional Zoning Residential Single Family-9

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

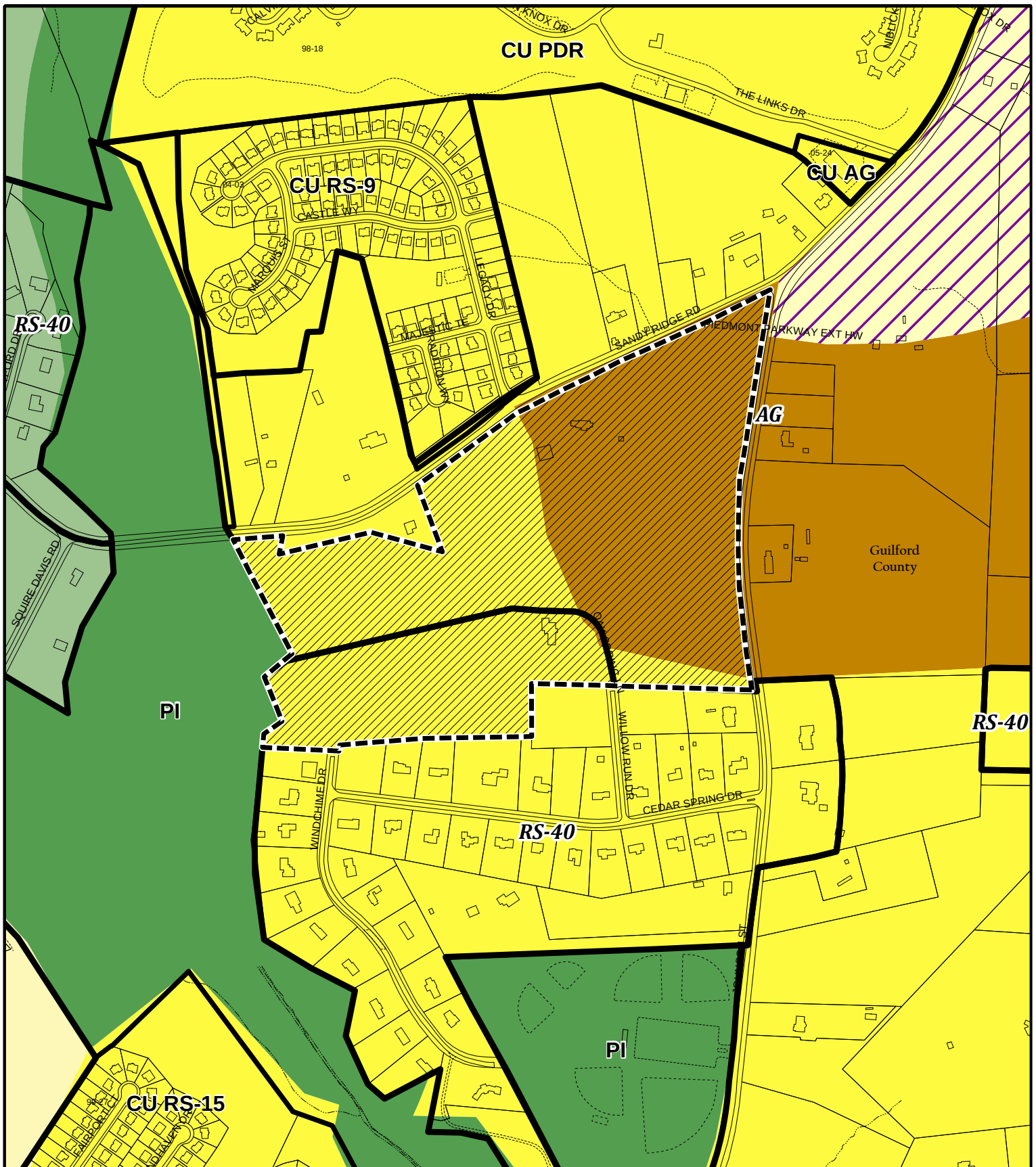
City of High Point

Date: April 4, 2013



Scale: 1"=600'

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ZONING CASE 13-03

Land Use Plan

 Rural Development	 Mixed Use Development
 Low-Density Residential	 Recreation/Open Space
 Medium-Density Residential	 Future Growth Area

Planning & Development
Department

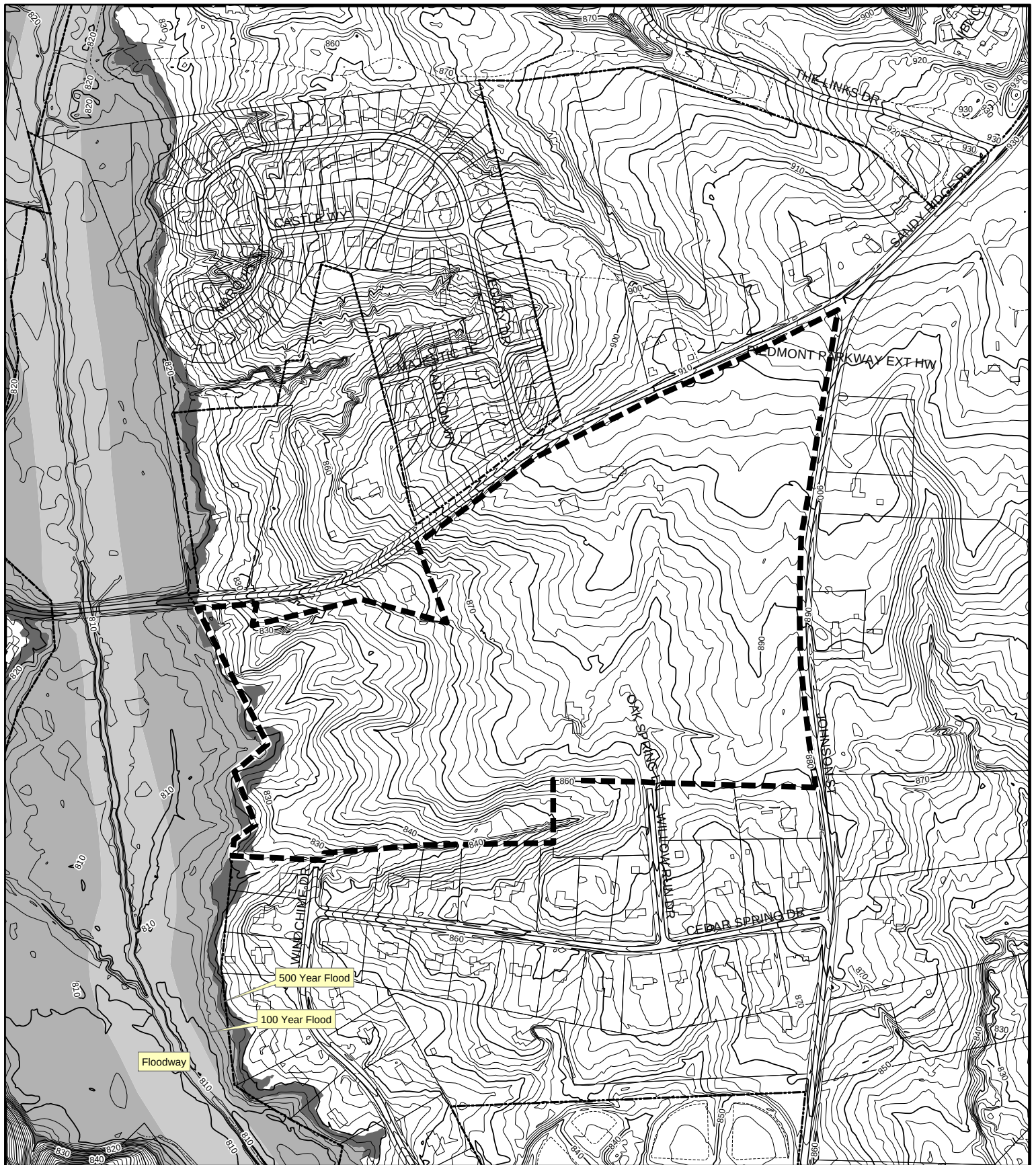
City of High Point

Date: April 12, 2013



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ZONING CASE 13-03

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



Scale: 1"=500'

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ZONING CASE 13-03



April 5, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director 

Subject: **Zoning Case #13-03, and Special Use Permit #13-02, Wesleyan Education Center, Property located at the southwest corner of the intersection of Johnson Street and Sandy Ridge Road**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit requested for the construction of a private school for 1,225 students in grades K-12 and 275 students in pre-K childcare. This use will generate approximately 1,404 trips in the AM peak hour, 772 trips in the PM peak hour, and a total of 2,425 daily trips. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 without the Special Use Permit

If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.

Conditions for development under the Special Use Permit

Access

- The zoning site shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road.
- The access point to Sandy Ridge Road shall align with Legacy Drive.
- The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- The zoning site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a “T” type turnaround constructed on the rezoning site.
- The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either Sandy Ridge Road or Johnson Street.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Roadway and Intersection Improvements

- The property owner shall construct a northbound left turn lane with 400 feet of storage and appropriate taper, and a southbound right turn lane with 300 feet of storage and appropriate taper at the access point on Johnson Street.
- The property owner shall construct a westbound left turn lane with 150 feet of storage and appropriate taper, and an eastbound right turn lane with 100 feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- The property owner shall construct a separate eastbound right and left turn lane with 300 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a southbound right turn lane with 200 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a northbound left turn lane with 300 feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ and _____ regarding **Zoning Case 13-03** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, 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 _____.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District.** The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

SECTION 2

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

Part I. **USES:**

Any of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.
- B. Transportation Conditions.
 - 1. If development under RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.
 - 2. Right-of-Way Dedication
 - a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
 - b. The property owner shall dedicate a minimum of sixty five (65) feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
 - c. The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan (SUP Case 13-02).
 - 3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction 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 now 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.

____th day of _____, 2013.

Lisa B. Vierling, City Clerk

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

**STAFF REPORT
SPECIAL USE PERMIT 13-02
April 23, 2013**

Request	
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center
Proposal:	A Special Use Permit request to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres.
Current Land Use:	Two single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water & Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings
East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Intuitional District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The western half of the site has a Low-Density Residential classification which is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: <i>Northwest Area Plan:</i>	Northwest Area Plan: Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Community Growth Vision Statement	There are no any policies in support or opposition of this case.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 15 years: • <u>1998, River Landing (aka Presbyterian Homes).</u> A 150-acre Planned Unit Development (PUD) built as a mixed-use retirement facility. This development is approximately 900 feet north of the zoning site, along the west side of Sandy Ridge Road. • <u>2004, Legacy at Sandy Ridge subdivision.</u> A 45-acre RS-9 District single family subdivision is abutting the zoning site to the north. • <u>2004, Saddlebrook subdivision.</u> A 53-acres mixed residential development consisting of RM-5 District for town homes, RS-7 District for single-family dwellings and PI District. This subdivision is lying approximately ¾ mile northeast of the zoning site along west side of Sandy Ridge Road. • <u>2007, (undeveloped property).</u> A 25-acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of Sandy Ridge Road. • <u>2012, (Fire Station #26).</u> A 2-acre RS-7 District zoning was

	approved for property at 2127 Sandy Ridge Road, approximately one-mile northeast of the zoning site along Sandy Ridge Road.
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Transportation Information					
Adjacent Streets:	Name		Classification		Approx. Frontage
	Johnson Street		Major Thoroughfare		1,800 ft.
	Sandy Ridge Road.		Major Thoroughfare		2,100 ft.
	Willow Run Drive		Local		50 ft.
	Windchime Drive		Local		50 ft.
Vehicular Access:	The proposed development shall have one access point to Johnson Street and one access point to Sandy Ridge Road.				
Traffic Counts: (Average Daily Trips)	Johnson Street		7,300 AADT (NCDOT 2011)		
	Sandy Ridge Road		2,900 AADT (NCDOT 2011)		
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 2,425.				
Traffic Impact Analysis:	Required			Comment	
	Yes X	No			
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.				

School District Information
Not applicable to this special use permit case.

Details of Proposal

The applicant is requesting approval of a Special Use Permit (SUP) to allow a school use (Elementary and Secondary School) in a Conditional Zoning Residential Single Family-9 (CZ RS-9) zoning district. A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use Permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

The City of High Point Development Ordinance allows a school in its residential zoning districts subject to meeting specific development standards and subject to obtaining a special use permit approval from City Council. This special use request includes a binding sketch plan submitted by the applicant and a staff recommended Special Use Permit document. The staff recommended conditions are proposed to help mitigate perceived impacts resulting from the special use request. If approved, development of the site is guided by the sketch plan and conditions of the Special Use Permit. As part of the public hearing process the applicant may request consideration from the Planning and Zoning Commission, and ultimately from the City Council, to modify the staff recommendations.

The specifics of this request are as follows:

- Elementary and secondary school, grades K thru high school, with a maximum population of 1,500 students at build-out.

- Maximum of 315,000 square feet of building(s) to be constructed in the northeastern portion of the site near the intersection of Johnson Street and Sandy Ridge Road.
- Athletic and recreation fields cover the western half of site. They include a stadium with bleachers, tennis courts, various practice fields, concession facility, and parking area.

One final aspect of this request is the time in which the special use remains valid. The Development Ordinance notes that a Special Use Permit shall become void after 18 months from the date of City Council approval unless the use itself has begun or a footing inspection has been approved where a new building is proposed. The entire development does not need to be constructed at once; it can be built in phases over several years. However, the ordinance allows an applicant to request as part of the initial approval of the SUP, a valid time frame longer than 18 months. In this case, the applicant is requesting 120 months (10 years) to obtain their initial footing inspection approval. Staff recommends 60 months; as that is the maximum time that the applicant's Traffic Impact Analysis will remain valid.

Findings

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ The special use permit recommended by staff includes various transportation related improvement to mitigate impacts of the development. Subject to the Special Use Permit being adopted with conditions recommended by the Transportation Department, no other public safety issues have been identified.
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(f) *Greater Restrictions*; staff finds

Compliance, subject to meeting conditions of SUP Document	❖ A school use is permitted in a RS-9 District subject to meeting development standards and subject to obtaining a special use approval. The Development Ordinance requires that the following development standard be met for a school use <i>"The site plan depict on-site vehicular and pedestrian traffic circulation and shall illustrate any proposed loading and unloading areas, parking areas, drivelines, sidewalks and transportation improvements and provided for other supporting information."</i> The applicant has submitted a SUP Site Plan generally depicting the manner in which the site is to be developed. Detailed engineered drawings that address conditions of the SUP are more appropriately reviewed as part of the site plan review by the Technical Review Committee once the SUP is approved. Subject to the applicant agreeing
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	to improvements recommended by the Transportation Department, the application will be in compliance with this criterion.
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance, subject to meeting conditions of SUP Document	❖ Based on the manner in which the site is to be developed, as depicted on the SUP site plan, development of the site will be sufficiently setback from abutting property owners. ❖ Where the site abuts residential uses, a Type B planting yard will be required. This will assist in buffering activity on the site from adjacent residential uses. ❖ At build-out with, approximately 1,500 students, there will be traffic impacts from this use at peak usage times. The transportation improvements recommended by staff will help mitigate those impacts. ❖ The SUP includes a general lighting condition and a lighting condition for the athletic field areas. These conditions will further insure the requested school use and its accessory activities will not substantially insure the value of adjacent property owners.
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	❖ This site is designated as Low Density Residential and Medium Density Residential in both the Land Use Plan and the Northwest Area Plan. Schools are generally supported in residential areas.
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Recommendation

Staff recommends approval with Conditions

The Planning and Development Department recommends approval of the SUP subject to the approval of the associated Zoning Case 13-03 and subject to the staff recommended conditions for this permit. In addition, staff recommends the SUP remain valid for a maximum 60-month time frame for the use to commence or to receive initial footing inspection approval.

Based on the staff recommended conditions, and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

Report Preparation

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



SPECIAL USE PERMIT 13-02

Request: To allow a private school K-12 grades
Accessory Uses: day care center 30 or more children,
 athletic fields, private dormitories and livestock

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

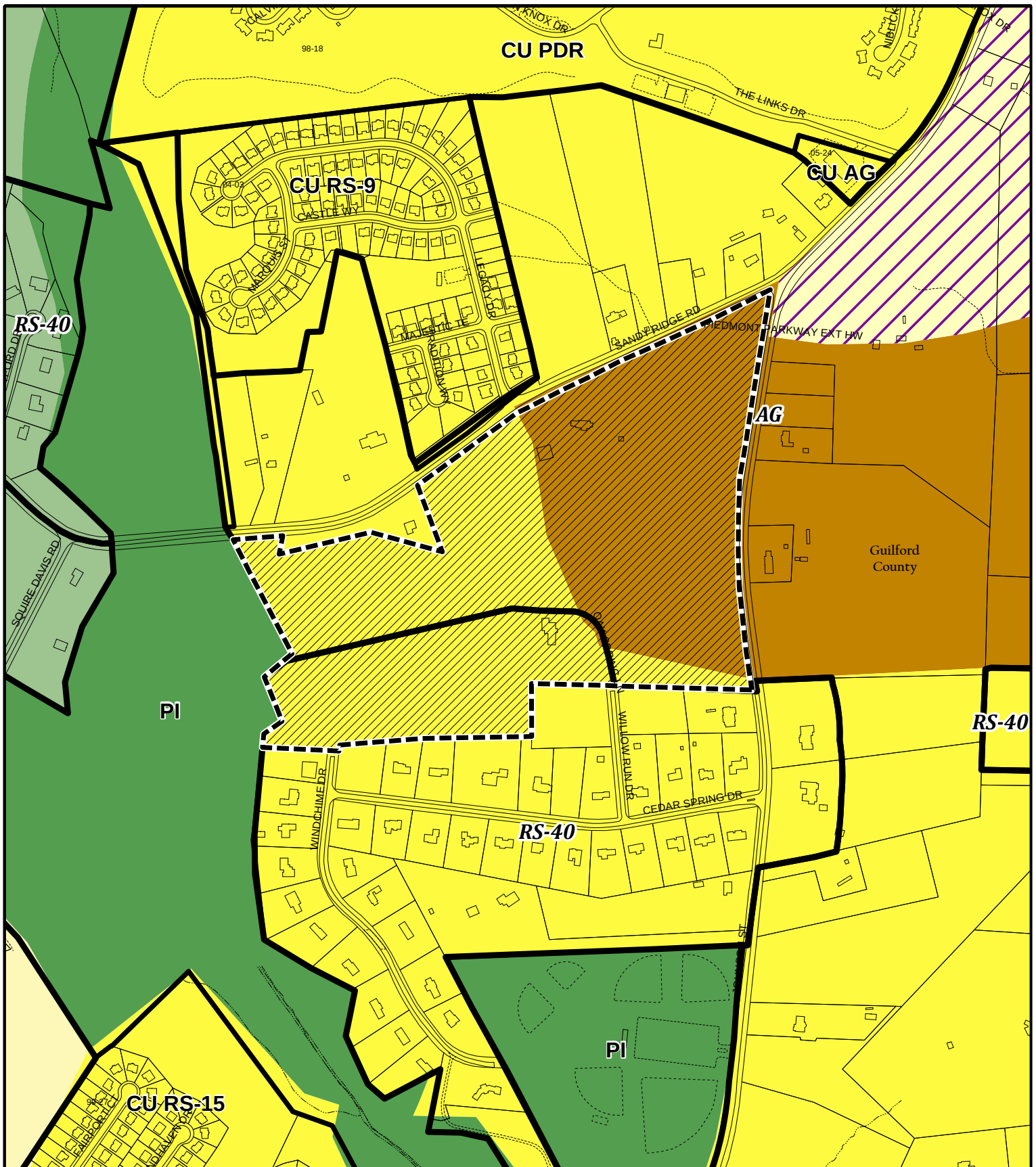
**Planning & Development
 Department**

City of High Point

Date: April 4, 2013



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SPECIAL USE PERMIT 13-02

Land Use Plan

 Rural Development	 Mixed Use Development
 Low-Density Residential	 Recreation/Open Space
 Medium-Density Residential	 Future Growth Area

**Planning & Development
Department**

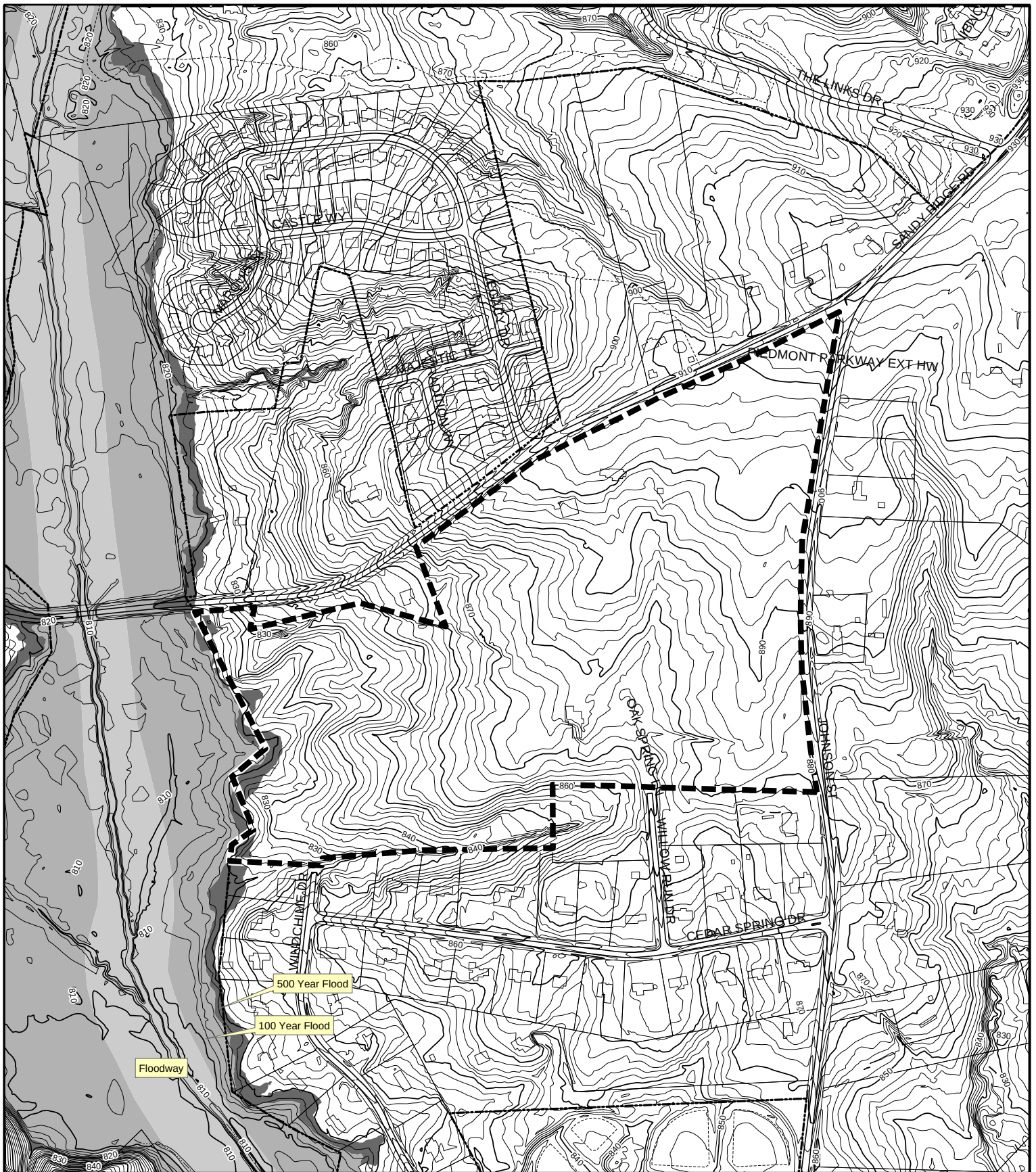
City of High Point

Date: April 12, 2013



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SPECIAL USE PERMIT 13-02

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



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SPECIAL USE PERMIT 13-02



April 5, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director 

Subject: **Zoning Case #13-03, and Special Use Permit #13-02, Wesleyan Education Center, Property located at the southwest corner of the intersection of Johnson Street and Sandy Ridge Road**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit requested for the construction of a private school for 1,225 students in grades K-12 and 275 students in pre-K childcare. This use will generate approximately 1,404 trips in the AM peak hour, 772 trips in the PM peak hour, and a total of 2,425 daily trips. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 without the Special Use Permit

If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.

Conditions for development under the Special Use Permit

Access

- The zoning site shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road.
- The access point to Sandy Ridge Road shall align with Legacy Drive.
- The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- The zoning site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a “T” type turnaround constructed on the rezoning site.
- The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either Sandy Ridge Road or Johnson Street.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Roadway and Intersection Improvements

- The property owner shall construct a northbound left turn lane with 400 feet of storage and appropriate taper, and a southbound right turn lane with 300 feet of storage and appropriate taper at the access point on Johnson Street.
- The property owner shall construct a westbound left turn lane with 150 feet of storage and appropriate taper, and an eastbound right turn lane with 100 feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- The property owner shall construct a separate eastbound right and left turn lane with 300 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a southbound right turn lane with 200 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a northbound left turn lane with 300 feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

**SPECIAL USE PERMIT 13-02
CITY OF HIGH POINT, NORTH CAROLINA**

April 23, 2013
(Submitted)

Amended April 24, 2013

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE:

1. Elementary and Secondary School use (K thru 12 grade) and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.
2. All dumpsters shall be located no closer than one-hundred (100) feet from adjacent residentially zoned property.
3. Lighting
 - a. All pole mounted lighting shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
 - b. Lighting associated with the athletic fields shall not exceed 0.5 foot-candles as measured at the property line. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.
4. Transportation Conditions
 - a. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements
 - b. Onsite queuing area - The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either the Sandy Ridge Road or Johnson Street road right-of-ways.

c. ROW Dedication

- 1) The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the site.
- 2) The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the site.
- 3) The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

d. Access:

- 1) The school use shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road. The access point to Sandy Ridge Road shall align with Legacy Drive. The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- 2) The site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a "T" type turnaround constructed on the site.

e. Roadway and Intersection Improvements

- 1) The property owner shall construct a northbound left turn lane with four hundred (400) feet of storage and appropriate taper, and a southbound right turn lane with three hundred (300) feet of storage and appropriate taper at the access point on Johnson Street.
- 2) The property owner shall construct a westbound left turn lane with one hundred fifty (150) feet of storage and appropriate taper, and an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- 3) The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- 4) The property owner shall construct a separate eastbound right and left turn lane with three hundred (300) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 5) The property owner shall construct a southbound right turn lane with two hundred (200) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 6) The property owner shall construct a northbound left turn lane with three hundred (300) feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- 7) The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

8) Roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.

f. Timing of Development

If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit a amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.

DESCRIPTION OF PROPERTY:

The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

Subject meeting the requirements of Condition 4.f this Special Use Permit shall become void after 120 months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

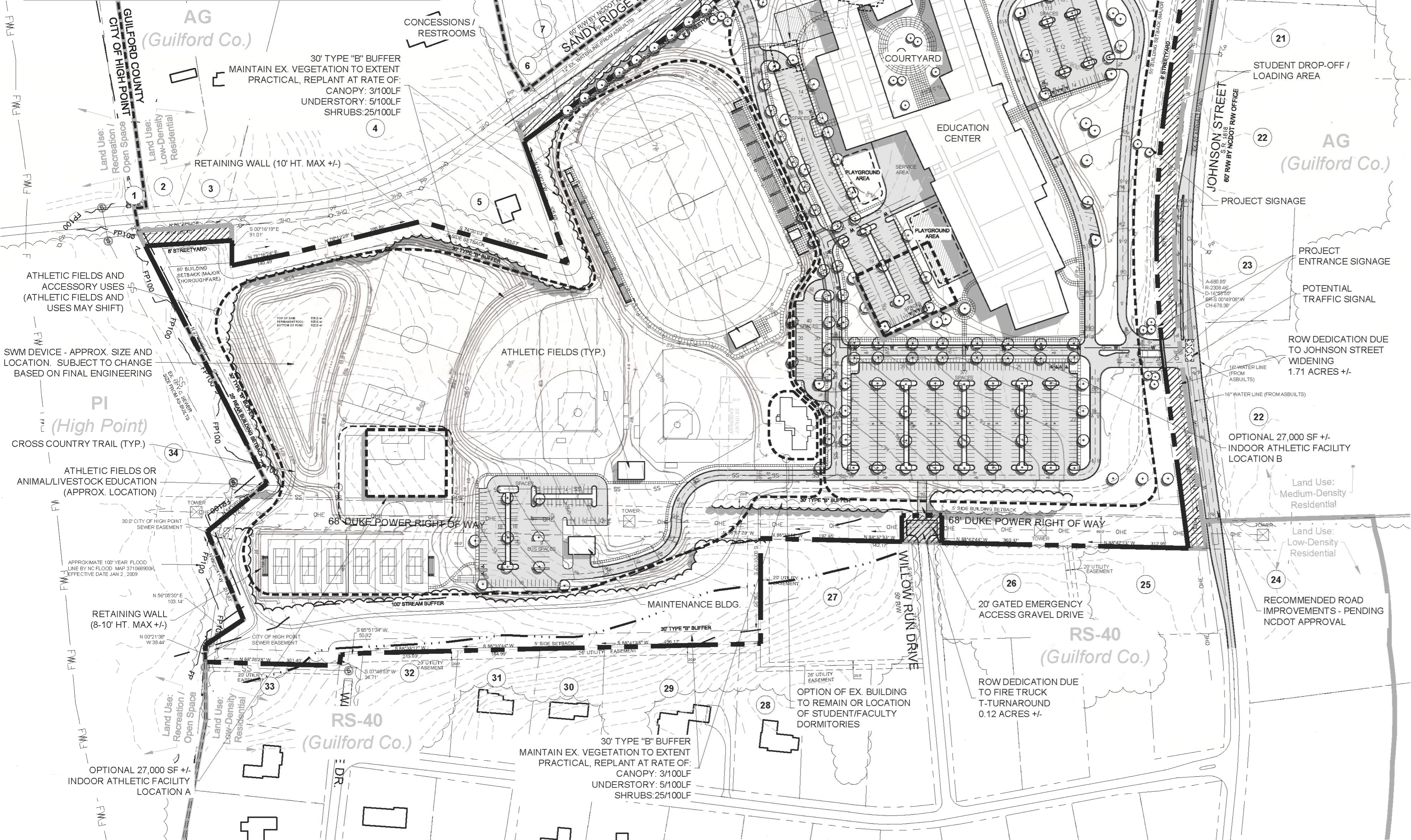
SPECIAL USE PERMIT _____ AND THE ACCOMPANYING SITE PLAN WERE
APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE
____ DAY OF _____.

Lisa B. Vierling

Date

ADJACENT OWNERS:

Reference	Parcel Number	PIN	Cred	Plot	Owner	Mail Address
1	0169235	689421519	00478-00857	0	PRESBYTERIAN HOMES INC	2109 SANDY RIDGE RD COLFAX NC 27235
2	0169247	689481438	00314-00254	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
3	0169246	689481433	00854-02303	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
4	0169245	689421963	00338-00621	83-45	KENNETT, J PHIL; KENNETT, GLORIA K	1927 SANDY RIDGE RD COLFAX NC 27235
5	0169226	689491002	00364-00971	0	CAULDER, CHARLIE R	1923 SANDY RIDGE RD COLFAX NC 27235
6	0215048	689492265	00614-01969	157-139	MDC HOMES GREENSBORO LLC	11525 PARK WOODS CIR ALPHARETTA GA 30005
7	0215108	6894913407	00741-02630	157-139	LANE, MARILYN DAWN; LANE, MURRAY W	4801 TRADITION WAY COLFAX NC 27235
8	0215109	6894914553	00640-00309	157-139	LORD, JEFFREY M.; LORD, TRICIA S	4800 TRADITION WAY COLFAX NC 27235
9	0215110	6894914662	00642-00832	157-139	CREWS, WILLIE R.; CREWS, JULIA	4802 TRADITION WAY COLFAX NC 27235
10	0215117	6894915673	00681-02701	157-139	MITCHELL, DONALD E JR.; MITCHELL, VIVIAN K	4803 LEGACY DR. COLFAX NC 27235
11	0215031	6894917743	006746-00736	157-139	BOSTIC, ANDREW; BOSTIC, URETHA L	4802 LEGACY DR. COLFAX NC 27235
12	0169227	6894928335	00563-01230	0	PERCE, RAYMOND E.; PERCE, NORMA JEAN	1947 SANDY RIDGE RD COLFAX NC 27235
13	0171339	7304021083	00434-01794	146-143	PERCE, NORMA JEAN STAFFORD	1947 SANDY RIDGE RD COLFAX NC 27235
14	0171340	7304021653	00434-01797	0	STAFFORD, JAMES CORNELIUS	2007 SANDY RIDGE RD COLFAX NC 27235
15	0171344	7304024171	00674-01492	139-	REDMON, KATHERINE E.; TROTTER, BRIAN F	1957 SANDY RIDGE RD COLFAX NC 27235
16	0171322	7304027508	00434-01799	139-1284457-	FLINT, KATHY ANN STAFF	1965 SANDY RIDGE RD COLFAX NC 27235
17	0171330	7304027273	00267-00637	0	FLINT, CHARLES B.; FLINT, KATHY S	1965 SANDY RIDGE RD COLFAX NC 27235
18	0171348	7304115905	00692-00149	0	WESTMORELAND, C REID; WESTMORELAND, CATHARINE S	245 N BUNKER HILL RD COLFAX NC 27235
19	0171324	7304110854		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
20	0171312	7304110649		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
21	0171311	7304110534	006137-02171	75-112	SPE, JOSEPH M.; SPE, NANCY W	4440 JOHNSON ST COLFAX NC 27235
22	0171313	7304113483	00436-00304	0	WESTMORELAND, JAMES T.; WESTMORELAND, MARGARET M & FAMILY LIMITED PARTNERSHIP; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
23	0171314	7304009900	001454-00598	0	WESTMORELAND, JAMES THOS	4626 JOHNSON ST COLFAX NC 27235
24	0171317	7304103185	003423-01155	76-17	OWENS, DOUGLAS R.; OWENS, REBECCA O	4604 JOHNSON ST COLFAX NC 27235
25	0171377	7304006167	004134-02075	74-17	MARTIN, DOROTHY JAMIE	4603 JOHNSON ST COLFAX NC 27235
26	0171378	7304003157	00745-01330	74-17	WEBB, J RICK; WEBB, PHILLIS P	PO BOX 591 COLFAX NC 27235
27	0171379	6894909155	00694-02434	74-17 CEDAR	CEAR SPRINGS FARM LLC	PO BOX 3967 HIGH POINT NC 27622
28	0171376	689390215	00454-00459	73-197	DEBBE, CLAUDIA S	8904 CEDAR SPRING DR COLFAX NC 27235
29	0171369	689390389	004620-00817	73-197	MOYER, CHARLES P.; MOYER, CHARLENE W	8908 CEDAR SPRING DR COLFAX NC 27235
30	0171368	6893903940	007179-02740	73-197	PENLEY, COURTNEY; PENLEY, MARK	8910 CEDAR SPRING DR COLFAX NC 27235
31	0169347	6893901951	00545-01099	75-84	ALLRED, DENNIS MONROE; ALLRED, BETH R	8912 CEDAR SPRING DR COLFAX NC 27235
32	0169346	6893909001	006261-01789	75-84	WOOD, KENNETH C.; WOOD, PATRICIA S	4546 PEEPLES RD OAK RIDGE NC 27310
33	0169365	6893906992	007078-02639	75-84	THOMPSON, OREGO R P.; THOMPSON, DEBRA S	1234 WINDCHIME DR COLFAX NC 27235
34	0200173	7302231794	001750-00137	0	CITY OF HIGH POINT	PO BOX 230 HIGH POINT NC 27601



LOCATION MAP:

SCALE: NTS



SITE DATA

PURPOSE STATEMENT:
SPECIAL USE PERMIT TO ALLOW ELEMENTARY OR SECONDARY SCHOOLS, AND ACCESSORY USES IN RESIDENTIAL ZONING.

ZONING:
EXISTING ZONING: RS-9 CONDITIONAL ZONING DISTRICT
PROPOSED ZONING: NO CHANGE

PROPOSED USES:
PRIMARY USES:
ELEMENTARY OR SECONDARY SCHOOL
ACCESSORY USES:
DAYCARE CENTERS, CHILD (30 OR MORE)
ATHLETIC FIELDS
PRIVATE DORMITORIES
LIVESTOCK

SITE ACREAGES:
EXISTING PARCEL ACREAGE: 66.88 AC. +/-
JOHNSON STREET ROW DEDICATION: -1.71 AC. +/-
SANDY RIDGE ROAD ROW DEDICATION: -1.62 AC. +/-
JOHNSON ST. & SANDY RIDGE RD. REALIGNMENT: -0.04 AC. +/-
FIRE TRUCK T-TURNAROUND DEDICATION: -0.12 AC. +/-
TOTAL PARCEL ACREAGE: 63.39 AC. +/-

WATERSHED:
PROJECT SITE IS LOCATED WITHIN THE OAK HOLLOW LAKE WATERSHED - CRITICAL AREA TIER 4

BUILDING NOTES (BASED ON RS-9 ZONING):
MAX. BUILDING HEIGHT: 50'
MAX. BUILDING COVER: 35% OF LOT
PROPOSED PHASE 1: 240,000 SF +/-
PHASE 2: 75,000 SF +/-
INDOOR ATHLETIC FACILITY: 27,000 SF +/-

IMPERVIOUS CALCULATIONS:
MAX. IMPERVIOUS ALLOWED: 50% (32.76 AC. +/-)
(PER OAK HOLLOW LAKE WCA - TIER 4)

PARKING CALCULATIONS:
REQUIRED PER CODE:
DAYCARE:
55 EMPLOYEES @ 1 SPACE / EMPLOYEE = 55 SPACES
298 ATTENDEES @ 1 SPACE / 10 ATTENDEES = 30 SPACES
TOTAL DAYCARE: 85 SPACES

CLASSROOMS:
OFFICE:
47 ROOMS @ 3 SPACES / ROOM = 141 SPACES
ELEMENTARY/MIDDLE SCHOOL:
29 ROOMS @ 3 SPACES / ROOM = 87 SPACES
HIGH SCHOOL:
20 ROOMS @ 7 SPACES / ROOM = 140 SPACES
TOTAL CLASSROOMS: 368 SPACES

TOTAL PARKING REQUIRED: 453 SPACES
TOTAL PARKING PROVIDED: 806 SPACES +/-
(INCLUDING 18 HANDICAP SPACES)

INFRASTRUCTURE:
ROADS: PRIVATE WATER: PUBLIC SEWER: PRIVATE
BUFFERYARDS & BUILDING SETBACKS:
ADJOINING LAND USE (LUC 1): SINGLE FAMILY DETACHED DWELLINGS & OPEN SPACE

TYPE REQUIRED: TYPE 'B' BUFFERYARD
WIDTH: MIN. 25' / MAX. 50' / AVG. 30'

STREETYARDS: WIDTH: MIN. 8' / MAX. 25' / AVG. 8'

BUILDING SETBACKS (BASED ON RS-9 ZONING):
JOHNSON STREET: 50' SETBACK (MAJOR THOROUGHFARE)
SANDY RIDGE ROAD: 50' SETBACK (MAJOR THOROUGHFARE)
SIDE: 5' SETBACK
REAR: 25' SETBACK

GENERAL NOTES:
1. DEVELOPMENT SHALL BE GENERALLY CONSISTENT WITH SITE PLAN. BUILDING, PARKING, AND ATHLETIC FIELDS MAY SHIFT WITHIN DESIGNATED AREAS.
2. ATHLETIC FIELDS MAY BE LIGHTED.
3. FUTURE EXPANSION AREAS ARE APPROXIMATE. NUMBER OF ADDITIONAL CLASSROOMS SHALL BE DETERMINED WHEN APPLICABLE. ADDITIONAL PARKING SHALL BE PROVIDED IF REQUIRED.
4. ALL OR A PORTION OF ATHLETIC FIELDS MAY BE CONSTRUCTED AS PHASE 1 OF SITE DEVELOPMENT.

Wesleyan Education Center

PETITIONERS:

PETITIONER: DR. ROB BROWN
WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
(336) 884-3333
(336) 884-8232

OWNERS:

PARCEL #: 0169206
PIN#: 6894908816
OWNER: WESLEYAN EDUCATION CENTER
ADDRESS: 1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
(336) 884-3333
(336) 884-8232

PREPARED BY:



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street
Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067
F: 336.723.1069



SCALE: 1" = 120'

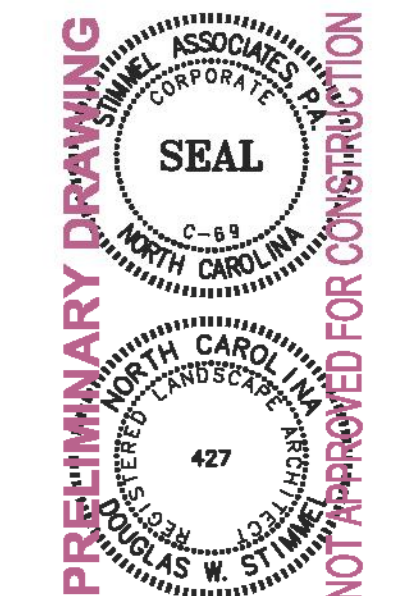
Stimmel



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning



SEALS:



PROJECT:

Wesleyan Education Center
High Point, North Carolina
(Guilford County prior to Annexation)

CLIENT:

Dr. Rob Brown
Wesleyan Education Center
1917 N. Centennial Street
High Point, NC 27262
P: (336) 884-3333
F: (336) 884-8232

DRAWN:

DATE: 03/11/2013

REVISIONS:

04/23/13 Per City Comments

JOB NO:

11-129

SHEET TITLE:

SPECIAL USE PERMIT
SITE PLAN

SCALE: 1"=120'

SHEET NO.:

SUP-1

© STIMMEL ASSOCIATES, P.A.

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

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



Wesleyan Education Center – Transportation Impact Analysis
High Point, NC
Prepared for Stimmel Associates, P.A.
January 18, 2013

Executive Summary

The proposed Wesleyan Education Center is located on the southwest corner of the intersection of Sandy Ridge Road and Johnson Street in High Point, North Carolina. The proposed school will have a capacity of 1,225 students in grades K through 12 and 275 students in pre-K child care, and will have up to 250 employees. Currently there are no plans for bus transportation, and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. A site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic. The following intersections were included in the study:

- Sandy Ridge Road at Squire Davis Road
- Sandy Ridge Road at Legacy Court/Site Access 1
- Sandy Ridge Road at Johnson Street
- Sandy Ridge Road at Kendale Road
- Johnson Street at Skeet Club Road
- Johnson Street at Site Access 2

This intersection was analyzed during the AM and Dismissal peaks for the following conditions:

- 2013 Existing Conditions
- 2021 Future No Build Conditions
- 2021 Future Build-Out Conditions
- 2021 Future Build-Out with Mitigation
- 2030 Planning Phase No Build
- 2030 Planning Phase Future Build

The City of High Point (COHP) and North Carolina Department of Transportation (NCDOT) were contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Stimmel Associates, P.A.

The year 2030 Planning Phase analysis was carried out based on NCDOT Congestion Management standards, which require a long term analysis for study intersections impacted by a TIP project and located adjacent to the proposed development. **NCDOT TIP project U-3615B** was assumed to be in place for this scenario.

This study also included a review of on-site traffic operations at the school driveways to ensure that queuing can be accommodated on site. This was carried out for review by NCDOT Municipal & School Transportation Assistance Unit (MSTA).



Level of Service Results

The results of the study are discussed by intersection below:

Sandy Ridge Road at Squire Davis Road

This unsignalized intersection currently operates at LOS A in AM and Dismissal peaks. In 2021 future no build conditions, LOS B/A are expected in AM/Dismissal peaks, respectively. With the addition of site traffic, LOS B is expected in AM and Dismissal peaks. No improvements are recommended.

Sandy Ridge Road at Legacy Drive / Site Access 1

This unsignalized intersection currently operates at LOS B in the AM peak and LOS A in the Dismissal peak. In 2021 future no build conditions, LOS B is expected in AM and Dismissal peaks. With the addition of site traffic, LOS F is expected in the AM peak and LOS C in the Dismissal peaks. In order to enhance access to the site we recommend the following improvements:

- Provide an eastbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide a westbound left turn lane on Sandy Ridge Road with 150 feet of storage and appropriate taper
- Provide separate left and right turn lanes exiting from site access
- Install high visibility pedestrian crosswalks at this intersection across west leg of Sandy Ridge Road and across site access

Sandy Ridge Road at Johnson Street

This unsignalized intersection currently operates at LOS F in the AM peak and LOS B in the Dismissal peak. In 2021 future no build conditions, LOS F is expected in the AM peak and LOS D in the Dismissal peak. With the addition of site traffic, LOS F is expected in AM and Dismissal peaks. In order to mitigate this condition, we recommend the following improvements:

- Signalize intersection
- Provide a northbound left turn lane on Johnson Street with 300 feet of storage and appropriate taper
- Provide an eastbound right turn lane on Sandy Ridge Road with 300 feet of storage and appropriate taper
- Provide a southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper

With these improvements in place, the level of service is expected to improve to LOS C in the AM peak and LOS B in the Dismissal peak.



Sandy Ridge Road at Kendale Road

This unsignalized intersection currently operates at LOS C in the AM peak and LOS B in the Dismissal peak. In 2021 future no build conditions, LOS F/C is expected in AM/Dismissal peaks, respectively. The LOS F condition is mainly due to lack of sufficient gaps for left turn movements from the minor approach, and is the result of heavy traffic volumes on Sandy Ridge Road. This is a typical condition for stop-controlled approaches onto major streets like Sandy Ridge Road, and queues are expected to be short-lived. With the addition of site traffic, LOS F is expected in AM and Dismissal peaks. No improvements are recommended.

Johnson Street at Site Access 2

With the build out of this site, LOS F is expected at this intersection during AM and Dismissal peaks. The LOS F condition is mainly due to lack of sufficient gaps for left turn movements from the minor approach, and is the result of heavy traffic volumes on Sandy Ridge Road. In order to mitigate this condition, we offer the following improvement options:

Option 1:

- Configure intersection as a left-over (left turns out prohibited). Vehicles seeking to turn left onto northbound Johnson Street can use the driveway on Sandy Ridge Road
- Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper
- Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site

Option 2:

- Monitor intersection for signalization and signalize when warranted
- Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper
- Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide separate left and right turn lanes exiting site driveway

With these improvements in place, the level of service is expected to improve to LOS C or better during AM and Dismissal peaks.

Johnson Street at Skeet Club Road

This signalized intersection currently operates at LOS C in the AM peak and LOS A in the Dismissal peak. In 2021 future no build conditions, LOS D is expected in AM and Dismissal peaks. However, our Sim Traffic simulation indicates queuing issues on the northbound and eastbound approaches. In order to mitigate this queuing condition, the following improvements are needed in 2021 **background** conditions, regardless of the proposed development:

- Restripe northbound approach to provide an additional northbound through lane, and provide two (2) receiving lanes on northbound Johnson Street with a minimum of 600 feet of full lane width and 600 feet of merge taper

With the addition of site traffic, LOS D is expected in AM and Dismissal peaks. No improvements are recommended as a result of this development.

Recommended improvements at the study intersections are illustrated in Figure 10.

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary				
AM Peak	2013 Existing	2021 Future No Build	2021 Future Build	2021 Future Build with Improvements
Sandy Ridge Road at Squire Davis Road	A (9.8) NB Approach	B (10.9) NB Approach	B (14.6) NB Approach	
Sandy Ridge Road at Legacy Court/Site Access 1	B (11.2) SB Approach	B (13.1) SB Approach	F (423.9) SB Approach	
Sandy Ridge Road at Johnson Street	F (84.8) EB Approach	F (592.1) EB Approach	F (***) EB Approach	C (29.9)
Sandy Ridge Road at Kendale Road	C (24.0) WB Approach	F (84.4) WB Approach	F (395.1) WB Approach	
Johnson Street at Site Access 2			F (***) EB Approach	Option 1: C (17.2) Left-over Option 2: B (16.6) Signalized
Johnson Street at Skeet Club Road	C (23.7)	D (38.6)	D (52.6)	
Dismissal Peak	2013 Existing	2021 Future No Build	2021 Future Build	2021 Future Build with Improvements
Sandy Ridge Road at Squire Davis Road	A (9.1) NB Approach	A (9.6) NB Approach	B (10.4) NB Approach	
Sandy Ridge Road at Legacy Court/Site Access 1	A (9.7) SB Approach	B (10.5) SB Approach	C (20.9) NB Approach	
Sandy Ridge Road at Johnson Street	B (13.9) EB Approach	D (29.5) EB Approach	F (399.5) EB Approach	B (17.5) Signalized
Sandy Ridge Road at Kendale Road	B (12.2) WB Approach	C (17.4) WB Approach	D (26.5) WB Approach	
Johnson Street at Site Access 2			F (142.4) EB Approach	Option 1: B (13.5) Left-over Option 2: B (15.7) Signalized
Johnson Street at Skeet Club Road	A (9.7)	D (35.7)	D (37.9)	
LOS defined as follows: A = Free-flowing traffic conditions; LOS and delay indicate excellent traffic flow; approach and intersection clear B = Slightly congested traffic conditions; LOS and delay indicate good traffic flow; approach and intersection clear C = Moderate congested traffic conditions; LOS and delay indicate fair traffic flow; approach and intersection clear D = Heavy congested traffic conditions; LOS and delay indicate poor traffic flow; approach and intersection clear E = Very heavy congested traffic conditions; LOS and delay indicate very poor traffic flow; approach and intersection clear F = Extreme congested traffic conditions; LOS and delay indicate unacceptable traffic flow; approach and intersection clear				



2030 Planning Phase

In order to comply with NCDOT Guidelines, this scenario considered the build-out of the Wesleyan Education Center, with TIP U-4758 in place at a design year of 2030. This TIP project involves widening Sandy Ridge Road and Johnson Street to a multi-lane facility from Skeet Club Road to I-40. Sandy Ridge Road was modeled as a 6-lane divided section to the north/east of Johnson Street and as a 4-lane divided section west of Johnson Street. This scenario analyzed the following intersections affected by this TIP project:

2030 Future Conditions LOS Results

The results for the 2030 Planning Phase analysis are discussed by intersection below:

Sandy Ridge Road at Johnson Street

In 2030 future no build conditions with TIP U-3758 roadway improvements in place, LOS C is expected in the AM peak and the PM peak. With the addition of the proposed site, LOS C is expected in AM and PM peaks. No additional improvements are recommended.

Johnson Street at Site Access 2

In 2030 future build conditions with the previously recommended improvements in place at the site access, LOS C is expected at this intersection in the AM peak and LOS A in the PM peak. No additional improvements are recommended.

Johnson Street at Skeet Club Road

In 2030 future no build conditions, LOS D and LOS F are expected at this intersection in AM and PM peaks, respectively. Additionally, the Sim Traffic model shows queuing issues on all approaches. Note that these conditions are due to **background** traffic without the addition of proposed site traffic. The following improvements are needed to mitigate these background traffic conditions:

- Provide a second left turn lane on eastbound and westbound approaches of Skeet Club Road
- Provide a second left turn lane on northbound and southbound approaches of Johnson Street
- Provide a separate right turn lane on northbound and southbound approaches of Johnson Street

In 2030 background conditions with the above improvements in place, LOS D is expected in AM and PM peaks. With the addition of proposed site traffic, the level of service is expected to remain at LOS D in AM and PM peaks. No additional improvements are recommended.

Recommended improvements for 2030 Planning Conditions are illustrated in Figure 13 of the report.



2030 Future Conditions LOS Summary

Table B presents the summary of the level of service analysis for the 2030 Planning Phase.

Table B - Level of Service Summary (2030 Planning Phase)		
AM Peak	2030 Planning Future No Build	2030 Planning Phase Build
Sandy Ridge Road at Johnson Street	C (23.9) Signalized	C (27.3)
Johnson Street at Site Access 2		C (29.2)
Johnson Street at Skeet Club Road	E (67.7) With Improvements: D (44.7)	D (51.8)
PM Peak	2030 Planning Future No Build	2030 Planning Phase Build
Sandy Ridge Road at Johnson Street	C (22.2) Signalized	C (22.2)
Johnson Street at Site Access 2		A (1.9)
Johnson Street at Skeet Club Road	F (89.5) With Improvements: D (41.2)	D (41.2)
Notes: Future conditions, 2030 build-out, with improvements, signalized intersection, 100% ADT.		



Summary and Conclusion

The proposed Wesleyan Education Center is located on the southwest corner of the intersection of Sandy Ridge Road and Johnson Street in High Point, North Carolina. The proposed school will have a capacity of 1,225 students in grades K through 12 and 275 students in pre-K child care, and will have up to 250 employees. Currently there are no plans for bus transportation and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. Based on the MSTA trip calculator, this site has a trip generation potential of 2,419 trips per day.

DAVENPORT was retained to determine the potential traffic impacts of the proposed development and the transportation improvements that may be required to accommodate these impacts. The recommended improvements are summarized in Table C on the following page.

2021 Future Build Conditions

With the build-out of the site, we have recommended signalization at the intersection of Sandy Ridge Road and Johnson Street with auxiliary turn lanes. At the proposed site access on Johnson Street, we have given two (2) options for improvements. Option 1 involves configuring the intersection as a left-over (left turns prohibited), with auxiliary turn lanes on Johnson Street. Vehicles seeking to turn left out onto northbound Johnson Street will be able to exit via the site access on Sandy Ridge Road. Option 2 is to monitor this intersection for signalization and install a traffic signal when warranted, with auxiliary turn lanes on Johnson Street and on the site driveway.

We recommend left and right turn lanes at the intersection of Sandy Ridge Road and Legacy Drive / Site Access 1, and high visibility pedestrian crosswalks on two (2) approaches. We have identified a background improvement at the intersection of Skeet Club Road and Johnson Street, which is needed to mitigate background traffic conditions, regardless of the proposed development. This consists of reconfiguring the northbound approach of Johnson Street as a left turn lane with two (2) through lanes, and adding a second northbound receiving lane on Johnson Street north of Skeet Club Road with 600 feet of full lane with and 600 feet of merge taper.

School Internal Circulation and Queuing

Calculations using the MSTA school traffic generator indicate that with a student population of 1,225, the school should require a minimum queue length of 1,866 feet (2,350 feet desirably). The school site plan provides approximately 1,650 feet of queue storage at the loading zone loop. We recommend providing an additional lane along the loading zone loop for a length of at least 700 feet to contribute additional stacking distance.

A traffic simulation was also performed using SimTraffic software to review queuing internal to the school site. Based on five (5) simulation runs of 10-minute seeding time and 30-minute recording time using school peak hour factors, there is adequate storage length on-site to handle expected queues.

We also offer the following recommendations related to the site plan:

- Provide high visibility pedestrian crosswalks at the intersection of Sandy Ridge Road and Legacy Drive / Site Access 1 across west leg of Sandy Ridge Road and across Site Access 1
- We recommend marking a loading area approximately 130 feet long to accommodate parent loading and drop off

DAVENPORT

- Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone
- In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading
- Provide parking zone for visitor and emergency parking at end of the student loading area
- Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts

2030 Planning Phase

A scenario with design year 2030 was studied for planning purposes due to the location of the proposed site adjacent to a TIP Project (U-4758) on Sandy Ridge Road and Johnson Street. The NCDOT TIP U-4758 will widen Sandy Ridge Road and Johnson Street to a 4-lane divided section. It is expected that future improvements by NCDOT will be adequate to accommodate future traffic on Sandy Ridge Road and Johnson Street. However, at the intersection of Skeet Club Road and Johnson Street we have identified the need for improvements to handle long-term traffic volumes, regardless of the proposed development. Namely, we recommend a second left turn lane on all four approaches and a separate right turn lane on the southbound and northbound approaches of Johnson Street.

In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic. The above recommendations should be constructed to comply with NCDOT Policy on Street and Driveway Access to North Carolina Highways and City of High Point Driveway Manual where applicable.

Table C – Recommended Improvements Summary	
Sandy Ridge Road at Squire Davis Road	• No improvements recommended
Sandy Ridge Road at Legacy Drive / Site Access 1	• Provide eastbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper, with concrete channelized island to enhance safety of entry to the site • Provide a westbound left turn lane on Sandy Ridge Road with 150 feet of storage and appropriate taper • Provide separate left and right turn lanes exiting from site access • Install high visibility pedestrian crosswalks at this intersection across west leg of Sandy Ridge Road and across Site Access 1
Sandy Ridge Road at Johnson Street	• Signalize intersection • Provide a northbound left turn lane on Johnson Street with 300 feet of storage and appropriate taper • Provide an eastbound right turn lane on Sandy Ridge Road with 300 feet of storage and appropriate taper • Provide a southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper

Table C (continued) – Recommended Improvements Summary (continued)

Sandy Ridge Road at Kendale Road	No improvements are recommended
Johnson Street at Site Access 2	Option 1: - Configure intersection as a left-over (left turns out prohibited). Vehicles seeking to turn left onto northbound Johnson Street can use the driveway on Sandy Ridge Road - Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper - Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site Option 2: - Monitor intersection for signalization and signalize when warranted - Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper - Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site - Provide separate left and right turn lanes exiting site driveway
Johnson Street at Skeet Club Road	Background Improvement: Restripe northbound approach to provide an additional northbound through lane, and construct two (2) receiving lanes on northbound Johnson Street with a minimum of 600 feet of full lane width and 600 feet of merge taper
Internal School Traffic Circulation	- We recommend marking a loading area approximately 130 feet long to accommodate parent loading and drop off - Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone - In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading - Provide a parking zone for visitor and emergency parking at the end of the student loading area - Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts

Citizens Information Meeting Report
Zoning Case 13-03
Special Use Permit 13-04

Submitted by: Luke A. Dickey on behalf of the
Wesleyan Education Center

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

Wesleyan Education Center – Sandy Ridge Rd. & Johnson St. Citizen Information Meeting Report

Held March 5, 2013 from 6:00 pm to 8:00 pm

The citizen information meeting was held at the Sandy Ridge Community Center, 750 Joe Drive, Colfax, NC, which is near the site. A notification letter was mailed February 22, 2013 along with the required statement provided by the High Point Planning Department. 170 invitations were sent to the surrounding property owners located within the Cedar Springs neighborhood, Legacy at River Landing neighborhood, and adjacent property owners including the thirty (30) property owners as supplied by the High Point Planning Department. *(Please refer to the list of property owners attached as Exhibit A.)* Twenty-nine (29) property owners (40 individuals) attended the meeting. *(Please refer to the sign-in sheet attached as Exhibit B.)*

The citizen information meeting was facilitated by representatives from Stimmel Associates, project land planners; Wesleyan Education Center, developer; and Davenport Transportation Consultants, project traffic engineers.

Stimmel Associates

Doug Stimmel
Luke Dickey
Stephen Owen

Wesleyan Education Center

Dr. Rob Brown – Head of School
Tim Rickman – High School Principal
Mike Jones – Board Member

Davenport Transportation Consultants

John Davenport
Frank Ameyna

Three (3) identical stations were set-up with the following plans displayed on 30" x 42" boards (Please refer to Exhibit C):

1. Aerial Exhibit showing project location and adjacent property owners identified on the plan based on the neighborhood meeting invitations.
2. Color rendered Sketch Plan of the proposed WEC buildings, parking, and athletic fields.
3. High Point Future Land Use Plan and Proposed Future Transportation Plan with project site identified.

The meeting was conducted as a "drop-in session" where neighbors could arrive any time between 6:00 pm and 8:00 pm. Upon arrival and sign-in, neighbors were directed to one of the three available stations manned by representatives of Stimmel Associates. Each neighbor was identified on the Aerial Exhibit to provide a reference to the location/proximity to the proposed development. Then, each neighbor was given a general overview of the proposed development based on the current Sketch Plan outlining the proposed school location (day care through high school), proposed access locations and road improvements including turn lanes and proposed traffic signals, internal traffic circulation, and athletic fields. Neighbors were free to ask questions or voice concerns at any point. Representatives from Wesleyan Education Center were available to answer questions in regards to the school and floated between stations as needed. Davenport Transportation Consultants representatives were available to answer questions in regards to the proposed road improvements and traffic and floated between stations as needed.

**601 N. Trade Street, Suite 200
Winston Salem, NC 27101
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Below are the primary questions and concerns identified by the neighbors along with answers provided:

Project Timing:

1. When is the school going to be built and how many students? – *WEC is submitting plans for annexation, rezoning, and the approval of a Special Use Permit for a daycare, elementary and secondary school at this time. Upon zoning and the Special Use Permit approval, WEC can begin fund raising for the new facility. Construction schedule of the new school shall be based on the duration it shall take to raise funding which is an unknown time frame. The proposed size of the school is a total of 1,500 students from daycare through high school.*

Traffic:

1. What is the time frame for the road improvements? – *Johnson Street/Sandy Ridge Road is planned to be widened to a four lane subdivided road to a six lane subdivided road per the City's transportation plan with studies currently underway and a projected construction date of 2018. The proposed widening is not the result of the proposed WEC development but to meet current and future traffic growth needs. WEC shall be responsible for the road improvements based on the Traffic Impact Analysis prepared by Davenport Transportation Consultants and subject to the approval of City Transportation and NCDOT. Time frame for development of the school shall be based on the duration it shall take to raise funding which is an unknown time frame.*
2. Shall right-of-way be required on the adjacent properties due to the project? – *All right-of-way dedication shall be on the WEC property based on requirements from the City Transportation. No right-of-way dedication shall be required from adjacent properties due to the project.*
3. Concern about left turn vehicle stacking at proposed Johnson Street entrance blocking Cedar Springs Drive. – *The proposed Johnson Street entrance location is subject to approval of City Transportation and NCDOT and shall be reviewed to minimize impact to existing intersections.*
4. Concern about the proposed secondary entrance aligning with Legacy Drive. – *The alignment with Legacy Drive provides for a safer intersection verses an offset intersection with conflicting turn movements. Right and left turn lanes are proposed for the drive and shall be reviewed and approved by City Transportation and NCDOT.*
5. Concern about difficulty turning left into Legacy Drive if stacking extends out on Sandy Ridge Road for daycare. – *The proposed drop-offs for daycare and the school have been analyzed by Davenport Transportation Consultant to insure that adequate stacking for drop-off shall be maintained internally to the school.*
6. Will there be access to Willow Run? – *Access to the school from Willow Run is proposed to be a gated emergency entrance only.*
7. Concern about parking along Willow Run and Cedar Springs during sporting events. – *Adequate parking on the school property shall be provided for sporting events.*

Buffering:

1. Will there be a buffer along the residential properties adjacent to the development? – *The plan proposes a 30' Type 2 buffer along all adjacent residential property. A 100' buffer is proposed along the stream on the southwest boundary of the property.*

Lighting:

1. Concern about lighting from fields extending to neighbors. – *The athletic fields are planned to be lighted and designed to minimize impact to adjacent properties to focus light on the athletic fields.*

Fourteen (14) (21 Individuals) of the twenty-nine (29) property owners signed a petition of support for the project. (Please refer to the Petition of Support attached as Exhibit D)

Respectfully submitted,



Luke A. Dickey
Project Manager
Stimmel Associates, P.A.

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT A

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**LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING**

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Winston-Salem, NC 27101
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February 21, 2013

You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: Wesleyan Education Center is planning to build a new campus on 66 acres located at the intersection of Sandy Ridge Road and Johnson Street. Annexation, Rezoning from AG & RS-40 to Residential Conditional Zoning, and a Special Use Permit for an Elementary / Secondary School shall be required by the City of High Point.

Drop-In to See the Plans and Ask Questions

WHEN? Tuesday, March 5, 2013
Anytime between 6:00 - 8:00 p.m.

WHERE? Sandy Ridge Community Center
750 Joe Drive
High Point, NC 27265
(located across from Sandy Ridge United Methodist Church)



For more information please contact Luke Dickey at 723-1067

ADELOYE, DAVID
PO BOX 42
JAMESTOWN NC 27282

ALLEY, ALEXANDER ; ALLEY, IRIS I
1555 NC HIGHWAY 66 S
KERNERSVILLE NC 27284

ALLEY, JOHN WILLIAM
4542 JOHNSON ST
COLFAX NC 27235

ALLRED, DENNIS MONROE ;
ALLRED, BETH R
8912 CEDAR SPRING DR
COLFAX NC 27235

BALLARD, ROGER R ;
BALLARD, ANN I
506 MAVERICK RD
KERNERSVILLE NC 27284

BARATTA, ANDREW V ;
BARATTA, HEIDI A
4809 LEGACY DR
COLFAX NC 27235

BARNSDALE CLARK,
SALINA ; CLARK, JAMIE
4830 LEGACY DR
COLFAX NC 27235

BARRETT, BRIAN R ;
BARRETT, JOY K
4834 LEGACY DR
COLFAX NC 27235

BEHNKE, DENVER W ;
BEHNKE, ROBERTA M
4115 PALLADIUM DR
GREENSBORO NC 27410

BONHAM, MARK D ;
BONHAM, DONNA F
4889 LEGACY DR
COLFAX NC 27235

BOSTIC, ANDREW ;
BOSTIC, URETHA L
4802 LEGACY DR
COLFAX NC 27235

BROCK, DAVID W ;
BROCK, PAMELA L
4850 LEGACY DR
COLFAX NC 27235

BROOKS, ARNOLD H ;
BROOKS, BEVERLY L
4893 LEGACY DR
COLFAX NC 27235

BROWN, JASON T ;
BROWN, SHAWNA L
138 LAWNDALD DR
WINSTON SALEM NC 27104

BULLINS, GARY R ;
BULLINS, VICKIE G
1319 WINDCHIME DR
COLFAX NC 27235

BURGINS, CURTIS ; BURGINS, JERRIE
4810 TRADITION WY
COLFAX NC 27235

BYON, JAY H ; BYON, SO JUNG
4828 LEGACY DR
COLFAX NC 27235

CANON, JAIME D ;
CANON, MARIA NITA
4873 LEGACY DR
COLFAX NC 27235

CARMICHAEL, DONNA J ;
CARMICHAEL, JAMES T
4886 LEGACY DR
COLFAX NC 27238

CARTER, BRITT A ;
CARTER, GENNA W
4908 LEGACY DR
COLFAX NC 27235

CAULDER, CHARLIE R
1928 SANDY RIDGE RD
COLFAX NC 27235

CEDAR SPRINGS FARM LLC
PO BOX 5967
HIGH POINT NC 27262

CHAPMAN, KACY R ;
CHAPMAN, TAMARA
4803 MARQUIS ST
COLFAX NC 27235

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

COLTRAIN, LARRY S ;
COLTRAIN, DRUCILLA O
4600 JOHNSON ST
COLFAX NC 27235

CONNOLLY, HOWARD L JR ;
CONNOLLY, MICHELLE L ; WALKER,
SUZANNE M ; WALKER, ELBRIDGE L
1215 GLENSTONE TRAIL APT 2G
HIGH POINT NC 27265

COUSSA, VIRGINIA P
1607 MAJESTIC TER
COLFAX NC 27235

CREWS, WILLIE R ; CREWS, JULIA
4802 TRADITION WAY
COLFAX NC 27235

CROUSE, KIM MAUREEN
8807 CEDAR SPRING DR
COLFAX NC 27235

CRUTHIS, AMANDA FAITH ;
CRUTHIS, CARL WALTER
4866 LEGACY DR
COLFAX NC 27235

CULBERTSON, JEFFREY S ;
CULBERTSON, BETHANY
1516 CASTLE WY
COLFAX NC 27235

DAU, ANUAR M ; DAU, SONIA P
1527 CASTLE WY
COLFAX NC 27235

DEESE, CLAUDIA B
8904 CEDAR SPRING DR
COLFAX NC 27235

DENGLER, BILLY D ;
DENGLER, SHERI J
1523 CASTLE WAY
HIGH POINT NC 27235

DOLESH, MELISSA G
1579 MAJESTIC TER
COLFAX NC 27235

DOOM, SCOTT L ;
DOOM, DEBORAH T
4803 TRADITION WAY
COLFAX NC 27235

DORAN, MICHAEL F ;
DORAN, MICHELLE K
4805 TRADITION WY
COLFAX NC 27235

ELEDGE, GREGORY H ;
ELEDGE, KIMBERLY J
4818 MARQUIS ST
COLFAX NC 27235

ELEY, DARNELL R ;
ELEY, MELANIE N
1506 CASTLE WAY
COLFAX NC 27235

ELLIS, MICHAEL E ;
ELLIS, SHARLENE R
4845 LEGACY DR
COLFAX NC 27235

FARINA, ELAINE Y ;
FARINA, FRANK G
1513 CASTLE WAY
COLFAX NC 27235

FERGUSON, DAVID K ;
FERGUSON, JULIE O
8802 CEDAR SPRING DR
COLFAX NC 27235

FIEDLER, BRANDON JAY ;
FIEDLER, KIMBERLY GAY SESSOMS
8900 CEDAR SPRING DR
COLFAX NC 27235

FLYNT, CHARLES B ;
FLYNT, KATHY S
1965 SANDY RIDGE RD
COLFAX NC 27235

FORCADELA, GABRIEL ;
FORCADELA, HILDA
4804 MARQUIS ST
COLFAX NC 27235

FOUST, RONALD BALES ;
FOUST, DIANA SUE
8806 CEDAR SPRING DR
COLFAX NC 27235

GERWE, JOHN J JR ;
GERWE, MARY JO
8901 CEDAR SPRING DR
COLFAX NC 27235

GLORIA J WHITE REVOCABLE
TRUST ; WHITE, GLORIA J TRUSTEE ;
WHITE, NED D TRUSTEE
1316 WINDCHIME DR
COLFAX NC 27235

GONZALEZ, ERIC ;
GONZALEZ, PATRICIA A
4817 MARQUIS ST
COLFAX NC 27235

GRASSIE, MICHAEL T ;
GRASSIE, LINDA A
4806 MARQUIS ST
COLFAX NC 27235

GUERIERA, PAUL E ;
GUERIERA, ALISON B
4909 LEGACY DR
COLFAX NC 27235

HACKNEY, JOHN ;
HACKNEY, TANYA HACKNEY
4853 LEGACY DR
COLFAX NC 27235

HALL, MATTHEW L ; HALL, DORIS C
4802 MARQUIS ST
COLFAX NC 27235

HARRIS, AARON S ;
HARRIS, ROSALYNN G
4814 MARQUIS ST
COLFAX NC 27235

HENDERSON, REBECCA W
8804 CEDAR SPRING DR
COLFAX NC 27235

HILL, JAMES W ; HILL, TAMARA G
1315 WINDCHIME DR
COLFAX NC 27235

HONEYCUTT, JAMES H ;
HONEYCUTT, BRENDA S
8800 CEDAR SPRINGS DR
COLFAX NC 27235

HOOKE, DAVID L
8801 CEADR SPRING DR
COLFAX NC 27235

HOOVER, JOSEPH N ;
HOOVER, PAULA J
1306 WINDCHIME DR
COLFAX NC 27235

HUMPHREY, DANIEL E ;
HUMPHREY, TAMARA L
1530 CASTLE WY
COLFAX NC 27235

HUNEYCUTT, CYRUS W ;
HUNEYCUTT, MOLLY M
4824 LEGACY DR
COLFAX NC 27235

ISOM, DONALD R ; ISOM, MILDRED F
1919 SANDY RIDGE RD
COLFAX NC 27235

JIMENEZ, LUIS E ; JIMENEZ, SARAH
1602 MAJESTIC TER
COLFAX NC 27235

JOHNSON, DAVID JULIAN ;
JOHNSON, STEPHANIE S
4900 LEGACY DR
COLFAX NC 27235

JOHNSON, DAVID LEE
1606 MAJESTIC DR
COLFAX NC 27235

JONES, KARL ; JONES, MICHELLE A
4840 MARQUIS ST
COLFAX NC 27235

KENNETT, J PHIL ; KENNETT,
GLORIA K
1927 SANDY RIDGE RD
COLFAX NC 27235

KHAN, MOHAMMED A ; KHAN,
ASHLEY J
4890 LEGACY DR
COLFAX NC 27235

KIRKMAN, DAVID P ; KIRKMAN,
LINDA G
1304 WINDCHIME DR
COLFAX NC 27235

KOKX, JASON P ; KOKX, LISA A
4805 MARQUIS ST
COLFAX NC 27235

KOVACH, JOHN S ; KOVACH, DENA L
4811 MARQUIS ST
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KUNZ, JACOB W ; POLLARD, KAREN
4894 LEGACY DR
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LAIN, STEPHEN P ; LAIN, GINGER B
PO BOX 5168
HIGH POINT NC 27262

LANE, MARILYN DAWN ;
LANE, MURRAY W
4801 TRADITION WAY
COLFAX NC 27235

LEE, CHANG Y ; LEE, OK B
1106 HARTSTONE DR
COLFAX NC 27235

LINK, MICHAEL A ; LINK, SUSAN A
4920 LEGACY DR
COLFAX NC 27235

LIVENGOOD, THOMAS S ;
LIVENGOOD, JEAN S
8911 CEDAR SPRING DR
COLFAX NC 27235

LIVINGSTON, VINCENT ;
LIVINGSTON, ANGELA W
4885 LEGACY DR
COLFAX NC 27235

LORD, JEFFREY M ; LORD, TRICIA S
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LUGO, EDWIN F
4812 MARQUIS ST
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LYNK, DANIEL A ; LYNK, CYNTHIA
8907 CEDAR SPRINGS DR
COLFAX NC 27235

MARTIN, DOROTHY JANE
4603 JOHNSON ST
COLFAX NC 27235

MARTZ, JAMES A ; MARTZ, SUSAN T
8915 CEDAR SPRING DR
COLFAX NC 27235

MAYDEN, WARNER L JR ;
MAYDEN, NITA
4838 LEGACY DR
COLFAX NC 27235

MCCLEAF, MARLIN RICHARD ;
MCCLEAF, MARILYN G
8909 CEDAR SPRING DR
COLFAX NC 27235

MCDOWELL, ERICA LK ;
MCDOWELL, KEVIN T
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MCNEIL, GREGORY W ;
MCNEIL, CHRISTINE L
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11525 PARK WOODS CIR
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MEEKS, ALICE ELIZABETH
4867 LEGACY DR
COLFAX NC 27235

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MITCHELL, VIVIAN K
4803 LEGACY DR
COLFAX NC 27235

MOORE, KEVIN F ;
MOORE, KIMBERLY S
8903 CEDAR SPRING DR
COLFAX NC 27235

MOSES, JOSEPH BRIAN ;
MOSES, LORI J
4801 MARQUIS ST
COLFAX NC 27235

MOYER, CHARLES P ;
MOYER, CHARLENE W
8908 CEDAR SPRING DR
COLFAX NC 27235

NIELSEN, SARAH KAY ;
NIELSEN, TJAI M
4846 LEGACY DR
COLFAX NC 27235

OLIVEROS JOSE MARIA LOPEZ &
BERENICE FLORES ENRIQUEZ
4904 LEGACY DR
COLFAX NC 27235

OWENS, DOUGLAS R ;
OWENS, REBECCA O
4604 JOHNSON ST
COLFAX NC 27235

PAGIAVLAS, NOTIS ;
PAGIAVLAS, ANASTASIA
4830 MARQUIS ST
COLFAX NC 27235

MESSICK, KRISTINA C ;
MESSICK, ROBBY D
4842 LEGACY DR
COLFAX NC 27235

MOCK, TIMOTHY D ;
MOCK, VIVIAN H
1603 MAJESTIC TER
COLFAX NC 27235

MOORE, ROBERT S. ;
STRADER, CHERILYN R.
1575 MAJESTIC TER
COLFAX NC 27265

MOSIER, STEVEN D ;
MOSIER, LINDSEY M
1583 MAJESTIC TER
COLFAX NC 27235

MURPHY, LAURA A ;
MURPHY, MATTHEW P
4913 LEGACY DR
COLFAX NC 27235

OGBONNA, PASCHAL C ;
OGBONNA, MAVIS N
4836 MARQUIS ST
COLFAX NC 27235

OSTMANN, JAMES STEPHEN SR
1526 CASTLE WAY
COLFAX NC 27235

OWENS, THOMAS F
1310 WINDCHIME DR
COLFAX NC 27235

PARK, HEE CHANG ; PARK, MIN Y
1318 WINDCHIME DR
COLFAX NC 27235

MICELI, DAVID ; MICELI, TISH
1595 MAJESTIC TER
COLFAX NC 27235

MOORE, DANNY S ; MOORE, SUSAN
1305 WINDCHIME DR
COLFAX NC 27235

MOORE, TOMEKO ; MOORE, JAMES P
4912 LEGACY DR
COLFAX NC 27235

MOTLEY, SHERRI E
4810 MARQUIS ST
COLFAX NC 27235

NELSON O SILVER LIVING TRUST ;
SILVER, NELSON O TR
136 DAVIS PLANTATION RD
BESSEMER CITY NC 28016

OHOME, OLUFEMI ;
OHOME, OSASOGIE ERHABOR
505 BENTON DR APT 7210
ALLEN TX 75013

OWENBY, TINA
1302 WINDCHIME DR
COLFAX NC 27235

PACE, STEVEN G ; PACE, LYNN R
8805 CEDAR SPRING DR
COLFAX NC 27235

PARROTT, MARK W
1510 CASTLE WAY
COLFAX NC 27235

PARUSCIO, THOMAS E JR ;
PARUSCIO, DENISE E
4820 LEGACY DR
COLFAX NC 27235

PIEDMONT TRIAD AMBULANCE &
RESCUE INC
PO BOX 534
HIGH POINT NC 27261

PISULA, SCOTT A ;
PISULA, STEPHANIE L
4916 LEGACY DR
COLFAX NC 27235

RAPP, WILLIAM M ; RAPP, PATTY C
1509 CASTLE WAY
COLFAX NC 27235

RIGSBEE, JAMES C JR ;
RIGSBEE, BETH F
1522 CASTLE WY
COLFAX NC 27235

SAEZ, RAFAEL A ; SAEZ, JESSICA E
4837 MARQUIS ST
COLFAX NC 27235

SCHERMERHORN, WILLIAM R JR ;
SCHERMERHORN, CHRISTINE L
1308 WINDCHIME DR
COLFAX NC 27235

SHARMA, ANU ; SHARMA, GAURI
4861 LEGACY DR
COLFAX NC 27235

SIMON, DAVID F ;
SIMON, REBECCA L
4837 LEGACY DR
COLFAX NC 27235

SMITH, PATRICIA U
1314 WINDCHIME DR
COLFAX NC 27235

PEARMAN, JARRETT L ;
PEARMAN, PAULA B
1309 WINDCHIME DR
COLFAX NC 27235

PIERCE, NORMA JEAN STAFFORD
1947 SANDY RIDGE RD
COLFAX NC 27235

PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX NC 27235

REAVES, RICHARD G ;
REAVES, SANDRA P
4854 LEGACY DR
COLFAX NC 27235

RISSLER, JAMES L ;
RISSLER, PATRICIA A
4862 LEGACY DR
COLFAX NC 27235

SAXON, JASON ;
SAXON, SUSAN SAXON
4882 LEGACY DR
COLFAX NC 27235

SCOTT, MARK A ; SCOTT, GWEN E
4878 LEGACY DR
COLFAX NC 27235

SHARMA, RAVINDRA ;
SHARMA, SONAL
4825 MARQUIS ST
COLFAX NC 27235

SIPE, JOSEPH M ; SIPE, NANCY W
4640 JOHNSON ST
COLFAX NC 27235

SOK, THEARA ; SOK, VANNARA KIM
1542 CASTLE WAY
COLFAX NC 27235

PENLEY, COURTNEY ;
PENLEY, MARK
8910 CEDAR SPRING DR
COLFAX NC 27235

PIERCE, RAYMOND E ;
PIERCE, NORMA JEAN
1947 SANDY RIDGE RD
COLFAX NC 27235

PRESTON, JEROME D ;
PRESTON, DENISE ANN
4905 LEGACY DR
COLFAX NC 27235

REDMON, KATHERINE E ;
TROTTER, BRIAN F
1957 SANDY RIDGE RD
COLFAX NC 27235

RUSH, KENNETH ALAN ;
RUSH, AMY LITTLE
4539 JOHNSON ST
COLFAX NC 27235

SCHABACKER, ELIZABETH M
4815 TRADITION WAY
COLFAX NC 27235

SEALS, DANNY L ; SEALS, ALLISON
1591 MAJESTIC TER
COLFAX NC 27235

SHELTON, WILLIAM G JR ;
SHELTON, LINDA G
8803 CEDAR SPRING DR
COLFAX NC 27235

SMITH, DAVID M ;
SMITH, MICHELLE D
4877 LEGACY DR
COLFAX NC 27235

STAFFORD, JAMES C ;
STAFFORD, WANDA D
2007 SANDY RIDGE RD
COLFAX NC 27235

STAFFORD, JAMES CORNELIUS
2007 SANDY RIDGE RD
COLFAX NC 27235

STEELE, TIMOTHY L ;
STEELE, KAREN L
1505 CASTLE WY
COLFAX NC 27235

STRAUGHN, SHENITA L
1517 CASTLE WY
COLFAX NC 27235

SURRETT, REGINALD SCOTT ;
SURRETT, NANCY P
8905 CEDAR SPRING DR
COLFAX NC 27235

THOMAS, CHERYL G
1534 CASTLE WAY
COLFAX NC 27235

THOMAS, MICHAEL A
PO BOX 5486
HIGH POINT NC 27262

THOMAS-PFUHL, LISA M ;
PFUHL, HENRY F
4881 LEGACY DR
COLFAX NC 27235

THOMPSON, GREGORY P ;
THOMPSON, DEBRA S
1226 WINDCHIME DR
COLFAX NC 27235

TREYBALL, CHRISTINA
4804 LEGACY DR
COLFAX NC 27235

TROLINGER, JOHN L ;
TROLINGER, SORAYA P
4874 LEGACY DR
COLFAX NC 27235

US BANK NATIONAL ASSOCIATION
TRUSTEE
1525 S BELT LINE RD
COPPELL TX 75019

VAKA, SHANNON K ; VAKA, CRAIG F
4816 LEGACY DR
COLFAX NC 27235

VILLALOBO, EDWIN A ;
SARAVIA, MARIA L
1538 CASTLE WY
COLFAX NC 27235

WARD, RAYMOND L ;
WARD, KAYDRA M
4858 LEGACY DR
COLFAX NC 27235

WATSON, EDDIE L JR ;
WATSON, MARY T
1587 MAJESTIC TE
COLFAX NC 27235

WEBB, J RICK ; WEBB, PHYLLIS P
PO BOX 591
COLFAX NC 27235

WEBSTER, DERRICK W ;
BIVENS, NICOLE S
4831 LEGACY DR
COLFAX NC 27235

WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL STREET
HIGH POINT NC 27262

WESTMORELAND, C REID ;
WESTMORELAND, CATHARINE B
245 N BUNKER HILL RD
COLFAX NC 27235

WESTMORELAND, JAMES T ;
WESTMORELAND, CHARLES R
4626 JOHNSON ST
COLFAX NC 27235

WILLIAMS, BENJAMIN A
1300 WINDCHIME DR
COLFAX NC 27235

WILLOUGHBY RAY, PAMELA KIM ;
WILLOUGHBY RAY, RYAN SEAN
1800 SPRINGBERRY CT
GREENSBORO NC 27455

WILSON, LENNETTE W ; WILSON,
LEONARD H
4813 LEGACY DR
COLFAX NC 27235

WOOD, KENNETH C ; WOOD,
PATRICIA S
4546 PEEPLES RD
OAK RIDGE NC 27310

WORTH, KELLYE
630 CALVERT ST UNIT 304
CHARLOTTE NC 28208

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT B

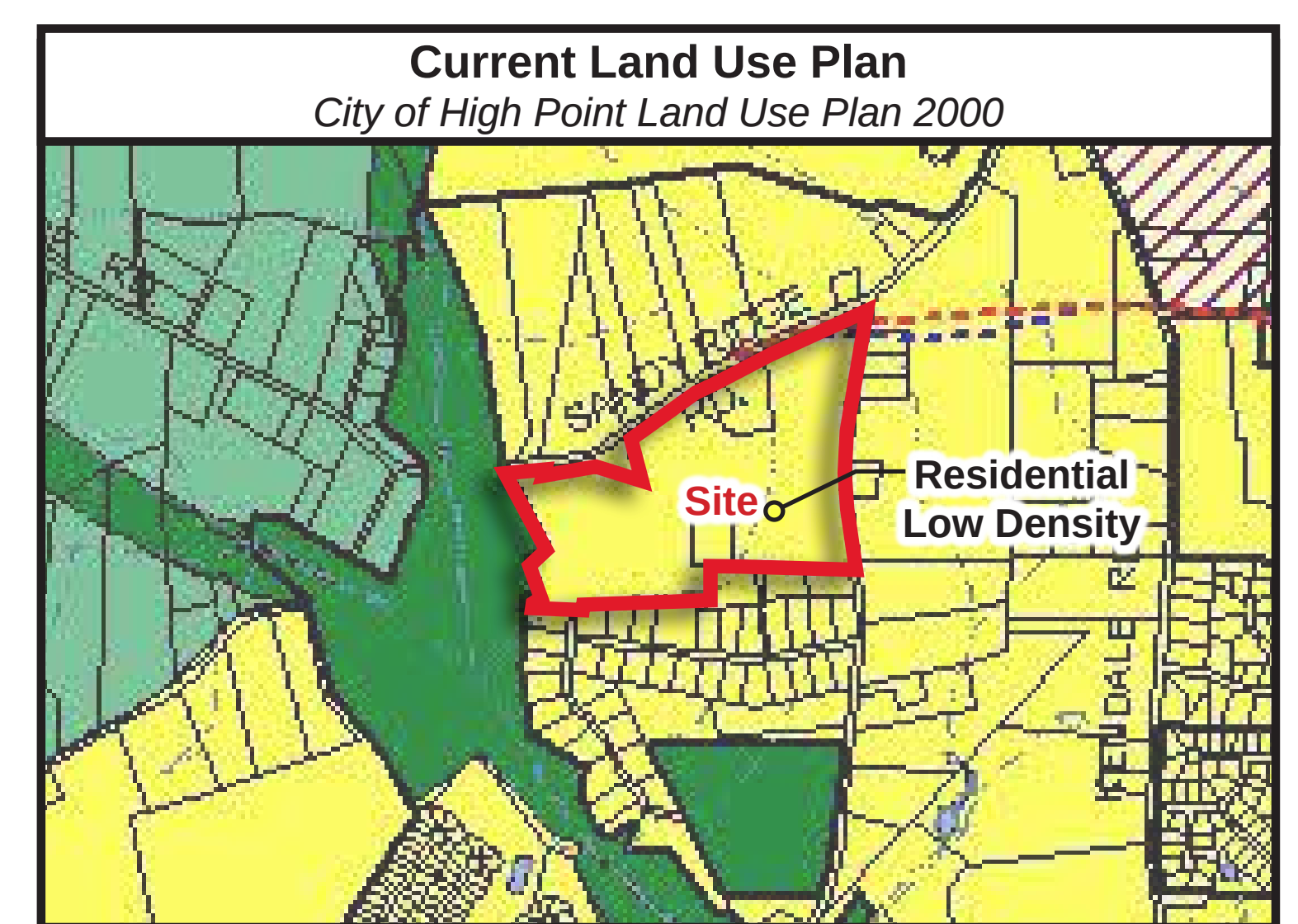
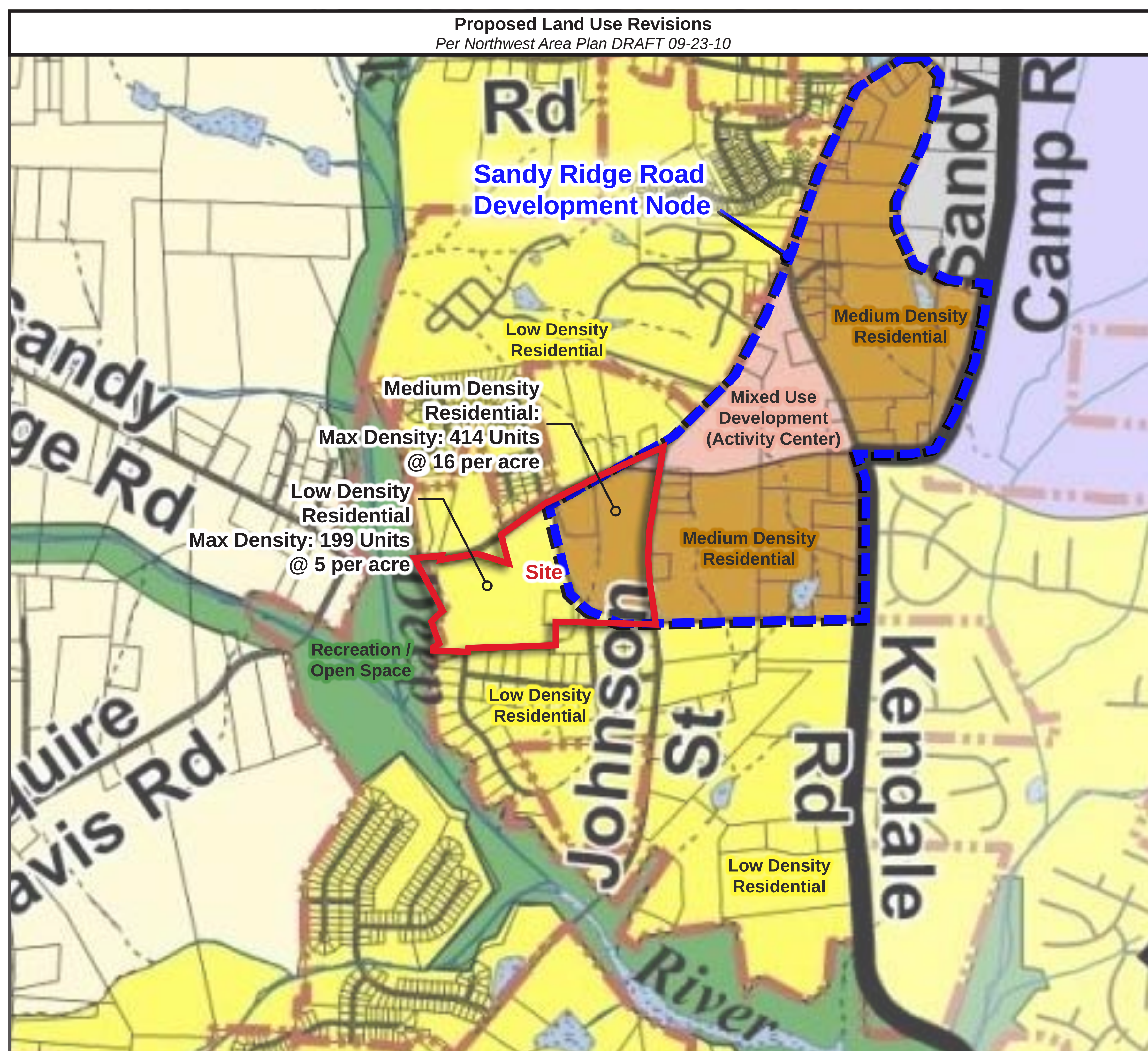
601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069



Property Owner Key

	PIN	OWNER
1	6894913894	ADELOYE, DAVID
2	7803192257	ALLEY, ALEXANDER ; ALLEY, IRIS I
3	7803191407	ALLEY, JOHN WILLIAM
4	6893991991	ALLRED, DENNIS MONROE ; ALLRED, BETH R
5	7803093214	BALLARD, ROGER R ; BALLARD, ANN I
6	6894915739	BARATTA, ANDREW V ; BARATTA, HEIDI A
7	6894925480	BARNSDALE CLARK, SALINA ; CLARK, JAMIE
8	6894925551	BARRETT, BRIAN R ; BARRETT, JOY K
9	6894823446	BEHNKE, DENVER W ; BEHNKE, ROBERTA M
10	6894827696	BONHAM, MARK D ; BONHAM, DONNA F
11	6894917743	BOSTIC, ANDREW ; BOSTIC, URETHA L
12	6894924840	BROCK, DAVID W ; BROCK, PAMELA L
13	6894826695	BROOKS, ARNOLD H ; BROOKS, BEVERLY L
14	6894920888	BROWN, JASON T ; BROWN, SHAWN L
15	6893984773	BULLINS, GARY R ; BULLINS, VICKIE G
16	6894914717	BURGINS, CURTIS ; BURGINS, JERRIE
17	6894925393	BYON, JAY H ; BYON, SO JUNG
18	6894920659	CANON, JAIME D ; CANON, MARIA NITA
19	6894828825	CARMICHAEL, DONNA J ; CARMICHAEL, JAMES T
20	6894824732	CARTER, BRITT A ; CARTER, GENNA W
21	6894910002	CAULDER, CHARLIE R
22	6894909185	CEDAR SPRINGS FARM LLC
23	6894823167	CHAPMAN, KACY R ; CHAPMAN, TAMARA
24	7802251784	CITY OF HIGH POINT
25	7803193787	COLTRAIN, LARRY S ; COLTRAIN, DRUCILLA O
26	6894826812	CONNOLLY, HOWARD L JR ; CONNOLLY, MICHELLE L ; WALKER, SUZANNE M ; WALKER, ELBRIDGE L
27	6894926097	COUSSA, VIRGINIA P
28	6894914662	CREWS, WILLIE R ; CREWS, JULIA
29	7803093409	CROUSE, KIM MAUREEN
30	6894921869	CRUTHIS, AMANDA FAITH ; CRUTHIS, CARL WALTER
31	6894920325	CULBERTSON, JEFFREY S ; CULBERTSON, BETHANY
32	6894921582	DAU, ANUAR M ; DAU, SONIA P
33	6893998815	DEESE, CLAUDIA B
34	6893999864	DEESE, CLAUDIA B
35	6894921533	DENGLER, BILLY D ; DENGLER, SHERI J
36	6894912936	DOLE, MELISSA G
37	6894912568	DOOM, SCOTT L ; DOOM, DEBORAH T
38	6894912656	DORAN, MICHAEL F ; DORAN, MICHELLE K
39	6894827104	ELEDGE, GREGORY H ; ELEDGE, KIMBERLY J
40	6894828365	ELEY, DARNELL R ; ELEY, MELANIE N
41	6894923611	ELLIS, MICHAEL E ; ELLIS, SHARLENE R
42	6894829584	ELIAS, ELAINE Y ; ELIAS, FRANK G
43	7803096901	FERGUSON, DAVID K ; FERGUSON, JULIE O
44	7803091804	FIEDLER, BRANDON JAY ; FIEDLER, KIMBERLY GAY SESSOMS
45	7804027273	FLYNT, CHARLES B ; FLYNT, KATHY S
46	7804027508	FLYNT, KATHY ANN STAFF
47	6894814967	FORCADELA, GABRIEL ; FORCADELA, HILDA
48	7803093808	FOUST, RONALD BALES ; FOUST, DIANA SUE
49	7803091467	GERWE, JOHN J JR ; GERWE, MARY JO
50	6893981643	GLORIA J WHITE REVOCABLE TRUST ; WHITE, GLORIA J TRUSTEE ; WHITE, NED D TRUSTEE
51	6894825267	GONZALEZ, ERIC ; GONZALEZ, PATRICIA A
52	6894825040	GRASSIE, MICHAEL T ; GRASSIE, LINDA A
53	6894825513	GUERIERA, PAUL E ; GUERIERA, ALISON B
54	6894922666	HACKNEY, JOHN ; HACKNEY, TANYA HACKNEY
55	6894813969	HALL, MATTHEW L ; HALL, DORIS C
56	6894826058	HARRIS, AARON S ; HARRIS, ROSALYNN G
57	7803094859	HENDERSON, REBECCA W
58	6893983933	HILL, JAMES W ; HILL, TAMARA G
59	7803097963	HONEYCUTT, JAMES H ; HONEYCUTT, BRENDA S
60	7803097557	HOOVER, DAVID L
61	6893897218	HOOVER, JOSEPH N ; HOOVER, PAULA J
62	6894922312	HUMPHREY, DANIEL E ; HUMPHREY, TAMARA L
63	6894926217	HUNEYCUTT, CYRUS W ; HUNEYCUTT, MOLLY M
64	6894816433	ISOM, DONALD R ; ISOM, MILDRED F
65	6894814348	ISOM, DONALD R ; ISOM, MILDRED F
66	6894916878	JIMENEZ, LUIS E ; JIMENEZ, SARAH D
67	6894825841	JOHNSON, DAVID JULIAN ; JOHNSON, STEPHANIE S
68	6894917940	JOHNSON, DAVID LEE
69	6894827555	JONES, KARL ; JONES, MICHELLE A
70	6894819638	KENNETT, J PHIL ; KENNETT, GLORIA K
71	6894827854	KHAN, MOHAMMED A ; KHAN, ASHLEY J
72	6893896465	KIRKMAN, DAVID P ; KIRKMAN, LINDA G
73	6894824168	KOKX, JASON P ; KOKX, LISA A
74	6894825220	KOVACH, JOHN S ; KOVACH, DENA L
75	6894826883	KUNZ, JACOB W ; POLLARD, KAREN D
76	6893986261	LAIN, STEPHEN P ; LAIN, GINGER B
77	6894913407	LANE, MARILYN DAWN ; LANE, MURRAY W
78	6893990414	LEE, CHANG Y ; LEE, OK B
79	6894822595	LINK, MICHAEL A ; LINK, SUSAN A
80	6893993518	LIVENGOD, THOMAS S ; LIVENGOD, JEAN S
81	6894828667	LIVINGSTON, VINCENT ; LIVINGSTON, ANGELA W
82	6894914553	LORD, JEFFREY M ; LORD, TRICIA S
83	6894827240	LUGO, EDWIN F
84	6893996563	LYNK, DANIEL A ; LYNK, CYNTHIA G
85	7804006167	MARTIN, DOROTHY JANE
86	6893899664	MARTZ, JAMES A ; MARTZ, SUSAN T
87	6894925539	MAYDEN, WARNER L JR ; MAYDEN, NITA
88	6893994596	MCCLEAF, MARLIN RICHARD ; MCCLEAF, MARILYN G
89	6894922550	MCDOWELL, ERICA L K ; MCDOWELL, KEVIN T
90	6894914730	MCNEIL, GREGORY W ; MCNEIL, CHRISTINE L
91	6894922165	MDC HOMES-GREENSBORO LLC

	PIN	OWNER
92	6894829249	MDC HOMES-GREENSBORO LLC
93	6894815822	MDC HOMES-GREENSBORO LLC
94	6894921638	MECKS, GARY ALLEN ; MECKS, ALICE ELIZABETH
95	6894925606	MESSICK, KRISTINA C ; MESSICK, ROBBY D
96	6894925003	MICELI, DAVID ; MICELI, TISH
97	6894915673	MITCHELL, DONALD E JR ; MITCHELL, VIVIAN K
98	6894926025	MOCK, TIMOTHY D ; MOCK, VIVIAN H
99	6893990390	MOORE, DANNY S ; MOORE, SUSAN L
100	6893999478	MOORE, KEVIN F ; MOORE, KIMBERLY S
101	6894911975	MOORE, ROBERT S ; STRADER, CHERILYN R.
102	6894823688	MOORE, TOMEKO ; MOORE, JAMES P
103	6894823038	MOSES, JOSEPH BRIAN ; MOSES, LORI J
104	6894913908	MOSIER, STEVEN D ; MOSIER, LINDSEY M
105	6894825093	MOTLEY, SHERRI E
106	6893995889	MOYER, CHARLES P ; MOYER, CHARLENE W
107	6894824467	MURPHY, LAURA A ; MURPHY, MATTHEW P
108	6893985453	NELSON O SILVER LIVING TRUST ; SILVER, NELSON O TR
109	6894924783	NIELSEN, SARAH KAY ; NIELSEN, TJAI M
110	6894827468	OGBONNA, PASCHAL C ; OGBONNA, MAVIS N
111	6894912733	OHOME, OLUFEMI ; OHOME, OSASOGIE ERHABOR
112	6894824787	OLIVEROS JOSE MARIA LOPEZ & BERENICE FLORES ENRIQUEZ
113	6894921343	OSTMANN, JAMES STEPHEN SR
114	6893896662	OWENBY, TINA
115	7804103185	OWENS, DOUGLAS R ; OWENS, REBECCA O
116	6893899052	OWENS, THOMAS F
117	7803094552	PACE, STEVEN G ; PACE, LYNN R
118	6894827375	PAGIAVLAS, NOTIS ; PAGIAVLAS, ANASTASIA
119	6893982511	PARK, HEE CHANG ; PARK, MIN Y
120	6894829355	PARROTT, MARK W
121	6894926221	PARUSCIO, THOMAS E JR ; PARUSCIO, DENISE E
122	6893992113	PEARMAN, JARRETT L ; PEARMAN, PAULA B
123	6893993940	PENLEY, COURTNEY ; PENLEY, MARK
124	7804122635	PIEDMONT TRIAD AMBULANCE & RESCUE INC
125	7804021083	PIERCE, NORMA JEAN STAFFORD
126	6894928335	PIERCE, RAYMOND E ; PIERCE, NORMA JEAN
127	6894823616	PISULA, SCOTT A ; PISULA, STEPHANIE L
128	6894821519	PRESBYTERIAN HOMES INC
129	6894825579	PRESTON, JEROME D ; PRESTON, DENISE ANN
130	6894829513	RAPP, WILLIAM M ; RAPP, PATTY C
131	6894924809	REAVES, RICHARD G ; REAVES, SANDRA P
132	7804024711	REDMON, KATHERINE E ; TROTTER, BRIAN F
133	6894920394	RIGSBEE, JAMES C JR ; RIGSBEE, BETH F
134	6894922849	RISSLER, JAMES L ; RISSLER, PATRICIA A
135	6893990969	RUSH, KENNETH ALAN ; RUSH, AMY LITTLE
136	6894825487	SAEZ, RAFAELA A ; SAEZ, JESSICA E
137	6894828886	SAXON, JASON ; SAXON, SUSAN SAXON
138	6894912820	SCHABACKER, ELIZABETH M
139	6893897170	SCHERMERHORN, WILLIAM R JR ; SCHERMERHORN, CHRISTINE L
140	6894829857	SCOTT, MARK A ; SCOTT, GWEN E
141	6894924031	SEALS, DANNY L ; SEALS, ALLISON L
142	6894922608	SHARMA, ANU ; SHARMA, GAURI
143	6894825383	SHARMA, RAVINDRA ; SHARMA, SONAL
144	7803096505	SHELTON, WILLIAM G JR ; SHELTON, LINDA G
145	6894923555	SIMON, DAVID F ; SIMON, REBECCA L
146	7804110534	SIPE, JOSEPH M ; SIPE, NANCY W
147	6894829698	SMITH, DAVID M ; SMITH, MICHELLE D
148	6893890882	SMITH, PATRICIA U
149	6894924333	SOK, THEARA ; SOK, VANNARA KIM
150	7804121515	STAFFORD, JAMES C ; STAFFORD, WANDA D
151	7804021653	STAFFORD, JAMES CORNELIUS
152	6894828552	STEELE, TIMOTHY L ; STEELE, KAREN L
153	6894920555	STRAUGHN, SHENITA L
154	6893998520	SURRETT, REGINALD SCOTT ; SURRETT, NANCY P
155	6894922382	THOMAS, CHERYL G
156	6893991651	THOMAS, MICHAEL A
157	6894829627	THOMAS-PFUHL, LISA M ; PFUHL, HENRY F
158	6893896992	THOMPSON, GREGORY P ; THOMPSON, DEBRA S
159	6894917820	TREYBALL, CHRISTINA
160	6894920817	TROLINGER, JOHN L ; TROLINGER, SORAYA P
161	6894827267	US BANK NATIONAL ASSOCIATION TRUSTEE
162	6894926145	VAKA, SHANNON K ; VAKA, CRAIG F
163	6894923352	VILLALOBO, EDWIN A ; SARAVIA, MARIA L
164	6894923921	WARD, RAYMOND L ; WARD, KAYDRA M
165	6894913969	WATSON, EDDIE L JR ; WATSON, MARY T
166	7804003157	WEBB, J RICK ; WEBB, PHYLLIS P
167	6894923467	WEBSTER, DERRICK W ; BIVENS, NICOLE S
168	6894908816	WESLEYAN EDUCATION CENTER
169	7804115905	WESTMORELAND, C REID ; WESTMORELAND, CATHARINE B
170	7804110649	WESTMORELAND, JAMES T ; WESTMORELAND, CHARLES R
171	7804110854	WESTMORELAND, JAMES T ; WESTMORELAND, CHARLES R
172	7804113483	WESTMORELAND, JAMES T ; WESTMORELAND, MARGARET M FAMILY LIMITED PARTNERSHIP ; WESTMORELAND, CHARLES R
173	7804009900	WESTMORELAND, JAMES THOS
174	6893896787	WILLIAMS, BENJAMIN A
175	6894915752	WILLOUGHBY RAY, PAMELA KIM ; WILLOUGHBY RAY, RYAN SEAN
176	6894915817	WILSON, LENNETTE W ; WILSON, LEONARD H
177	6893990901	WOOD, KENNETH C ; WOOD, PATRICIA S
178	6894825480	WORTH, KELLYE



Classification Descriptions

Low Density Residential
Single family detached dwellings with a maximum density of 5 units per acre.

Medium Density Residential
Mixed density residential including high density townhomes and multi-family housing ranging from 8 -16 units per acre.

Mixed Use Development (Activity Center)
Commercial, office, service uses and high density residential in a walkable setting.

**Wesleyan
Education Center -
Sandy Ridge Road**

High Point, NC 12/01/10

Current & Proposed Land Use Plans

Prepared for:



Wesleyan Education Center
1917 Centennial Street
High Point, NC 27262

Project #: 10-181

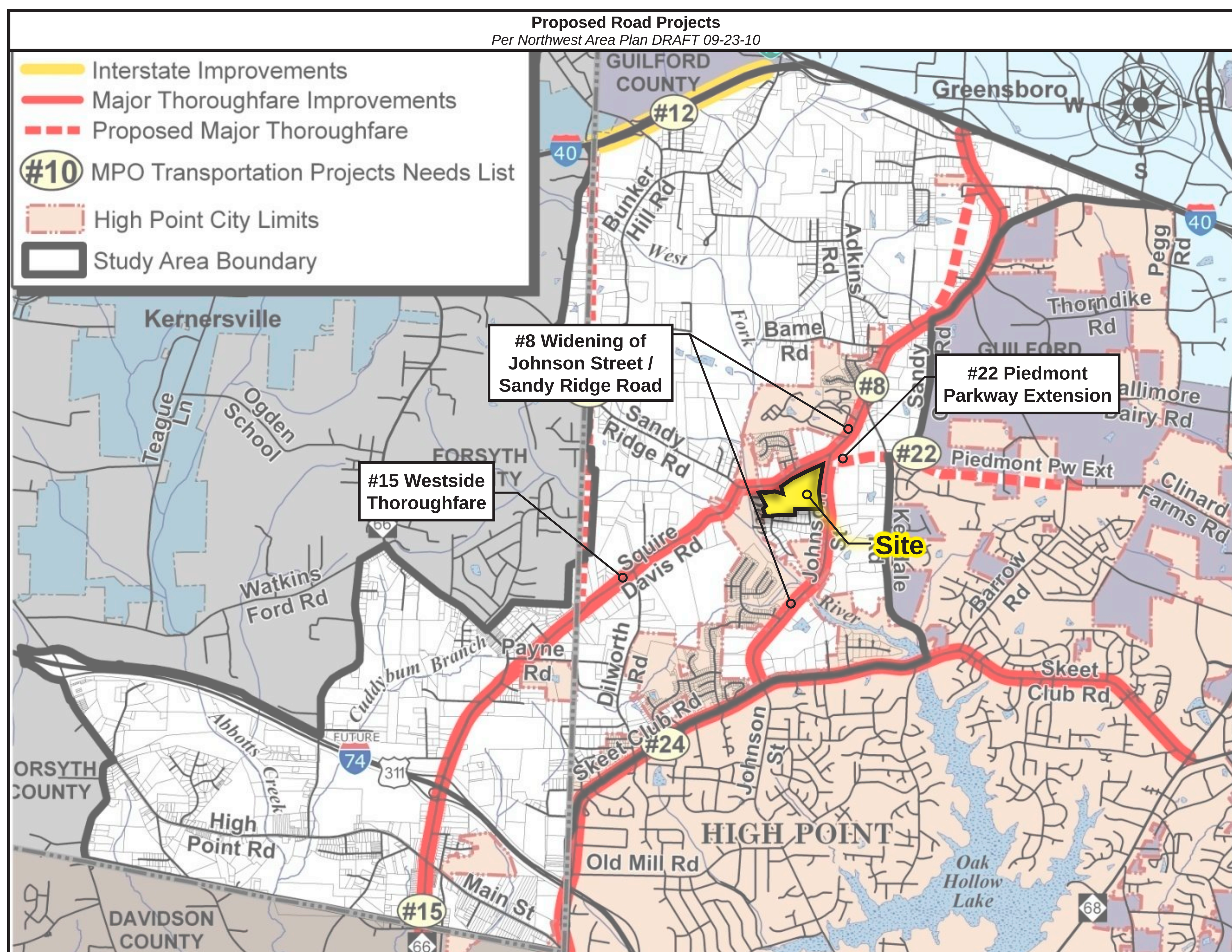
Prepared by:



Stimmel
Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street
Suite 200
Winston-Salem, NC
27101-2916

P: 336.723.1067
F: 336.723.1069
www.stimmelpa.com



MPO Future Projects

- #15** Westside Thoroughfare / North - South Connector
- #22** Piedmont Parkway Extension
- #8** Widening of Johnson Street and Sandy Ridge Road

**Wesleyan
Education Center -
Sandy Ridge Road**

High Point, NC 12/01/10

Transportation

Prepared for:



Wesleyan Education Center
1917 Centennial Street
High Point, NC 27262

Project #: 10-181

Prepared by:



Stimmel
Landscape Architecture
Civil Engineering
Land Planning

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Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT C

601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
37	Raymond + Joan Pinner	1947 Sandy Ridge Rd. Colfax, NC	665-2999	
38	Rickey Candler	1928 Sandy Ridge Rd 27235 Colfax NC	456-1409	
39	Julia + Willie Crews	4802 Tradition Way Colfax, NC 27235	336 662-0156	WillieCrews@bellsouth.net
40	George + Kim Crouse	8807 Cedar Springs Dr Colfax	336 665-0547	Kimcrouse@bellsouth.net
41	John Gierke	8901 Cedar Springs Dr	336-668-4152	josephgierke@yahoo.com
42	Arnie + Bev Brooks	4893 Legacy Dr. Colfax, NC	662-3396	bev.brooks@gmail.com
43	Patty Prapp	1509 Castle Way Colfax	668-7264	bellsouth.net prapp123@
44	Joe + Nancy Sire	4640 Johnson St Colfax	665-0185	
45	Drew Coltrain	4600 Johnson St Colfax	668-3707	drewcoltrain@gmail.com lscoltrain@gmail.com
46	Doug Owens	4604 Johnson St Colfax	336-314-5606 668-	owensdoug@bellsouth.net
47	Angela Livingston	4885 Legacy Dr. Colfax	202-9974	ALWOMACK22@yahoo.com
48	Michael Flynn	1965 Sandy Ridge Rd Colfax	668-2500	N/A

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
49	DINESH BHAGAT	4825 MARQUIS ST. COLFAX	336-510-4264	daysen120@yahoo.com
50	Alexander Alley	1555 Hwy 66 S. Kernersville	336-996-3776	
51	Kim Moore	8903 Cedar Spring Dr Colfax	336 668-4589	moorekim1977@bellsouth.net
52	Matt Murphy	4913 LEGACY DR. COLFAX	617-5671	MURPHY.MP108@MAC.COM
53	Julie Morgan	8802 Cedar Sp. Dr Colfax	336-617-5470	jloferg@gmail.com
54				
55				
56				
57				
58				
59				
60				

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
61	Charles + Katelyn Juynt	1965 Sandy Ridge Rd. Colfax, N.C. 27235	668-2500	
62	Phil and Gloria Kennett	1927 Rudy Fedge Rd Colfax, NC 27235	668-3782	
63	B.H. Shelton	8803 Cedar Spring Dr.	336-665-1372	bshelton1237@yahoo.com
64	Dennis + Beth Allred	8912 Cedar Springs Dr	668-3099	beth@myallredfamily.com
65	Gary + Claudia Deen	8904 Cedar Spring Dr	665-0518	CDeen@Tide1922.com
66	Mike Link	4920 Legacy Drive	848-3123	MLINK001@triad.rr.com
67	Kenn + Erica McDowell	1531 Castle Way	336 880 2532	Ericak78@aol.com
68	Michelle Jones	4840 Marquis St	336 543 3367	michelleajones@aol.com
69	Kacy Chapman	4803 Marquis St		Kacy Chapman@cw-hotmail.com
70	Cy Huneycutt	4824 Legacy Drive	668-2816	chuneycutt@triad.rr.com
71	Steve & Stephanie Dillon	2209 Sandy Ridge Rd High Point	668-0520	stephanie_dillon78@yahoo.com
72	Debra Thompson	1226 Windchime Dr Colfax	239 7260	DebraKay4444@yahoo.com

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT D

601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Special Use Permitting for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	Joe & Nancy Sipe	4640 Johnson St Colfax NC 27235
2	Douglas R. Owens	4604 Johnson St. Colfax N.C 27235
3	Larry and Dee Coltrain	4600 Johnson St. Colfax N.C. 27235
4	Michael R. Hume	4920 Legacy Drive Colfax NC 27235
5	Gary & Claudia Deese	8904 Cedar Spring Drive Colfax 27235
6	Dennis & Beth Allred	8912 Cedar Spring Dr. Colfax, NC 27235
7	Kim & Kevin Moore	8903 Cedar Spring Dr. Colfax NC 27235
8	Marla Ann Plumer	4913 LEGACY DR. COLFAX N.C. 27235
9		
10		
11		
12		

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Special Use Permitting for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	George Crouse	8807 Cedar Spring Drive Colfax, NC
2	Kevin and Erica McDowell	1531 Castle Way Colfax, NC 27235
3	Bruce Shields	8803 Cedar Spring Dr. Colfax, N.C.
4	Kacy Chapman	4803 Marquis St. Colfax, NC
5	Cyle & Molly Honeycutt	4824 Legacy Drive Colfax NC
6	Jim Hedgecock	8857 BATLSTON ROAD Colfax N.C. 27235
7		
8		
9		
10		
11		
12		

PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

Jemsite Development, LLC

Zoning Case 13-02

A request by Jemsite Development, LLC to rezone approximately 65 acres from the Conditional Use Planned Unit Development-Mixed (CU-PDM) District to a Planned Unit Development-Mixed (PDM) District. The property is lying south of the intersection of Penny Road and Greensboro Road, and extends to the southeast to include frontage on the west side of Scientific Street, opposite Pump Station Road.

Mr. Herbert Shannon presented Zoning Case 13-02 and recommended approval as outlined in the staff report. Mr. Shannon pointed out that the staff report included several amendments to transportation conditions recommended by the Transportation Department.

Speaking on behalf of the request were Mr. Tom Terrell, 529 W. Parkway, High Point, an Attorney representing Jemsite Development, LLC,; Mr. Doug Spell, Vice President of Development, Jemsite Development, LLC, 1608 Hwy 221 North, Jefferson, NC and Mr. Fladery, Jemsite Development, LLC, 1608 Hwy 221 North, Jefferson, NC. These speakers provided an overview of this request and the manner in which the various tracts are proposed to be developed. They also pointed out that higher buffer standards are being provided where commercial uses are adjacent to the residential neighborhood along Manor Drive, and that the design of this mixed-use project is consistent with the City's adopted Land Use Map for this area. Although they have been working closely with the City Transportation Department they are not entirely in agreement with all of the recommendations they have proposed.

No one spoke in opposition to the request.

The Commission members requested additional information from the Transportation Department as to the various amendments to conditions they have recommended. Mr. Matt Carpenter reviewed the Transportation Departments concerns and presented an updated memorandum, dated April 23, 2013 from the director. There was a lengthy discussion among the Commission members, Mr. Carpenter and the applicant regarding the conditions noted in the April 23, 2013 memorandum.

The Planning & Zoning Commission recommended approval of Zoning Case 13-02 by a vote of 7-0 subject to the condition outlined in the April 23, 2013 memorandum, as amended at the meeting, with the exception that Access Condition (Condition II.E.3.c) only requires the road extension with the development of 50residetnial lots.

NOTE: Since the Planning & Zoning Commission public hearing the Transportation Department has updated their memorandum (See May 13, 2013 Transportation Memorandum) to address conditions discussed at the Planning & Zoning Commission meeting.

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

**STAFF REPORT
ZONING CASE 13-02**

May 13, 2013

(revised)

Request	
Applicant: Jemsite Development LLC	Owner(s): LSB Properties, Inc.
Zoning Proposal: To rezone approximately 65 acres.	From: CU-PDM Conditional Use Planned Unit Development-Mixed District.
	To: PDM Planned Unit Development-Mixed District.

Site Information	
Location:	Lying south of the intersection of Penny Road and Greensboro Road, and extends to the southeast to include frontage on the west side of N. N. Scientific Street, opposite Pump Station Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 0184653, 0218679 and 0218680.
Site Acreage:	Approximately 65 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has been rough graded, with heavier vegetation remaining only along the southern, eastern, and western perimeters of the property. The property has a gentle to moderate sloping terrain with a intermittent stream located in the eastern third of the site that flows northeast toward N. Scientific Street.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line lies adjacent to the site along Greensboro Road. There is also a 16-inch City water line and an 8-inch City sewer line lies adjacent to the site in N. Scientific Street.
General Drainage and Watershed:	The Greensboro Road frontage of the site drains to the northwest. The remaining area drains to the east. The site is subject to the City Lake Watershed Critical Area and Oakdale Reservoir General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% or more of the site and for single-family residential developments with a density of 2 units per acre or greater.
Overlay District(s):	City Lake Watershed Critical Area (WCA): Tiers 3 and 4 Oakdale Reservoir General Watershed (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CU-PDR	Conditional Use Planned Unit Development –Residential	Nursing home and retirement community
South:	RS-7	Residential Single-family-7 District	Undeveloped
East:	SFR	Single Family Residential District (<i>Jamestown</i>)	Single-family dwellings and a wholesale bakery with distribution use.
	IND	Industrial District (<i>Jamestown</i>)	
West:	RS-7	Residential Single-family-7 District	Single-family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	Obj. 3D: Include high-density residential development as a component of existing and new mixed-use areas for the purposes of utilizing land efficiently, pairing people with convenient goods and services, supporting the commercial uses, and minimizing traffic. Obj. 3E: Apply development standards to ensure that mixed-use areas are human scaled, pedestrian friendly, and physically integrated through mixed-use buildings and buildings that front onto streets rather than large parking lots that separate buildings and their uses. Obj. 5B: 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. Obj. 5D: Develop new streets and retrofit existing streets in accordance with design standards intended to balance efficient vehicular flow with other planning objectives, such as creating pedestrian-friendly environments.
Land Use Plan Map Classification:	The Greensboro Road frontage of the site has a Local/Convenience Commercial designation. This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. The N. Scientific Street frontage of the site has a Moderate-Density Residential designation. This classification includes a variety of detached or attached dwellings, such as single-family homes, cluster homes, duplexes and townhouses. Development densities shall range from 5 to 8 dwelling units per gross acre. The central area of the site has a Low-Density Residential designation. This classification is primarily intended for single-family detached dwellings on individual lots. Development densities in these areas shall not exceed 5 dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Obj. #8. Stimulate more efficient use of the City’s land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations;

	Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	None
Zoning History:	1. In 2001 the Pennybyrn Retirement Facility (aka Maryfield, Inc.), which lies north of the zoning site, was rezoned to the Planned Unit Development-Residential (CU-PDR) District to facilitate the expansion of various independent living, assisted living and nursing home uses. 2. In 2006, a different developer was granted PUD zoning approval to develop a mixed-use project on this site consisting of single-family dwellings, multifamily dwellings and commercial uses.

Transportation Information							
Adjacent Streets:	Name			Classification		Approx. Frontage	
	Greensboro Road			Major Thoroughfare		915 ft.	
	N. Scientific Street			Major Thoroughfare		847 ft.	
Vehicular Access:	The proposed development shall have one full movement access point where Penny Road intersects Greensboro Road, and two right in /right out only access points to Greensboro Road. The development shall also have one full movement access point to Scientific Street.						
Traffic Counts: (Average Daily Trips)	Greensboro Road Scientific Street				15,000 AADT (NCDOT 2011) 3,300 AADT (NCDOT 2011)		
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 9,758						
Traffic Impact Analysis:	Required				Comment		
		<u>Yes</u> X		<u>No</u>			
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.						

School District Comment
When the PUD zoning was first established on this property in 2006, up to 354 dwelling units were permitted and school impacts were assessed at that time. This updated PUD zoning decreases the number of dwelling units to 280 units; thus, this zoning proposal will not increase the impact on the school district from what was anticipated in 2006.

Planned Unit Development (PUD) Overview
Planned Unit Development (PUD) Districts are termed “floating districts” by the Development Ordinance, meaning that they may be applied anywhere within the City but only pursuant to a specific zoning map amendment request. All PUD districts are reviewed and approved through the Conditional Zoning process. The applicant has requested a Planned Unit Development-Mixed (PDM) District, which is intended to accommodate residential, commercial, and light industrial uses developed on a large tract in accordance with a PUD Master Plan. A PDM District is required to contain at least twenty contiguous acres of land under unified ownership or

control. The dimensional standards of the Ordinance are waived in a PDM District, except within 150 feet of the perimeter of the proposed PUD District, where the scale and setback of structures shall be in harmony with development on adjacent lands. In addition, no commercial or industrial uses are permitted within 150 feet of the perimeter of the PUD District unless the adjacent zoning permits the same or similar uses.

To provide a framework for review of Planned Unit Development proposals, the City has established specific findings, in addition to those normally required for a Conditional Zoning, request that must be made. These findings help ensure that the proposed development will be constructed as a cohesive, unified project; that it will utilize an efficient, attractive, and environmentally sensitive design; and that it will generally be of a higher quality than otherwise required by the application of conventional zoning district regulations.

Details of Proposal

Overview of Applicant's Zoning Request

The applicant is requesting zoning approval to allow a mixed-use development consisting of commercial uses, multifamily dwellings and single-family dwellings. A similar zoning application was approved on this site in 2006 (Zoning Case 06-32), however; that development never came to fruition. Under this new zoning application, a site layout similar to the 2006 zoning case is proposed. The primary changes under this current application are as follows:

- Intensity of commercial uses is being increased. Zoning Case 06-32 prohibited higher intensity commercial uses such as convenience stores with gas pumps and drive thru restaurants. These higher intensity commercial uses are proposed to be permitted under this new zoning application.
- Size of the commercial tract is being increased and multifamily area decreased. Zoning Case 06-32 provided a commercial tract that fronted along Greensboro Road. Under this new proposal, the commercial tract along Greensboro Road is being increased from 5.9 acres to 12.4 acres and extends further into the property. The increase in land area for commercial development is accomplished by reducing the size of the previously approved multifamily tract and by allowing the option for the entire multifamily tract to be developed as a commercial tract.

A Planned Unit Development is an optional form of land development designed to permit multiple housing types or land uses that are planned for and controlled by a PUD Master Plan. The main advantage of a PUD is the design flexibility afforded it through the Development Ordinance. Specific development standards pertaining to density; size, location and arrangement of buildings and structures; lot dimensions; and landscaping are set aside by the Ordinance. In their place, the general development standards for PUDs found in Section 9-4-3(a)(3), and the site-specific development standards approved in the Conditional Zoning Ordinance and PUD Master Plan govern the land uses permitted on the site and the manner in which they may develop. The Conditional Zoning Ordinance and PUD Master Plan provide for the site to be developed in the following manner:

Tract	Acreage	Uses
Tract A <i>(southern half of site)</i>	30.29 ac	Permits approximately 94 single-family detached dwellings, developed to RS-7 District standards

Tract B <i>(northeastern portion of site)</i>	9.48 ac	Permits residential uses as allowed by RM-8 District (<i>single-family dwellings, townhome/twin home dwellings, and multifamily dwellings</i>). A maximum of 75 multifamily dwelling units are permitted.
Tract C <i>(northwestern portion of site between Tracts A & D)</i>	4.77 ac	This tract may develop as either a multifamily tract or as a commercial tract: <u>Option C1 (RM-8 District Uses):</u> Any of the land uses allowed in the RM-8 District. <u>OR</u> <u>Option C2 (LB District Uses).</u> Commercial uses as permitted by the LB District and subject to the conditions listed in this Conditional Zoning Ordinance.
Tract D <i>(northwestern portion of site fronting along Greensboro Road)</i>	12.4 ac	Commercial uses as permitted by the LB District and subject to the conditions listed in this Conditional Zoning Ordinance.
Remaining 8.06 acres consist of buffer areas, open/recreational areas, and road right-of-ways.		

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance and shall give consideration to the following specific PUD Findings and Conditional Zoning Review Factors in its review and discussion of any PUD application.

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:

PUD Findings:

Applications for Planned Unit Development Districts shall be approved only if all of the following findings are made:

<u>Finding#1</u>	That application of planned unit development requirements to the property will produce a development of equal or higher quality than otherwise required by the strict application of conventional regulations of districts designated by the adopted Land Use Plan;
	<u>Staff Comments:</u> ❖ The applicant has offered conditions requiring non-residential portions of the site to meet higher architectural standards. This will generally ensure a cohesive and higher quality development product within the non-residential tracts. ❖ The proposal as a whole will create an overall development that will be of a higher standard than that which could develop under conventional zoning due to the unified review of the site and its uses. ❖ The proposal for a single planned development rather than multiple separate non-integrated developments will; ➤ More easily provide for interconnection of a roadway and pedestrian access system and reduce traffic bottlenecks upon surrounding roads. ➤ Allow for development that can gradually increase in intensity while still maintaining its compatibility with existing development.

<u>Finding#2</u>	That application of planned unit development requirements to the property will encourage innovative arrangement of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design; <u>Staff Comments:</u> As proposed, the development will have lower intensity uses to the south next to abutting residential uses and will gradually increase its development intensity toward the northern portion of the site along the Greensboro Road commercial corridor. Open space areas are generally lying in conjunction with required stream buffers, environmentally sensitive areas and areas used to separate development tracts.
<u>Finding#3</u>	That application of planned unit development requirements to the property will produce a development functioning as a cohesive, unified project and; <u>Staff Comments:</u> ❖ As conditioned and required by the PUD regulations, the scale and setbacks of buildings will be in harmony with surrounding areas. ❖ The requirements for the commercial tracts to meet architectural design standards will help to provide for a cohesive and unified project.
<u>Finding#4</u>	That application of planned unit development requirements to the property will not substantially injure or damage the use, value, and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the adopted plans and policies of the City. <u>Staff Comments:</u> ❖ A PUD zoning, similar to this application, has already been established on this property. ❖ Conditions offered to provide for a 150-foot wide buffer area where commercial uses are adjacent to single-family homes along Manor Drive will help ensure a minimal impact on abutting residential property owners. ❖ The bulk of the site is to be developed with residential uses where the zoning site abuts existing residential subdivisions. ❖ Any of the various tracts in this request could apply for rezoning and development individually. By bringing the entire area in as one planned development, it significantly increases the potential to have a unified cohesive development, which will assist in establishing compatibility with abutting uses.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

- ❖ The layout of this PUD will generally be compatible with the surrounding area. The applicant has arranged the development tracts in such a manner that the type and intensity of uses proposed is similar to abutting uses.
- ❖ The layouts of the various tracts are consistent with the City of High Point Land Use Plan for this area.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> The layout of this PUD is compatible with the surrounding area. The commercial tract abuts the Greensboro Road commercial corridor and the remaining tracts consist of residential uses that will be developed in a manner similar to surrounding residential subdivisions.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
	<u>Staff Comments:</u> The applicant has offered transportation related conditions pertaining to right-of-way dedication, roadway improvements and vehicular access & interconnectivity. These conditions, in conjunction with the overall master planning of this development, will generally help ease traffic congestion, facilitate turning movements and traffic flow not only for this proposed development but also for the surrounding area.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	<u>Staff Comments:</u> Land disturbance should be minimal since the roughing of the site has already occurred. The site is subject to stream buffer requirements of the Development Ordinance and water supply watershed regulations of the City Lake Watershed Critical Area and Oakdale Reservoir General Watershed Area.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<u>Staff Comments:</u> The site is within an area currently served by City of High Point utilities and services. The proposed development has no known impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<u>Staff Comments:</u> Addressed above in on page 6 under PUD Finding #4.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

There have been no significant changes in the nature or type of development in the area. The only substantial new development has been the expansion of the Pennybyrn retirement facility over the past decade.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

- ❖ The layout of this PUD will generally be compatible with the surrounding area. The applicant has arranged the development tracts in such a manner that the type and intensity of uses proposed is similar to abutting uses.
- ❖ The layouts of the various tracts are generally consistent with the City of High Point Land Use Plan for this area.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested PDM District and uses within the various tracts are consistent with adopted plans, 2), conditions offered by the applicant along with layout depicted on the PUD Master Plan will insure the request will be in harmony with the area; 3) proposed option to allow multifamily uses as a development option on the site is generally supported by objective #8 of the Land Use Plan which speaks to providing opportunities for housing at appropriate locations convenient to employment centers and encouraging in-fill, mixed-use development and higher residential densities at appropriate locations; and 4) The proposed uses, as conditioned, will not negatively affect the value and enjoyment of abutting parcels,

Recommendation

Staff Recommends Approval with Revisions:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 65 acre parcel to the Planned Unit Development-Mixed District (PDM) District. As conditioned, the requested PDM District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

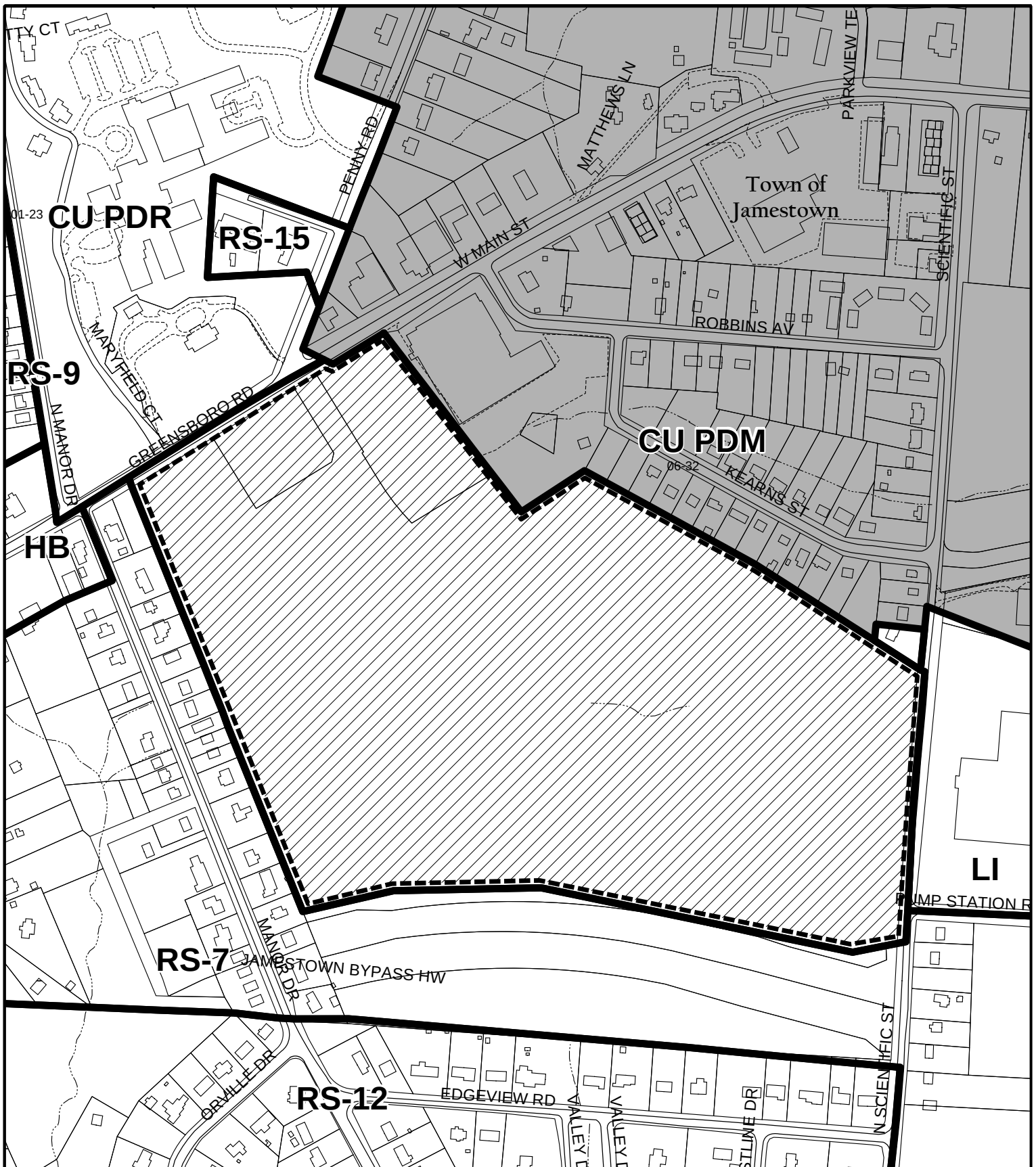
City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 13-02

From: Conditional Use Planned Unit Development-Mixed
To: Planned Unit Development-Mixed

Existing Zoning Boundary
Subject Property Boundary



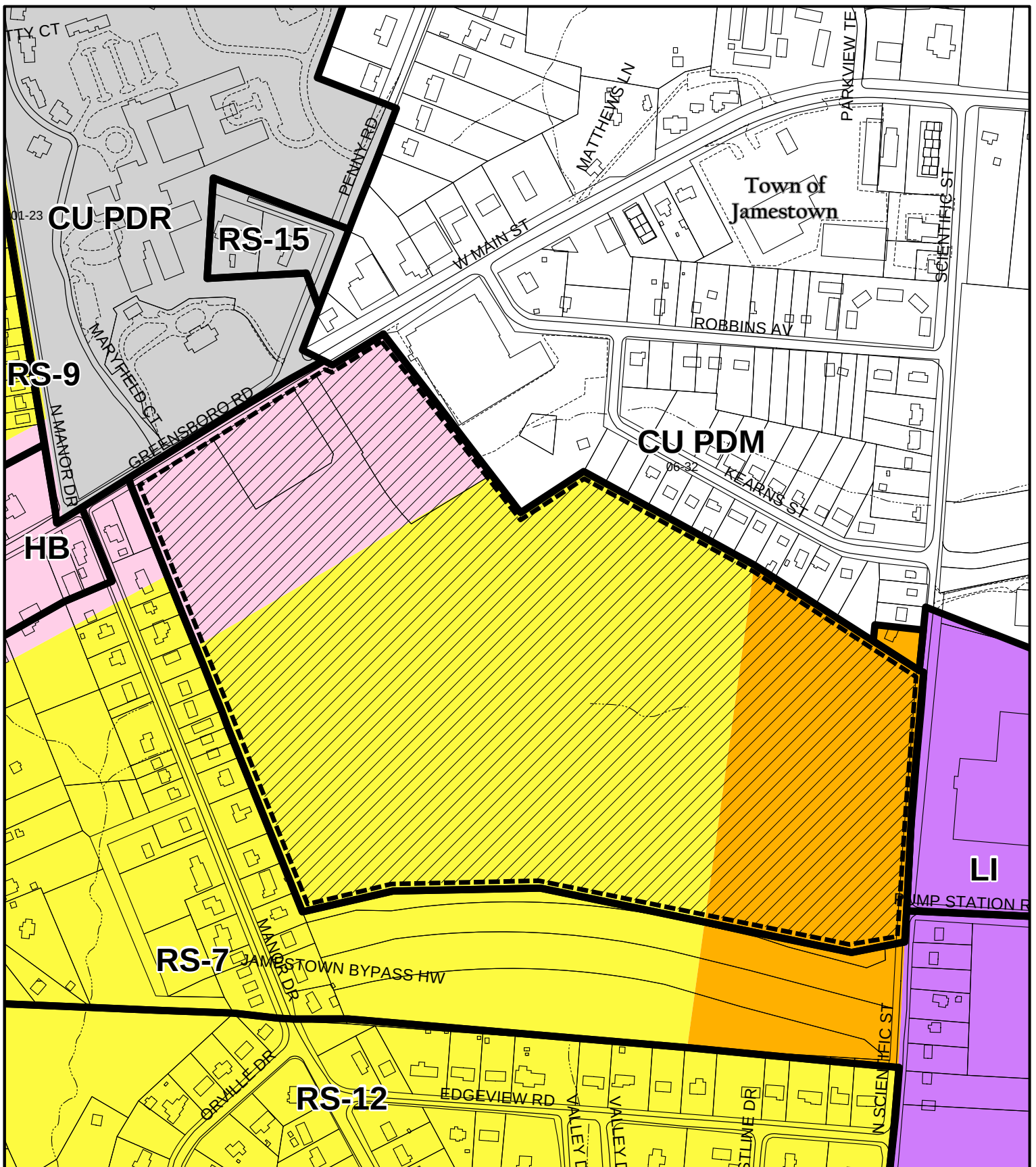
Planning & Development
Department

City of High Point

Date: April 4, 2013



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ZONING CASE 13-02

Land Use Plan

 Low-Density Residential	 Local/Convenience Commercial
 Moderate-Density Residential	 Light Industrial
	 Institutional

Planning & Development
Department

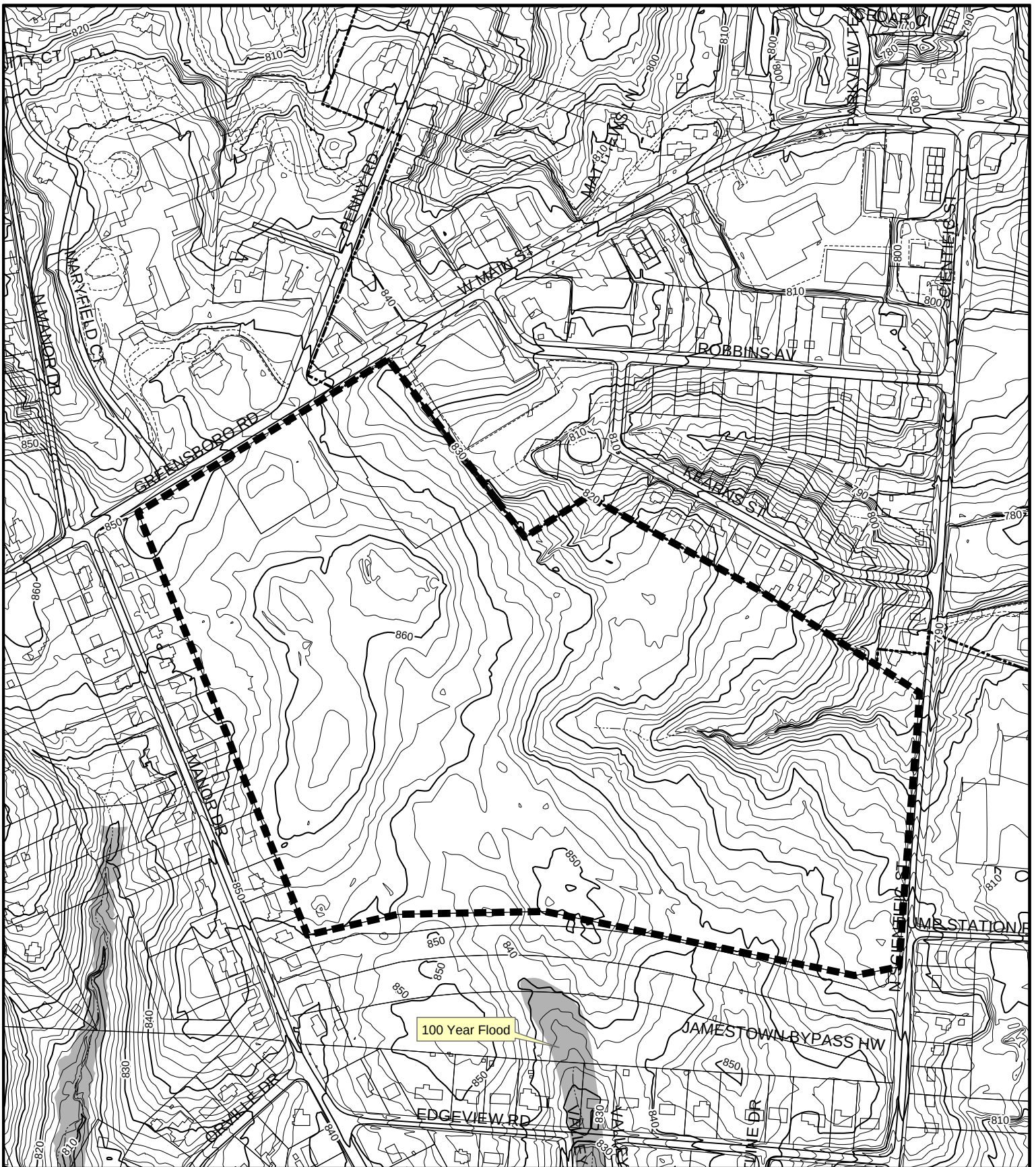
City of High Point

Date: April 12, 2013



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ZONING CASE 13-02

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



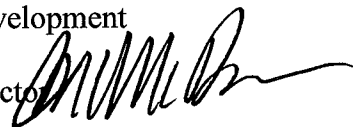
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ZONING CASE 13-02



May 13, 2013

To: Lee Burnette, Director of Planning and Development
From: Mark McDonald, P.E., Transportation Director 
Subject: **Rezoning Case #13-02, Jemsite Development LLC. Property located south of the intersection of Greensboro Road and Penny Road.**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. In 2006 this property was originally zoned as a Planned Unit Development with residential and commercial components and was expected to produce 2,708 daily trips. This rezoning will also be a Planned Unit Development, however, the uses are more intense and the number of daily trips are expected to increase to 9,768 with 712 trips in the AM peak hour, and 1,002 trips in the PM peak hour. In order to mitigate the development's impact on the surrounding roadway network and maintain the current level of services at the intersection of Greensboro Road and Penny Road, the following improvements will be required:

Access

- The rezoning site shall be allowed three (3) access points to Greensboro Road and one (1) access point to Scientific Street. One (1) access point to Greensboro Road shall be full movement and align with Penny Road; the remaining two (2) access points will be right in/right out only. The access point on Greensboro Road across from Penny Road and the access point on Scientific Street shall be connected via a public road, which shall serve as the Penny Road Extension.
- Development access to Penny Road Extension shall be no closer than 250 feet from the proposed right-of-way for Greensboro Road. Additional access to Penny Road Extension will be as shown on the adopted sketch plan.
- Construction of Penny Road Extension through the rezoning site may take place in phases. However, the entire length of this section of the Penny Road Extension must be constructed prior to the development of fifty (50) residential lots.
- The design of Penny Road Extension shall incorporate two (2) roundabouts – one located near the south boundary of Tracts C and D and a second roundabout located at the access serving Tracts A and B.

Right-of-Way

- The property owner shall dedicate additional right of way along Greensboro Road to provide 50 feet of right-of-way from the existing centerline of Greensboro Road along the entire frontage of the rezoning site.
- The property owner shall dedicate additional right of way along Scientific Street to provide 36 feet of right-of-way from the existing centerline of Scientific Street along the entire frontage of the rezoning site.
- To accommodate the construction of the proposed Penny Road Extension through the development site, the property owner shall dedicate 68 feet of right-of-way for the continuation of Penny Road Extension. The exact location of said right-of-way shall be subject to the review and approval of NCDOT and the City of High Point Director of Transportation.
- Provide 20' x 20' right of way chords at all intersections along Penny Road Extension.

Roadway and Intersection Improvements

- The new alignment of Penny Road Extension shall begin opposite of the existing intersection of Penny Road and Greensboro Road and continue through the property to intersect with Scientific Street. It shall be constructed as a minor thoroughfare with a 30-foot wide face-to-face curb and gutter typical cross-section. Left turn lanes will be required at each intersection along Penny Road Extension (excluding roundabout locations). A wider cross-section will be necessary to accommodate turn lanes and roundabout construction.
- The property owner shall install an eastbound right turn lane with 100 feet of storage and appropriate taper at the intersection of Greensboro Road and Penny Road Extension.
- Construct/stripe exclusive westbound left and right turn lanes with 100 feet of storage and appropriate tapers at the intersection of Greensboro Road and Penny Road.
- Construct Penny Road Extension to provide one (1) ingress lane and three (3) egress lanes. The egress lanes shall be striped as an exclusive left, through and right turn lanes.
- Widen the southbound approach of Penny Road to provide for exclusive left, through, and right turn lanes. Provide 200 feet of left turn storage and 100 feet of right turn storage and appropriate tapers.
- The Developer shall be responsible for upgrades to the existing traffic signal at the intersection of Greensboro Road and Penny Road, and shall coordinate this work with NCDOT and the City.
- Construct a right turn lane with 100 feet of storage and appropriate bay taper at the western most right in/right out access point on Greensboro Road. To restrict left turn access at the right in/right out locations, construct a raised median on Greensboro Road.
- Install a northbound left turn lane with 100 feet of storage and appropriate bay taper on Scientific Street into the rezoning site.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

PLANNED UNIT DEVELOPMENT STATEMENT OF INTENT

CITY OF HIGH POINT, NORTH CAROLINA

Zoning Case 13-02

Conditional Zoning Planned Unit Development – Mixed District

Applicant: Jemsite Development, LLC

STATEMENT OF INTENT

The subject property consists of approximately 64.5 acres and is located at 1410 Greensboro Road, High Point, North Carolina. The Wrenn Farm Planned Unit Development is proposed as a mixed use development consistent with the City of High Point Land Use Plan and Land Use Map.

The northern portion of the property, in proximity to Greensboro Road, is planned for uses allowed within the Limited Business (LB) District consisting of commercial, office, and/or medical office uses. The second tier of the property would contain either Limited Business (LB) District uses or multifamily housing. If it were to develop as multifamily, it would be in accordance with the RM-8 District and would allow a maximum of 38 dwelling units. If this tract develops as non-residential, a 150 foot buffer would be maintained along the property line as it borders existing single family residences.

The Master Plan proposes a single family residential tract with approximately thirty (30) acres. This tract would be developed in accordance with the RS-7 District with a maximum of 151 dwelling units. The Plan also includes an 8.51 acre tract that is proposed to develop as either multifamily or single family uses. If this tract develops as multifamily it would be in accordance with the RM-8 District with a maximum of 68 dwelling units. If the tract develops as single family, it would be in accordance with the RS-7 District and have a maximum of 42 dwelling units.

The property would be bisected in a north-south direction by Penny Road Extension which will serve as a minor thoroughfare between Greensboro Road and Scientific Street. This roadway would feature two (2) roundabouts. The development also proposes two (2) right in / right out driveways connecting to Greensboro Road. The primary streets would be public streets. Sidewalks are proposed in accordance with City requirements.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ regarding Zoning Case 13-02 a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, 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 _____.

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: **Planned Unit Development – Mixed (PDM) District** The property is approximately 64.5 acres lying south of the intersection of Penny Road and Greensboro Road, and west of the intersection of Scientific Street and Pump Station Road. The property is also known as Guilford County Tax Parcels 0184653, 0218679, 0218680.

SECTION 2

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

Part I. USES:

- A. Tract A: Any of the land uses allowed in the Residential Single Family –7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-7 District and the specific conditions listed in this permit. ~~A maximum of 160 dwelling units shall be permitted in this tract.~~

- B. Tract B: Any of the land uses allowed in the Residential Multifamily – 8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements and the specific conditions listed in this Permit. ~~A maximum of 75 dwelling units shall be permitted in this tract.~~ If developed for single family detached dwellings, as allowed by the RM-8 District, then the entire tract shall be developed in its entirety as single family detached dwelling subdivision.
- C. Tract C:
1. Option C1 (RM-8 District Uses): Any of the land uses allowed in the Residential Multifamily – 8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements and the specific conditions listed in this Permit. ~~A maximum of 45 dwelling units shall be permitted in this tract.~~ If developed for single family detached dwellings, ~~a maximum of 31 dwelling units shall be permitted~~ as allowed by the RM-8 District, then the entire tract shall be developed in its entirety as single family detached dwelling subdivision: **OR**
 2. Option C2 (LB District Uses). Any of the land uses allowed in the Limited Business (LB) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the LB District and the specific conditions listed in this Permit
- D. Tract D: Any of the land uses allowed in the Limited Business (LB) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the LB District and the specific conditions listed in this Permit.

Part II. CONDITIONS:

A. Prohibited Uses:

1. The following LB District land uses shall be prohibited in Tract D and within Tract C (Option C2 – LB District Uses):
 - a. All agricultural uses
 - b. Recreational Uses:
 - 1). Billiard Parlors (SIC Ref. 7999)
 - 2). Bingo Games (SIC Ref. 7999)
 - 3). Coin Operated Amusements (SIC Ref. 7993)
 - 4). Fortune Tellers, Astrologers (SIC Ref. 7999)
 - 5). Golf Courses, Miniature (SIC Ref. 7999)

- c. Educational & Institutional Uses:
 - 1). Cemeteries/Mausoleums
 - d. Business, Professional & Personal Service Uses:
 - 1). Equipment Rental & Leasing (no outside storage) (SIC Ref. 7350)
 - 2). Equipment Repair, Light(SIC Ref. 7690)
 - 3). Kennels (SIC Ref. 0752)
 - 4). Laundromats, Coin-Operated(SIC Ref. 7215)
 - 5). Laundry or Dry Cleaning Plants (SIC Ref. 7211) (does not prohibit the permitted use type “Laundry or Dry Cleaning Substations”)
 - e. Retail Trade Uses:
 - 1). Bulky Items Outdoor Sales
 - 2). Pawnshops or Used Merchandise Stores (SIC Ref. 5932) (does not prohibit Consignment shops)
 - 3). Service Stations, Gasoline (SIC Ref. 5541) (does not prohibit the permitted use type “Convenience Stores (with gasoline pumps)”)
 - f. Transportation, Warehousing and Utilities:
 - 1). Communication Towers (exceeding height limits of zoning district)
 - 2). Demolition Debris Landfills, Minor
 - g. Other Uses:
 - 1). High Mast Outdoor Lighting > 50' in ht.
- B. Development & Dimensional Standards and Architectural Design Standards:
- 1. General Development Standards for the Entire Zoning Site:
 - a. The intent is for all tracts to develop in a manner that provides for pedestrian access and the mobility and public safety of pedestrians and interconnectivity and walkability between tracts and between individual uses within the non-residential tracts.
 - b. If fencing is to be installed, a common fencing, wall or similar barrier plan shall be provided prior to preliminary plat approval, for any wall or similar barriers erected along the Penny Road Extension frontage of the rezoning site.
 - 2. Residential Uses Tract B and Tract C (Option C1 – RM-8 District Uses):

Development shall be subject to the standards of the RM-8 District except as follows:

 - a. In lieu of Development Ordinance 9-4-11(b)(4)b.1 & 2, the minimum distance between buildings may be twenty (20) feet. This development standard shall not apply to single family detached dwelling units.
 - b. See Section D of this Ordinance for landscaping standards.

3. Non-residential Tracts [Tract C (Option C2 – LB District Uses) and Tract D]:
- a. Design Standards
- 1). The intent is for this tract to develop in a manner that promotes a unified visual appearance.
 - 2). The intent is for these tracts to develop in a manner that encourages pedestrian access and the mobility and public safety of pedestrians. This tract shall develop in such a manner as to have walk-ability between uses and be pedestrian friendly
 - 3). Where permitted, drive-thru/service windows and menu boards shall not be permitted between the principal building and the street right-of-way along Greensboro Road or Penny Road Extension street frontage.
 - 4). Parking spaces shall be internally oriented and not facing Greensboro Road. However, a fuel canopy may be located in a manner facing Greensboro Road or Penny Road Extension.
 - 5). Trash rooms, trash holding receptacles, loading or service areas, mechanical or electrical equipment, storage facilities or bins, or other unsightly building appurtenances shall not directly front toward Greensboro Road or Penny Road Extension right-of-way. In addition, where these appurtenances are visible from these right-of-ways or residential zoned properties/or uses, decorative screening and/or landscaping shall be installed so as to screen these activities.
 - 6). Windows shall be recessed or shall include visually prominent sills, lintels, shutters, or other such forms of framing and trim along the portion of a building length facing Greensboro Road.
 - 7). Where it is not feasible for buildings to have a pitched roof due to the size or the end user conventional design of the building, a flat roof may be utilized. Where a flat roof is proposed the roofline of the structure shall include cornice trim along the top, a strong roofline cap and/or other architectural elements that provide a visual framing of the outline of the structure and screen all roof- mounted equipment.
 - 8). Metal sided buildings shall be prohibited with the exception of fuel canopies. This requirement is not intended to regulate metal awnings or architectural features around windows or entryways.
 - 9). Outside display or storage shall be prohibited, with the exception of the display of goods under a fuel canopy associated with a convenience use.
 - 10). See Section D of this Ordinance for landscaping standards.

b. Dimensional Standards:

- 1) Development shall be subject to dimensional requirements of the LB District except that a 5-foot building setback is permitted at rear of LB parcels in Tract D and Tract C - (Option C2 – LB District Uses) as depicted on Exhibit B.

C. Open Space and Common Recreation Facilities:

1. Common area open space shall be provided in accordance with the Planned Unit Development District Requirements of the Development Ordinance and shall conform to the location requirements of Subsection 9-4-11(a)(2)d.4. and 5 of the Development Ordinance.
2. Size, configuration and location of Open Space and Common Recreation areas shall generally conform to the approved PUD Master Plan.
3. No more than 50 percent of the required open space/recreational area shall consist of stream buffer areas, utility easements, floodway or floodway fringe.
4. The total required open space/recreational areas shall include active recreational area, allowing the support of active recreation uses such as a picnic shelter, benches, and playground equipment.

D. Landscaping & Buffers:

1. There shall be no waiver of Landscaping requirements with this PUD approval. Excepted for higher standards outlined below, development of the zoning site shall be subject to the requirements of Section 9-5-11 (Landscaping and Tree Preservation Requirements) of the Development Ordinance.
2. The landscaping areas (planting yards) and common areas shall not be included within individual lot areas of residential use.
3. The street yard and utility easement, where both are required along roadways, shall be in a shared easement area. The street yard planting materials shall be adapted with regard to size and type so as to not conflict with the proposed utility
4. All other internal planting yards as required by the Development Ordinance and as noted upon the PUD Master Plan, including but not limited to those between the multifamily tract development and the single-family tract development; and the nonresidential tract development and the multifamily tract development, shall meet the requirements of Section 9-5-11 of the Development Ordinance.

5. Tract C & D

a. Tract C (Option C1 – RM-8 District Uses):

A minimum 50-foot wide buffer, planted to a Type B rate, shall be provided along the western property line of the PUD adjacent to Tract C (Option C1). No buffer or higher planting yard rate shall be required if Tract C develops as single family detached dwellings as permitted in the RM-8 District.

b. Tract D and Tract C (Option C2 – LB District Uses):

1). A minimum 15-foot wide street yard planted at the Type C planting yard rate shall be provided along the Greensboro Road frontage of all tracts.

2). A minimum 150 foot wide buffer, planted to a Type B rate, shall be provided along the western property line of the PUD adjacent to Tract C (Option C2) and Tract D. .

E. Transportation:

1. Right-of-way dedication:

a). The property owner shall dedicate additional right of way along Greensboro Road to provide fifty (50) feet of right-of-way from the existing centerline of Greensboro Road along the entire frontage of the zoning site.

b). The property owner shall dedicate additional right of way along N. Scientific Street to provide thirty six (36) feet of right-of-way from the existing centerline of N. Scientific Street along the entire frontage of the zoning site.

c). To accommodate the construction of the proposed Penny Road Extension through the development site, the property owner shall dedicate sixty-eight (68) feet of right-of-way for the continuation of Penny Road Extension. The exact location of said right-of-way shall be subject to the review and approval of NCDOT and the City of High Point Director of Transportation.

d). Provide 20 foot by 20 foot right of way chords at all intersections along Penny Road Extension.

2. Roadway and Intersection Improvements

a) The new alignment of Penny Road Extension shall begin opposite of the existing intersection of Penny Road and Greensboro Road and continue through the property to intersect with N. Scientific Street. It shall be constructed as a minor thoroughfare with a thirty-foot (30) wide face-to-face curb and gutter typical cross-section. Left turn lanes will be required

at each intersection along Penny Road Extension (excluding roundabout locations). A wider cross-section will be necessary to accommodate turn lanes and roundabout construction.

- b) The property owner shall install an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper at the intersection of Greensboro Road and Penny Road Extension.
- c) Construct/stripe exclusive westbound left and right turn lanes with one hundred (100) feet of storage and appropriate tapers at the intersection of Greensboro Road and Penny Road.
- d) Construct Penny Road Extension to provide one (1) ingress lane and two (2) egress lanes. The egress lanes shall be striped as an exclusive left turn lane and a shared through/right lane.
- e) Widen the southbound approach of Penny Road to provide for exclusive left, through, and right turn lanes. Provide two hundred (200) feet of left turn storage and one hundred (100) feet of right turn storage and appropriate tapers. The Developer shall be responsible for upgrades to the existing traffic signal at the intersection of Greensboro Road and Penny Road, and shall coordinate this work with NCDOT and the City of High Point Transportation Department.
- f) Construct right turn lane with one hundred (100) feet of storage and appropriate bay taper at the westernmost right in/right out access point on Greensboro Road. To restrict left turn access at the right in/right out locations, construct a raised median on Greensboro Road.
- g) Install a northbound left turn lane with one hundred (100) feet of storage and appropriate bay taper on N. Scientific Street into the rezoning site.

3. Vehicular Access:

- a. The rezoning site shall be allowed three (3) access points to Greensboro Road and one (1) access point to N. Scientific Street. One (1) access point to Greensboro Road shall be full movement and align with Penny Road; the remaining two (2) access points will be right in/right out only. The access point on Greensboro Road across from Penny Road and the access point on N. Scientific Street shall be connected via a public road, which shall serve as the Penny Road Extension
- b. Development access to Penny Road Extension shall be no closer than two hundred-fifty (250) feet from the proposed right-of-way for Greensboro Road. The number of approved access points, their general locations, and types of access (i.e. full movement, right-in/right-out and roundabouts locations, etc) shall be consistent with the PUD Master Plan (See Exhibit A – PUD Master Plan).
- c. Construction of Penny Road Extension through the rezoning site may take

place in phases. However, the entire length of this section of the Penny Road Extension must be constructed prior to the development fifty (50) residential lots.

- d. The design of Penny Road Extension shall incorporate two (2) roundabouts – one located near the south boundary of Tracts C and D and a second roundabout located at the access serving Tracts A and B (See Exhibit A – PUD Master Plan)
4. Pedestrian Access: A pedestrian access plan shall be submitted with the preliminary subdivision plan that provides pedestrian connections between each tract and to all recreational/open space areas. Where sidewalks are not used to meet this requirement, a pedestrian trail shall be provided that is constructed of an all weather surface material and at least five feet (5') in width. As each tract of portion thereof is developed, that segment of the pedestrian access plan shall be required to be installed.
5. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.
- F. Subdivision: All parcels within the rezoning site shall be subject to the subdivision regulations of the Development Ordinance and a preliminary subdivision plat shall be prepared and approved for the rezoning site prior to development and land division.
- G. Signs:
 1. The location of signage on the rezoning site shall conform to the approved common signage plan. All other signage issues shall be subject to the requirements of the Development Ordinance.
 2. Common signage plan for the Planned Unit Development shall be submitted and approved prior to preliminary subdivision approval, group development plan approval or site plan approval.
 3. Specifications of size, type, height, setback, location, design, illumination, and number of signs shall be included in a Common Sign Plan element in accordance with Section 9-4-3(a)(3)g. of the Development Ordinance.
- H. The rezoning site is subject to Section 9-4-3(a)(3) & (5) (*entitled - Planned Unit Development District Requirements - Development Standards*) of the Development Ordinance as it pertains to dimensional standards, access, commercial areas, alleys, local street design, boundary treatment, signs, parking, environmental sensitive areas, open space and common recreational facilities, phased development, and owners' associations.

- I. Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Zoning Ordinance. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Zoning Ordinance.

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 now 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.

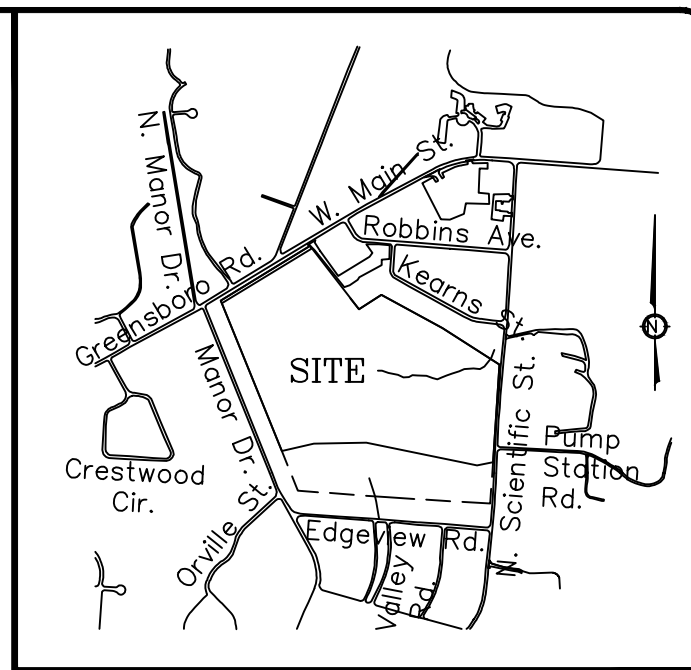
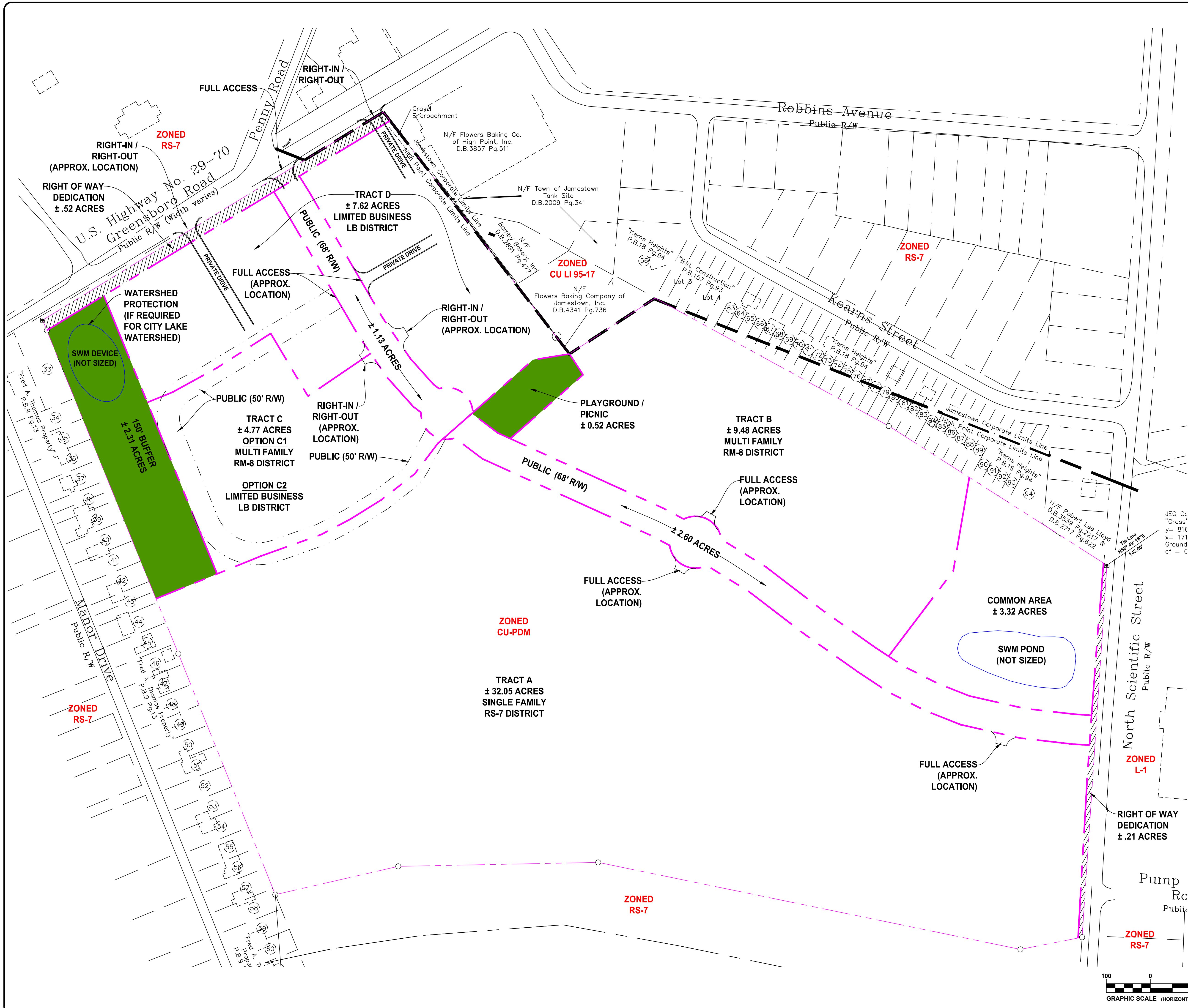
SECTION 5

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

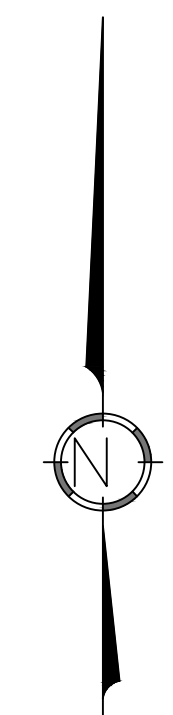
SECTION 6.

This ordinance shall become effective upon the date of adoption.
_____ th day of _____, 2013.

Lisa B. Vierling, City Clerk



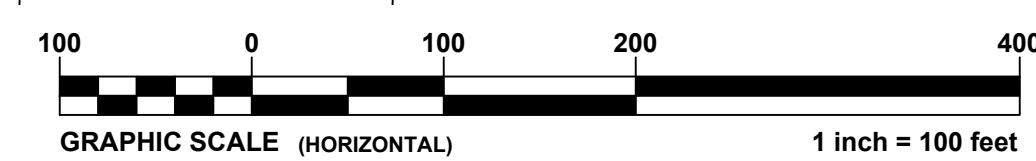
VICINITY MAP
NOT TO SCALE



Proposed Land Use Table - Wrenn Farm PUD
CZ-PDM

- Tract A - Total Acres = 32.05 acres**
- Proposed Land Use Single Family
 - Proposed Zoning @ RS-7 (<=5 du/ac)
 - Maximum of 151 du's
- Tract B - Total Acres = 9.48 acres**
- Proposed Land Use Multi-Family
 - Proposed Zoning @ RM-8 (<=8 du/ac)
 - Maximum of 68 du's
- Tract C - Total Acres = 4.77 acres**
- Option C1:
- Proposed Land Use Multi-Family
 - Proposed Zoning @ RM-8 (<=8 du/ac)
 - Maximum of 38 du's
- Option C2:
- Proposed Land Use Limited Business
 - Proposed Zoning @ LB
- Tract D - Total Acres = 7.62 acres**
- Proposed Land Use Limited Business
 - Proposed Zoning @ LB

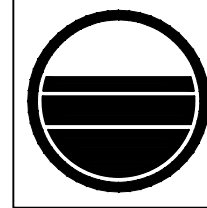
PROPERTY OWNER:
LSB Properties, Inc.
1501 Highwoods Blvd. Suite 400
Greensboro, NC 27410



REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SEAL:

CORPORATE SEAL



LAND PLANNING ASSOCIATES
CIVIL ENGINEERING

DBA
LAND PLANNING ASSOCIATES OF NC, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
864.242.6072 FAX 208.730.8214
design@lpa-inc.net



JEMSITE DEVELOPMENT

1608 Hwy 221 North
Jefferson, NC 28640
336.846.7191
fx 336.846.1677

WRENN FARM PUD
1410 GREENSBORO RD.
HIGH POINT, NC 27261

PROPERTY INFORMATION:	
TAX MAP NUMBER:	
REFERENCE D.B. & PG:	PB 170 PG 141
ADDITIONAL INFO:	
PARCEL #0218679 (1.71 AC)	
PARCEL # 0218680 (3.47 AC)	
PARCEL #0184653 (59.80 AC)	

ISSUE FOR CONSTRUCTION:	
PERMIT DATE:	
BID DATE:	

DRAWN BY:	CAS
DESIGN BY:	CAS
CHECKED BY:	PMR
DATE:	2/25/2013
SCALE:	HORIZ. 1" = 100' VERT.
JOB NUMBER:	PRELIMINARY

WRENN FARM PUD

MASTER PLAN

1410 GREENSBORO RD
HIGH POINT, NC 27261
GUILFORD COUNTY

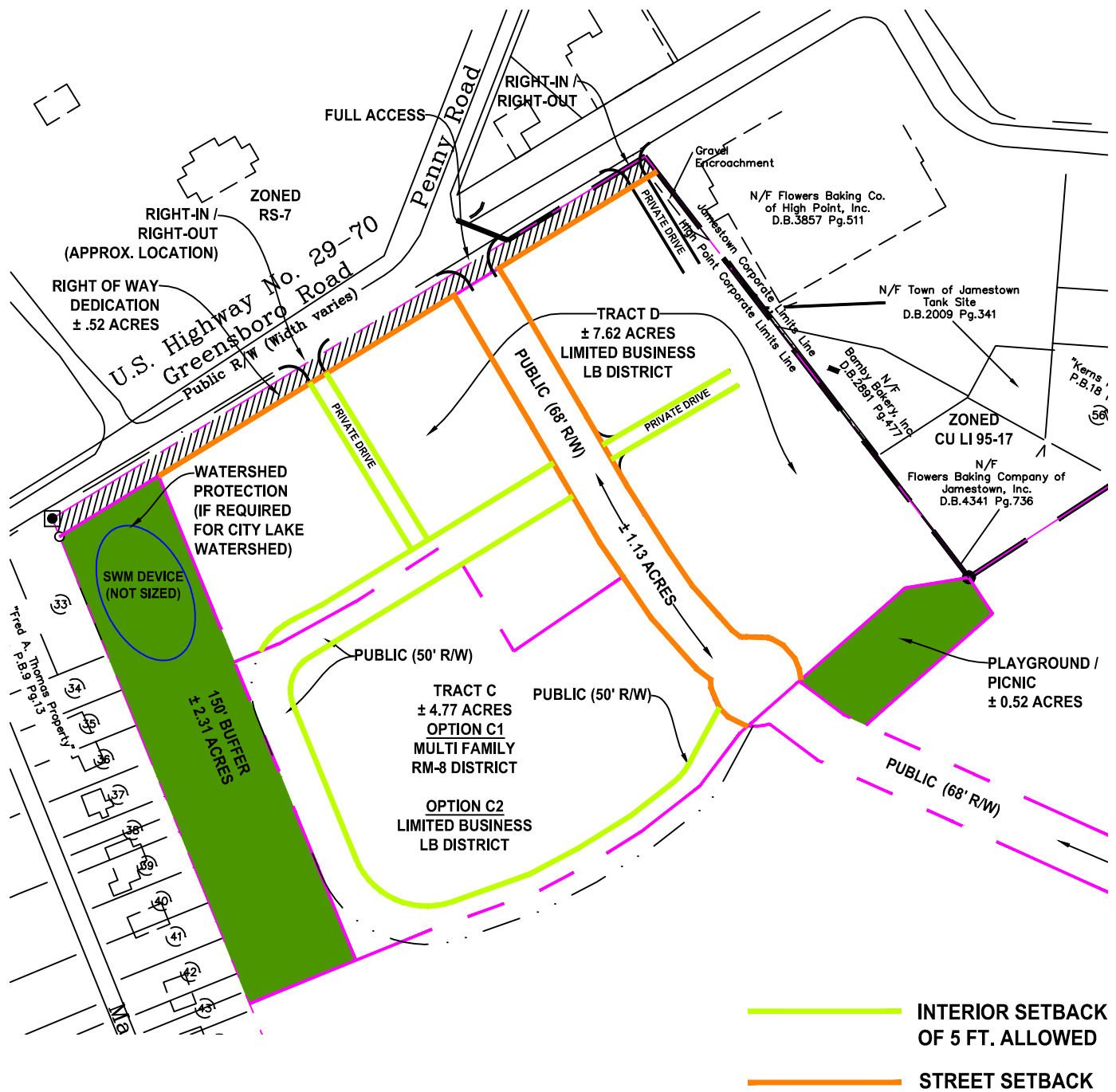


EXHIBIT B

SETBACKS FOR NON-RESIDENTIAL DEVELOPMENT

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

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

8. RECOMMENDATIONS

Based on the findings of this study, the following improvements should be provided to accommodate the traffic volumes associated with the proposed development. Refer to Figure 17 in Appendix A for an illustration of the geometric improvements.

Intersection of Greensboro Road/W. Main Street and Penny Road/Penny Road Extension

- Construct an exclusive right turn lane on the eastbound approach of Greensboro Road. Provide 100 feet of full storage and an appropriate bay taper.
- Construct/stripe exclusive left and right turn lanes on the westbound approach of W. Main Street. Provide 100 feet of full storage and appropriate tapers.
- Construct Penny Road Extension to provide an ingress lane and two (2) egress lanes. The egress lanes should be striped as an exclusive left turn lane and a shared through-right lane.
- Widen the southbound approach of Penny Road to provide an exclusive left turn lane, a through lane, and an exclusive right turn lane. Provide 200 feet of left turn storage and 100 feet of right turn storage as well as appropriate tapers.

Western Right-In/Right-Out on Greensboro Road

- Construct an exclusive right turn lane on the eastbound approach of Greensboro Road. Provide 100 feet of full storage and an appropriate bay taper.
- Construct Western Right-In/Right-Out to provide an ingress and egress lane. This connection will be restricted to right turn movements only.

Eastern Right-In/Right-Out on W. Main Street

- Construct Eastern Right-In/Right-Out to provide an ingress and egress lane. This connection will be restricted to right turn movements only.

Intersection of Scientific Street and Penny Road Extension

- Construct an exclusive left turn lane on the northbound approach of Scientific Street. Provide 100 feet of full storage and appropriate tapers.
- Construct Penny Road Extension to provide an ingress lane and two (2) egress lanes. The egress lanes should be striped as exclusive left and right turn lanes.

9. CONCLUSION

This report summarizes the findings of the TIA that was performed as part of the proposed Wrenn Farm Development's CZ-PDM rezoning request in High Point, North Carolina. Direct access to the development is proposed to be provided via Greensboro Road/W. Main Street and Scientific Street. Full access will be provided via Penny Road Extension on Greensboro Road/W. Main Street [at the existing signalized intersection with Penny Road] and Scientific Street. In addition to the full access [Penny Road Extension], a right-in/right-out will be located on Greensboro Road [west of the full access] and W. Main Street [east of the full access]. The development is assumed to consist of 194 single-family dwelling units, 41,000 square feet of office space, 8,000 square feet of retail space, a 14,000 square foot pharmacy with drive-thru, a bank with 3 drive-in lanes, a 4,000 square foot fast-food restaurant with drive-thru, and a 14 fueling position gas station with convenience market and car wash.

The following table summarizes the trip generation for the proposed development.

Land Use (ITE Code)	Variable	Daily Traffic	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Tract A						
Single-Family (210)	152 dwelling units	1,528	29	87	96	57
Tract B						
Single-Family (210)	42 dwelling units	468	10	29	30	18
Tract C						
General Office (710)	41,000 square feet	671	81	11	21	104
Retail Space (820)	8,000 square feet	1,315	21	14	57	60
Tract D						
Pharmacy w/ Drive-Thru (881)	14,000 square feet	1,234	21	16	73	73
Drive-In Bank (912)	3 lanes	418	16	12	40	42
Fast-Food w/ Drive-Thru (934)	4,000 square feet	1,984	101	97	70	65
Gas Station with Convenience Market and Car Wash (946)	14 fueling positions	2,140	85	82	100	96
Sub-Total		9,758	364	348	487	515
Internal Capture ¹		1,448	-	-	74	74
Pass-By Trips (Bank – 47%)		2,760 ²	101	101	138	138
Primary (New) Trips		5,550	263	247	275	303

1. Spreadsheet calculations were capped at 15%.

2. Daily pass-by trips were estimated assuming PM peak hour represents 10% of daily traffic volumes.

It is estimated that the proposed development could generate 9,758 trips (entering and exiting) during a typical weekday. On an average weekday, the proposed development could generate 712 trips (364 entering and 348 exiting) during the AM peak hour and 1,002 trips (487 entering and 515 exiting) during the PM peak hour. However, not all of these trips will impact the adjacent roadway network. Some of the trips will be captured internally between the residential and commercial developments. In addition, a portion of retail trips will be attracted to the development from traffic traveling on adjacent roadways that provide direct access to the development (i.e., pass-by trips). With adjustments made to account for internal capture [that was capped at 15%], the development is expected to generate 8,310 external trips (in and out) during a typical weekday. Of these average weekday trips, 854 external trips (413 entering and 441 exiting) will be generated during the PM peak hour. With adjustments made to account for pass-by trips [after internal capture adjustments], the development is expected to generate 5,550 primary (new) trips (in and out) during a typical weekday. Of these average weekday trips, the proposed development could generate 510 trips (263 entering and 247 exiting) during the AM peak hour and 578 trips (275 entering and 303 exiting) during the PM peak hour.

The purpose of this analysis is to determine the potential impacts to the surrounding transportation system created by the additional traffic generated by the proposed development. In order to accomplish this objective, the study analyzed existing (2013) traffic conditions, background (2018) traffic conditions without the proposed development, and combined (2018) traffic conditions with the proposed development during the weekday AM and PM peak hours. In addition, an analysis was performed for the future (2030) traffic conditions at the intersections of Manor Drive and Scientific Street at the proposed US 311 Bypass that is to be constructed under State Transportation Improvement Program (STIP) project U-2412 in the vicinity of the site. In addition to the proposed development traffic, this analysis also considered the impact of background traffic growth.

Existing Traffic Conditions

Under existing (2013) traffic conditions, the signalized intersections of Penny Road and Scientific Street on Greensboro Road/W. Main Street operate at an overall LOS B or better during the AM and PM peak hours. In addition, all intersection approaches operate at LOS C or better.

Background Traffic Conditions

Under background (2018) traffic conditions, the signalized intersections of Penny Road and Scientific Street on Greensboro Road/W. Main Street are expected to operate at an overall LOS B or better during the AM and PM peak hours. In addition, all intersection approaches are expected to operate at LOS D or better.

Combined Traffic Conditions

Under combined (2018) traffic conditions, the four-legged signalized intersection of Greensboro Road/W. Main Street and Penny Road/Penny Road Extension is expected to operate at an overall LOS D or better during the AM and PM peak hours with the identified improvements and assuming protected only phasing for all left turn movements and no right turns on red. In addition, the intersection approaches are expected to operate at LOS D or better. Considering that right turns on red are currently permitted at this intersection and the left turn movement onto Penny Road [from Greensboro Road] operates under protective-permissive phasing, a supplemental analysis was performed to evaluate the anticipated operations that would permit right turns on red as well as operating the left turn movements onto Penny Road [from Greensboro Road] and Penny Road Extension [from W. Main Street] under protective-permissive phasing. Under the anticipated conditions, the intersection is expected to operate at an overall LOS C during the AM and PM peak hours. In addition, the intersection approaches are expected to operate at LOS D or better.

The signalized intersection of W. Main Street and Scientific Street is expected to operate at an overall LOS A during the AM and PM peak hours. In addition, the intersection approaches are expected to operate at LOS C or better.

A queuing analysis was also performed utilizing SimTraffic to develop traffic simulation models for the AM and PM peak hours. Based on a review of the queuing analysis results that are based on an average of 10 traffic simulation runs, there do not appear to be any significant queuing problems at the signalized intersections. Refer to Appendix G for more detailed capacity analysis results.

With a right turn lane provided on Greensboro Road at the Western Right-In/Right-Out, the stop-controlled approach of the Western Right-In/Right-Out on Greensboro Road is expected to experience moderate delays and operate at LOS C or better during the AM and PM peak hours. Additional delays could be experienced at times during the AM and PM peak hours considering that the eastbound queues on Greensboro Road at the signalized intersection with Penny Road/Penny Road Extension are anticipated to extend back past this access on occasions; however, alternatives are available for exiting traffic.

As for the stop-controlled approach of the Eastern Right-In/Right-Out on W. Main Street, it is expected to experience moderate delays and operate at LOS B during the AM and PM peak hours.

With a left turn lane provided on Scientific Street at Penny Road Extension, the left turn movement onto Penny Road Extension from Scientific Street is expected to experience minor delays and operate at LOS A during the AM and PM peak hours. The stop-controlled approach of Penny Road Extension is expected to experience minor overall delays and operate at LOS A.

Under future (2030) combined traffic conditions with the US 311 Bypass constructed, the signalized intersections of Manor Drive and Scientific Street on the US 311 Bypass are expected to operate at an overall LOS D during the AM and PM peak hours. The eastbound and westbound approaches at the intersections are expected to operate at LOS D or better while the northbound and southbound approaches are expected to operate at LOS E or F. The poorer levels of operation are not uncommon for side street approaches at traffic signals that are coordinated since precedence is typically given to the mainline traffic in order to maximize progression.

Based on the findings of this study, the following improvements should be provided to accommodate the traffic volumes associated with the proposed development.

Intersection of Greensboro Road/W. Main Street and Penny Road/Penny Road Extension

- Construct an exclusive right turn lane on the eastbound approach of Greensboro Road. Provide 100 feet of full storage and an appropriate bay taper.
- Construct/stripe exclusive left and right turn lanes on the westbound approach of W. Main Street. Provide 100 feet of full storage and appropriate tapers.

- Construct Penny Road Extension to provide an ingress lane and two (2) egress lanes. The egress lanes should be striped as an exclusive left turn lane and a shared through-right lane.
- Widen the southbound approach of Penny Road to provide an exclusive left turn lane, a through lane, and an exclusive right turn lane. Provide 200 feet of left turn storage and 100 feet of right turn storage as well as appropriate tapers.

Western Right-In/Right-Out on Greensboro Road

- Construct an exclusive right turn lane on the eastbound approach of Greensboro Road. Provide 100 feet of full storage and an appropriate bay taper.
- Construct Western Right-In/Right-Out to provide an ingress and egress lane. This connection will be restricted to right turn movements only.

Eastern Right-In/Right-Out on W. Main Street

- Construct Eastern Right-In/Right-Out to provide an ingress and egress lane. This connection will be restricted to right turn movements only.

Intersection of Scientific Street and Penny Road Extension

- Construct an exclusive left turn lane on the northbound approach of Scientific Street. Provide 100 feet of full storage and appropriate tapers.
- Construct Penny Road Extension to provide an ingress lane and two (2) egress lanes. The egress lanes should be striped as exclusive left and right turn lanes.

**Citizen Information Meeting Report
Zoning Case 13-02**

Submitted by S. Douglas Spell

City of High Point Rezoning Case 13-02
Jemsite Development, LLC
Conditional Zoning District
Approximately 64.5 acres @ 1410 Greensboro Road

Report
Citizen Information Meeting
Held March 14, 2013 from 5:30 pm to 7:00 pm

The Citizen Information Meeting was held in the Multi-Purpose Room at the Pennybyrn at Maryfield Retirement Community located at 1315 Greensboro Road, High Point, NC and being directly across from the project site. As a note, the Developer provided someone in the Pennybyrn parking lot area and signs were placed in the parking lot to direct attendees to the Multi-Purpose Room.

There were 3 property owners in attendance, as follows:

Stephanie Bullard (Co-owns a rented residence along Manor Drive)
Mark T. Moore, DDS (Owns orthodontist practice at 806 W. Main St, Jamestown, NC)
Teresa Hamm (owns 143 Manor Drive).

The handwritten sign-in sheet is attached as **Attachment 1**.

Also in attendance were Jeff Flattery, Brandon Vannoy, and Doug Spell with Jemsite Development, LLC; Tom Terrell, attorney for the developer; and Richard Dunn, South East Real Estate Group, Inc.

A notification letter dated and mailed March 7, 2013 was sent to 74 property owners as supplied by the High Point Planning and Development Department. The list of property owners / addresses to which the letter was mailed is attached as **Attachment 2**. The notification letter is attached as **Attachment 3**, and the mailout included the required statement provided by the High Point Planning and Development Department.

A handout was given to each attendee which included the Project Name, Location, Acreage, Description, as well as the Developer and associated Project Team names for the project. An 11 x 17 color copy of the proposed Master Plan dated 2/25/13 was also provided to each attendee. These handouts are attached as **Attachment 4**. The developer also displayed on easels two copies with a size of 24" x 36" of the proposed Master Plan dated 2/25/13.

The format for the meeting was a “drop in” format with discussions and conversations directly with the Developer representatives. Following is an overview of the comments from the attendees:

Stephanie Bullard: co-owns a house along Manor Drive with Nick Barnes. The house is rented out. Their interest was to pickup information on the proposed project. Doug Spell discussed the project with her and showed how it related to the Manor Drive area. Also, Doug Spell pointed out that there was not a proposal to extend any street connection to Manor Drive. Ms. Bullard had no further questions.

Mark T. Moore, DDS: Dr. Moore has an orthodontist practice across from the project at 806 West Main Street, Jamestown, NC. He asked about the proposed number of residential units and the proposed intersection improvements at Penny Road/Greensboro Road. Following discussion about the proposed development including land uses, access, and the rezoning process, Dr. Moore expressed that he felt the proposed project would be positive for the surrounding area from the standpoint of appearance, as well as new development bringing rooftops and residents to the area. Also, Dr. Moore stated that his business neighbor Colon Cox could not come to the meeting. Tom Terrell contacted him the following day and Mr. Cox seemed pleased with the information. Jeff Flattery, Tom Terrell, and Doug Spell spoke with Dr. Moore.

Teresa Hamm: Ms. Hamm owns a house at 143 Manor Drive. Her daughter currently resides in the house. She inquired about the location of the proposed multi-family uses with respect to Manor Drive. She stated that with single family residential and the proposed buffer next to the houses along Manor Drive the proposed project did not adversely affect the Manor Drive area. Brandon Vannoy spoke with Ms. Hamm.

The meeting was completed around 7:15 pm with no other attendees present.

Submitted by:

A handwritten signature in black ink, appearing to read "S. Douglas Spell", written over a horizontal line.

S. Douglas Spell

A handwritten date "3/21/13" in black ink, written over a horizontal line.

Date

**Citizens Information Meeting
Wrenn Farm Planned Unit Development
March 14, 2013
5:30 to 7:00 pm**

[illegible]

ANDREWS, RICHARD F
4030 WATERVIEW RD
HIGH POINT NC 27265

ATKINS, BRENDA R ; ATKINS, LARRY W JR
PO BOX 304
JAMESTOWN NC 27282

BARNES, NICK ; BULLARD, STEPHANIE
4130 STONEMILL DR
HIGH POINT NC 27265

BEACOM, ROBERT ALAN JR ; BEACOM,
JENNIFER M
PO BOX 5272
HIGH POINT NC 27262

BOYD, KEVIN ; BOYD, VESPER
122 KEARNS ST
JAMESTOWN NC 27282

BURNSIDE, KATE
118 MANOR DR
HIGH POINT NC 27260

CARTER, M ; CARTER, BETTY R
2605 SARAH LANE
THOMASVILLE NC 27360

CHARLES, RUSSELL ; CHARLES, BETTY H
2611 WHITE FENCY WAY
HIGH POINT NC 27265

CIHLAR, MINNETTE M ; WHITE, DAVID
WAYNE
3500 FARM LAKE ST
JAMESTOWN NC 27282

CORUM, DAVID MICHAEL
129 MANOR DR
HIGH POINT NC 27260

CRAMER WOOD PRODUCTS INC
600 N SCIENTIFIC ST
HIGH POINT NC 27260

CULCLASURE, EMILY R
119 MANOR DR
HIGH POINT NC 27260

DURANT, OTIS B
113 KEARNS ST
JAMESTOWN NC 27282

EDWARDS, JOYCE L
125 MANOR DR
HIGH POINT NC 27260

ERVIN, ROBBIE S
1716 OBERLIN DR
HIGH POINT NC 27260

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
P O BOX 650043
DALLAS TX 75265

FIELDS, DEBORA D BREWI
113 MANOR DR
HIGH POINT NC 27265

FLOWERS BAKING CO OF HIGH POINT INC
1919 FLOWERS CIRCLE
THOMASVILLE GA 31757

GILL, GOLDIE
118 KEARNS ST
JAMESTOWN NC 27282

GILL, RICHARD EARL ; GILL, GOLDIE H
118 KEARNS ST
JAMESTOWN NC 27282

GLOVER, HAROLD L JR ; NESSLER, KATHY
G
102 OLD INDIAN TRAIL
LEXINGTON NC 27292

GLOVER, JAMES H
501 WESTCHESTER DR
HIGH POINT NC 27262

GLOVER, RICHARD R ; GLOVER, MARY M
108 BRAMBLE DR
JAMESTOWN NC 27282

GUTIERREZ, CARLOS A ; DEGUTIERREZ,
GUADALUPE O
109 KEARNS ST
JAMESTOWN NC 27282

GUZMAN, MARTIN ; HERNANDEZ, SILVIA
CANO
105 MANOR DR
HIGH POINT NC 27260

HAIRSTON, GEORGE JR
1006 ENTERPRISE DR
HIGH POINT NC 27260

HARRIS, JAMES ; HARRIS, BRENDA
1303 DENNY ST
HIGH POINT NC 27262

HEMCO WIRE PRODUCTS INC D/B/A
GREENSBORO METAL PARTS
301 N SCIENTIFIC ST
JAMESTOWN NC 27282

HERBERT ALLEN CHILTON JR
IRREVOCABLE TRUST ; CHILTON, LARRY E
3222 ROLLING RD
HIGH POINT NC 27265

HERITAGE HOLDINGS GROUP LLC
PO BOX 6731
HIGH POINT NC 27262

HONN, TERESA M
143 MANOR DR
HIGH POINT NC 27260

INGRAM INVESTMENTS LLC
2707 EDENRIDGE DR
HIGH POINT NC 27265

KESTER, DAVID E
PO BOX 801
SOUTHMONT NC 27351

KRUM, PETER J
102 KEARNS ST
JAMESTOWN NC 27282

LONG, JOHN GREGORY
122 MANOR DR
HIGH POINT NC 27260

LORBER, JOSEPH F ; LORBER, DIANA T
4510 CALABRIA CT
HIGH POINT NC 27265

LSB PROPERTIES INC
1501 HIGHWOODS BLVD STE 400
GREENSBORO NC 27410

LSB PROPERTIES INC
P O BOX 867
LEXINGTON NC 27293

MACON, TYLER D
101 MANOR DR
HIGH POINT NC 27260

MANGUM, NORA L ; WITCHER, REBECCA M
1212 GREENSBORO RD
HIGH POINT NC 27260

MARSH, JOHNNY ; MARSH, ESSIE MAE
106 KEARNS ST
JAMESTOWN NC 27282

MARYFIELD INC
1311 GREENSBORO RD
HIGH POINT NC 27260

MATHIS, LARRY EDWARD
PO BOX 160
JAMESTOWN NC 27282

MCDOWELL, JESSE JR
309 SKILES HTS APT B
THOMASVILLE NC 27360

MOCK, RONALD EUGENE
PO BOX 94
JAMESTOWN NC 27282

MOORE, MARK T ; MOORE, JILL
4500 OAKMOOR DR
GREENSBORO NC 27406

N C DEPT OF TRANSPORTATION
TRANSPORTATION BUILDING
1 SOUTH WILMINGTON ST
RALEIGH NC 27601

NC DEPARTMENT OF TRANSPORTATION
1546 MAIL SERVICE CENTER
RALEIGH NC 27611

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION R/W DEPT
PO BOX 14996
GREENSBORO NC 27415

PACHECO, PEDRO SANTOS ; SANTOS,
MARIA FLORA VALADEZ
125 KEARNS ST
JAMESTOWN NC 27282

PAGANINI, JAMES D JR ; PAGANINI, FAYE S
110 MANOR DR
HIGH POINT NC 27260

PASHA REAL ESTATE LLC
1805 LAKEMONT DR
GREENSBORO NC 27410

PIERCE, NORMA D
103 PENNY RD
HIGH POINT NC 27260

POOR SERVANTS OF THE MOTHER OF
GOD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

POWERS, LOUISE C
112 KEARNS ST
JAMESTOWN NC 27282

PRICE, WILMER ; PRICE, LOIS C
1227 GREENSBORO RD
HIGH POINT NC 27260

R ANDREWS BUILDERS INC
4030 WATERVIEW RD
HIGH POINT NC 27265

RAGSDALE BROTHERS LLC
P O BOX 367
JAMESTOWN NC 27282

RICHARDSON, SHARON T
305 ARBORFIELD RD
RANDLEMAN NC 27317

ROAN, THIEN THANH
2204 PLAINVIEW DR
HIGH POINT NC 27265

ROBERTSON, C GRESSER
1100 ROBIN HOOD RD
HIGH POINT NC 27262

RORIE, ROOSEVELT ; RORIE, JEAN Y
7089 E FORK DR
HIGH POINT NC 27260

RUSSOM, CURTIS E ; RUSSOM, VIRGINIA C
110 KEARNS ST
JAMESTOWN NC 27282

SANTOS, ELISEO DE JESUS ; SIMAAN,
MICHELLE SIMONE
1611 FOXHOLLOW RD
GREENSBORO NC 27282

SCOTT, J WESLEY ; SCOTT, RUTH M
104 RAGSDALE CT
JAMESTOWN NC 27282

SHILOH ROCK BAPTIST CHURCH
104 KEARNS ST
JAMESTOWN NC 27282

SIMAAN, MICHELLE SIMONE ; SANTOS,
ELISEO DEJESUS
1611 FOXHOLLOW RD
GREENSBORO NC 27410

STEED, JOHNNY E
121 MANOR DR
HIGH POINT NC 27260

THOMAS, JAMES LUTHER SR
115 KEARNS ST
JAMESTOWN NC 27282

TOWN OF JAMESTOWN
301 EAST MAIN STREET
JAMESTOWN NC 27282

TRAN, LINH
3052 SYCAMORE POINT TRAIL
HIGH POINT NC 27265

TRIPLE C HOLDINGS LLC
506 OVERBROOK DR
HIGH POINT NC 27262

TURNER, MICHAEL EUGENE
115 MANOR DR
HIGH POINT NC 27260

VELAT, GARRICK H
119 KEARNS ST
JAMESTOWN NC 27282

3/7/13

Dear Neighbor,

You may recall that the City of High Point approved a 65-acre development six years ago on the vacant land beside Flowers Bakery and which lies between Manor Drive and Scientific Street. I want you to be among the first to know that my company is submitting plans to pursue basically the same or a highly similar development as the one that was approved in 2006. Our plans are also consistent with the City's adopted Land Use Map.

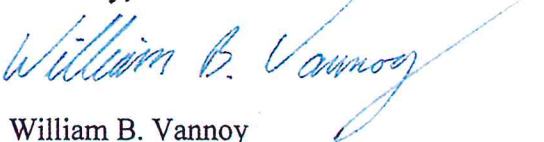
Among the similarities between our plan and the former plan are to have some commercial use along Greensboro Road (where commercial uses exist), a 150 foot buffer between our non-residential development and Manor Drive homes, and a mixture of single family nearer Manor Drive and a small amount of multi-family nearer Scientific Street. Another similarity is that we anticipate the high quality of development to create such a positive image that, in turn, the image will positively impact the whole area. We plan to call the development "Wrenn Farm."

One of the differences between our plan and the one approved in 2006 is that we have no intention of connecting to Manor Drive. Manor Drive is not built to carry traffic from this development. However, at the City's request, we do plan to connect to Scientific Street, which is designed to be a north/south connector and to carry additional traffic.

If you would like to meet us, ask us questions directly and see our plans, we have arranged with Pennybyrn to hold a neighborhood meeting on March 14th, 2013 between 5:30 pm and 7:00 pm. The meeting will be at the Pennybyrn Community Center in their Multi-Purpose Room. We will have folks at the Community Center's side entrance to help direct those attending to appropriate areas within the Community Center. In the meantime, I will make myself personally available to you to answer any questions. My direct office phone number is cell (336) 846-4271 or my mobile phone number is (336) 977-8348 and my email is brandon.vannoy@jeinsitedevelopment.com.

You will later receive notice from the city about dates of public hearings. In the meantime, I am pleased to speak with you.

Sincerely,

A handwritten signature in blue ink that reads "William B. Vannoy". The signature is fluid and cursive, with a long, sweeping line extending from the end of the name.

William B. Vannoy

**Wrenn Farm PUD
Citizens Information Meeting
March 14, 2013**

PROJECT NAME: WRENN FARM PLANNED UNIT DEVELOPMENT

**LOCATION: 1410 GREENSBORO ROAD, HIGH POINT, NC
(INTERSECTION OF GREENSBORO ROAD AND PENNY ROAD SOUTHWARD TO
SCIENTIFIC STREET)**

ACREAGE: APPROXIMATELY 64.5 ACRES

DESCRIPTION: The Wrenn Farm Planned Unit Development is a proposed mixed use project. It closely mirrors the previous proposed project approved by the City Council of the City of High Point in 2007. The mixed uses proposed consist of single family, multifamily, and office and commercial uses as allowed in the Limited Business (LB) District of the City of High Point Development Ordinance.

A thirty (30) foot buffer is proposed around the eastern and western portions of the site where residential uses abut the proposed property. The buffer is proposed to increase to one hundred and fifty (150) feet on the western side where proposed non-residential uses would develop adjacent to the existing residential uses along Manor Drive.

DEVELOPER: JEMSITE DEVELOPMENT, LLC

1608 US Highway 221 North

Jefferson, NC 28640

PROJECT TEAM: Jeff Flattery, President

Brandon Vannoy, VP of Acquisitions

S. Douglas Spell, P.E., Senior Project Manager/Broker

TRAFFIC ENGINEER: Ramey Kemp & Associates, Inc.

CIVIL ENGINEER: Land Planning Associates, Inc.

ENVIRONMENTAL: EAS Professionals, Inc.

ZONING ATTORNEY: Tom Terrell, Smith, Moore, Leatherwood

PRELIMINARY
(NOT FOR CONSTRUCTION)

DBA
LAND PLANNING ASSOCIATES OF INC., INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29649
864.343.9272 FAX 864.758.2714
dlsb@lpa-inc.net

 **JEMSITE**
DEVELOPMENT
1608 Hwy 221 North
Jefferson, NC 28640
336.846.7171
JF 336.846.7177

PROPERTY INFORMATION:
TAX MAP NUMBER:
REFERENCE D.B. & PG: PG 170 PG 141
ADDITIONAL INFO:
PARCEL #0218479 (1.71 AC)
PARCEL # 0218480 (2.47 AC)
PARCEL #0184653 (15.00 AC)

DRAWN BY:	CAS
DESIGN BY:	CAS
CHECKED BY:	PMR
DATE:	2/25/2013
SCALE:	NOM. 1" = 100' MAX.
FOR MOUNTED:	BOEING MILWAUKEE

MASTER PLAN





2013037635

GUILFORD CO, NC FEE \$26.00

PRESENTED & RECORDED:

06-06-2013 12:24:49 PM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: JANE SCHULTZ

DEPUTY-HP

BK: R 7492

PG: 355-358

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 6995/13-27

ANNEXATION OF CONTIGUOUS LANDS
AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF HIGH POINT

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid and the City Council set a public hearing date and notice of public hearing was published; and,

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 20th day of May, 2013; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 20, 2013.

ANNEXATION CASE 13-02 (Wesleyan Education Center)

Beginning at a new iron pipe located in the southern margin of the right of way of Sandy Ridge Road/S.R.1850, the new iron pipe being the northernmost point of the line of intersection between the southern margin of the right of way of Sandy Ridge Road/S.R. 1850 and the western margin of the right of way of Johnson Street/S.R. 1818 and having the following grid coordinates: N: 842103.56 E: 1700867.70; thence along and with the line of

intersection of the southern margin of the right of way of Sandy Ridge Road/S.R.1850 and the western margin of the right of way of Johnson Street/S.R.1818 South 44 degrees 13 minutes 27 seconds East 42.81 feet to a new iron pipe; thence along and with the western margin of the right of way of Johnson Street/S.R.1818 the following four (4) courses and distances: (1) a curve turning to the left with an arc length of 106.00 feet, a radius of 607.13 feet and a chord bearing and distance of South 14 degrees 16 minutes 12 seconds West 105.87 feet to a new iron pipe (2) South 09 degrees 16 minutes 06 seconds West 653.14 feet to a new iron pipe (3) a curve to the left with an arc length of 680.85 feet, a radius of 2,308.46 feet and a chord bearing and distance of South 00 degrees 49 minutes 08 seconds West 678.38 feet to a new iron pipe and (4) South 07 degrees 31 minutes 38 seconds East 393.14 feet to a $\frac{1}{2}$ inch iron pipe located in the northwest corner of Lot 3 of Cedar Springs Section 1 Plat Book 74 Page 17; thence along and with the northern lot lines of Lot 3 and Lot 2 of Cedar Springs Section 1 Plat Book 74 Page 17, the northern line of terminus of Willow Run Drive (Plat Book 74 Page 17) and Lot 1 of Cedar Springs Section 1 Plat Book 74 Page 17 the following four (4) courses and distances: (1) North 88 degrees 42 minutes 23 seconds West 312.95 feet to a $\frac{1}{2}$ inch iron pipe (2) North 88 degrees 42 minutes 44 seconds West 350.37 feet to a $\frac{1}{2}$ inch iron pipe (3) North 88 degrees 37 minutes 33 seconds West 142.17 feet to a $\frac{1}{2}$ inch iron pipe and (4) North 88 degrees 39 minutes 44 seconds West 197.95 feet to a $\frac{1}{4}$ inch iron pipe located in the northwest corner of Lot 1 of Cedar Springs Section 1 Plat Book 74 Page 17; thence along and with the western lot line of Lot 1 Cedar Springs Section 1 Plat Book 74 Page 17 South 00 degrees 01 minutes 33 seconds East 236.95 feet to a $\frac{1}{2}$ inch iron pipe in the northern property line of Lot 14 Cedar Spring Plat Book 75 Page 194; thence along and with the northern lot lines of Lots 14, 13, 12 and 11 Cedar Spring Plat Book 75 Page 194 and Lot 3 and 30 of Cedar Springs Section 2 Plat Book 75 Page 84 the following three (3) courses and distances: (1) South 88 degrees 41 minutes 48 seconds West 496.17 feet to a $\frac{1}{2}$ inch iron pipe (2) South 88 degrees 33 minutes 44 seconds West 184.99 feet to a $\frac{1}{2}$ inch iron pipe and (3) South 88 degrees 33 minutes 17 seconds West 213.03 feet to a $\frac{1}{2}$ inch iron pipe in the eastern margin of the right of way of Windchime Drive; thence along and with the northern line of terminus of Windchime Drive South 85 degrees 51 minutes 34 seconds West 50.92 feet to a 1 inch iron pipe in the western margin of the right of way of Windchime Drive; thence along and with the western margin of the right of way of Windchime Drive South 07 degrees 48 minutes 53 seconds West 24.71 feet to a 1 inch iron pipe located in the northeast corner of Lot 69 of Cedar Springs Section 2 Plat Book 75 Page 84; thence along and with the northern lot line of Lot 69 Cedar Springs Section 2 Plat Book 75 Page 84 North 88 degrees 26 minutes 28 seconds West 301.40 feet to a 1 inch iron pipe, a corner with the property of City of High Point; thence along and with the property of City of High Point the following five (5) courses and distances: (1) North 00 degrees 21 minutes 38 seconds West 38.44 feet to a point (2) North 56 degrees 05 minutes 30 seconds East 103.14 feet to a 1 inch iron pipe (3) North 22 degrees 20 minutes 41 seconds West 213.93 feet to a 1 inch iron pipe (4) North 51 degrees 08 minutes 04 seconds East 172.16 feet to a 1 inch iron pipe and (5) North 27 degrees 02 minutes 00 seconds West 631.77 feet to an iron pipe in the southern margin of the right of way of Sandy Ridge Road/S.R. 1850; thence along and with the southern margin of the right of way of Sandy Ridge Road/S.R. 1850 North 86 degrees 22 minutes 04 seconds East 209.10 feet to an iron pipe, a corner with the property of Charlie Caulder, now or formerly (PIN Number 689491002/Deed Book 3484 Page 971); thence along and with the property line of Caulder, now or formerly the following five (5) courses and distances: (1) South 00 degrees 16 minutes 19 seconds East 91.01 feet to an iron

pipe (2) North 78 degrees 16 minutes 24 seconds East 149.49 feet to a 1 inch iron pipe (3) North 76 degrees 12 minutes 26 seconds East 286.62 feet to a 1 inch iron pipe (4) South 74 degrees 20 minutes 03 seconds East 343.07 feet to an iron pipe and (5) North 19 degrees 43 minutes 21 seconds West 326.65 feet to a iron pipe in the southern margin of the right of way of Sandy Ridge Road/S.R.1850; thence along and with the southern margin of the right of way of Sandy Ridge Road/S.R. 1850 the following eight (8) courses and distances: (1) North 53 degrees 47 minutes 40 seconds East 521.40 feet to a new iron pipe (2) a curve turning to the right with an arc length of 165.31 feet, a radius of 1,566.64 feet and a chord bearing and distance of North 57 degrees 08 minutes 06 seconds East 165.24 feet to a new iron pipe (3) a curve turning to the right with an arc length of 61.46 feet, a radius of 1,566.64 feet and a chord bearing and distance of North 61 degrees 16 minutes 55 seconds East 61.46 feet to a new iron pipe (4) North 64 degrees 23 minutes 59 seconds East 150.21 feet to a 1 inch iron pipe (5) North 65 degrees 42 minutes 59 seconds East 226.23 feet to a 1 inch iron pipe (6) North 65 degrees 57 minutes 07 seconds East 312.31 feet to a new iron pipe (7) a curve turning to the right with an arc length of 330.81 feet a radius of 11,370.57 feet and a chord bearing and distance of North 63 degrees 25 minutes 58 seconds East 330.80 feet to a new iron pin and (8) North 64 degrees 15 minutes 58 seconds East 79.60 feet to the point and place of beginning, containing a total area of 66.882 acres, more or less, as shown on "Boundary Survey for Wesleyan Education Center Sandy Ridge Road/Johnson Street" dated November 15, 2010, revised December 8, 2010 and further revised December 20, 2010, prepared by Sgroi Land Surveying.

Tax Parcel References: PIN Number 6894908447
PIN Number 7804010448
PIN Number 6894906757

Deed References: Deed Book 4956 Page 2131
Deed Book 3590 Page 1073
Deed Book 3687 Page 2080
Deed Book 6494 Page 2434

SECTION 2. Upon and after November 16, 2013, 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-31.

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 City Council,
this the 20th day of May, 2013
Lisa B. Vierling, 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 May 20, 2013 and upon approval by City Council will be recorded in Book 88 of the Official Minute Books and Ordinance Book XVIII 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 30th day of May, 2013.



Lisa B. Vierling
Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

I, Cynthia C. Duncan-Smith, 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 30th day of May, 2013.

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC

Cynthia C. Duncan-Smith
Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2015



MEMORANDUM

TO: Pat Pate
Assistant City Manager

FROM: JoAnne Carlyle

RE: Agenda Item for May 20, 2013 Council Meeting
Reconveyance of Real Property for Retention Pond
Piedmont Centre

DATE: May 2, 2013

This is a request for Council to adopt a Resolution authorizing the reconveyance of a small parcel in Piedmont Centre, which is owned by the City to SDL Johnson City, LLC ("SDL"). This property was conveyed to the City by SDL (then known as Deep River Joint Venture) on December 28, 1989, with the condition that the Property remain Open Space. SDL maintained the right to construct improvements on the Property. All of the restrictions on the use of the Property will remain the same in the deed of reconveyance.

I have attached a copy of the proposed Resolution, a legal description of the property to be re-conveyed, and a map showing the location.

c: Cindy Smith

**RESOLUTION AUTHORIZING RECONVEYANCE OF
CERTAIN REAL PROPERTY BY PRIVATE NEGOTIATION**

WHEREAS, the City of High Point, hereinafter referred to as the “City”, is the owner of real property located in Piedmont Centre in the City of High Point and more particularly known as Piedmont Centre Open Space, described in Deed Book 3781, Page 1064 of the Guilford County Registry (“Property”); and

WHEREAS, Section 160A-403 of the North Carolina General Statutes provides the City authority to re-convey real property, by private sale, to the original owner under covenants or contractual agreements that will limit future use of the property; and

WHEREAS, Section 160A-267 of the North Carolina General Statutes sets forth the procedures whereby the City may dispose of real property by private negotiation through the adoption of a Resolution and publication of its contents; and

WHEREAS, SDL Johnson City, LLC, previously known as Deep River Joint Venture was the original owner that conveyed the Property to the City of High Point on December 28, 1989; and

WHEREAS, SDL desires to acquire said Property from the City for the purpose of construction and maintenance of a retention pond which will serve a multiple use development located on the east side of NC Highway 68 and south of Regency Drive; and

WHEREAS, the City finds that the use for the Property will remain the same regardless of the City’s transfer of title, and environmental concerns and requirements will continue to be met.

THEREFORE, THE HIGH POINT CITY COUNCIL RESOLVES AS FOLLOWS

1. The City Clerk shall cause a notice summarizing the contents of this Resolution to be published once after its adoption in accordance with North Carolina General Statute § 160A-267.

2. The Mayor is authorized to execute the documents necessary for the Reconveyance of the Property, but no sooner than ten (10) days after said publication.

ADOPTED this 20th day of May, 2013.

Bernita Sims, Mayor

Attested to:

Lisa Vierling, City Clerk

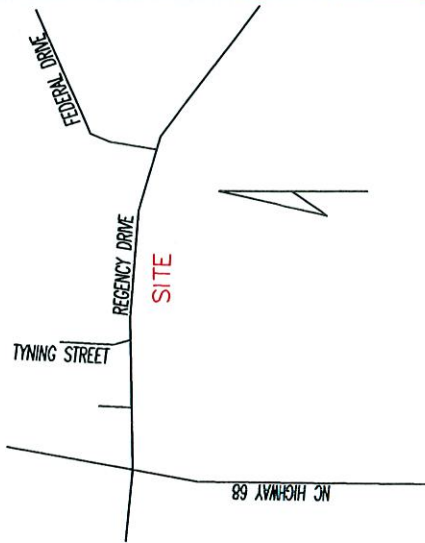
LEGAL DESCRIPTION
Portion of City of High Point
Open Space
(Plat Book 143, Page 91)

BEGINNING at an existing iron pipe in the southern margin of Regency Drive as shown on Plat Book 100, Page 143 in the office of the Register of Deeds of Guilford County entitled Piedmont Centre R/W Dedication for part of Regency Drive and being the northwest corner of the City of High Point Public Open Space as shown on Plat Book 143, Page 91 and being the northeast corner of Tract "F" of the Revised IMUD Plat, Piedmont Centre Section VII, Phase I, Tracts A, B, C1, C2 and D of Plat Book 173, Page 55; thence with the southern margin of Regency Drive South 87 degrees 38 minutes 23 seconds East 200.41 feet to an iron pipe set; thence leaving said margin of Regency Drive and being new lines with the City of High Point the following six courses and distances South 38 degrees 19 minutes East 38.77 feet to an iron pipe set; thence South 31 degrees 09 minutes 54 seconds West 41.82 feet to an iron pipe set; thence North 75 degrees 43 minutes 39 seconds West 24.03 feet to an iron pipe set; thence South 24 degrees 05 minutes 47 seconds West 61.59 feet to an iron pipe set; thence a curve to the right having a radius of 60.00 feet, an arc length of 56.99 feet and a chord bearing and distance of South 51 degrees 18 degrees 30 seconds West 54.87 feet to an iron pipe set; thence South 78 degrees 31 minutes 12 seconds West 100.19 feet to an iron pipe set in the east line of Tract "F" as recorded in Plat Book 173, Page 55 in the office of the Register of Deeds of Guilford County; thence with the east line of said Tract "F" North 04 degrees 12 minutes 48 seconds West 179.48 feet to the POINT AND PLACE OF BEGINNING and containing 0.643 acres more or less.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN APPROVED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

THE INFORMATION ON THIS MAP IS TAKEN FROM A CITY OF HIGH POINT GIS DEVELOPED IN 2005.

VICINITY : NOT TO SCALE



CITY OF HIGH POINT
NORTH CAROLINA

ENGINEERING SERVICES
DEPARTMENT

AREA TO BE DEEDED TO
SDL Johnson City, LLC.

Property of City of High Point
#4361 Regency Drive
Parcel # 0207775
TM 180004580000100014

SCALE: NTS

BY: MBN

PROJECT: 30

DATE: May 2013

**High Point City Council
(Mandatory Ethics Training)
May 15, 2013 – 10:00 a.m.
City Manager's Conference Room**

Minutes

Present:

Mayor Bernita Sims, Mayor Pro Tem Britt Moore (At-Large), Council Member Rebecca Smothers (At-Large), Council Member Foster Douglas (Ward 2), Council Member Judy Mendenhall (Ward 3), Council Member Jay Wagner (Ward 4), Council Member James Davis (Ward 5), and Council Member Jason Ewing (Ward 6)

Absent:

Council Member Jeffrey Golden (Ward 1)

Staff Present:

Strib Boynton, City Manager; Pat Pate, Assistant City Manager; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk

This was the date and time scheduled for a live webinar sponsored by the School of Government on Ethics Training for the Mayor and City Council. Frayda Bluestein and Norma Houston facilitated the live discussion. This training was to fulfill the legal requirements for Local Elected Officials pursuant to G.S. 160A-87. [signed verifications for the training are hereby attached as a permanent part of these proceedings]

Respectfully Submitted,

Lisa B. Vierling, MMC
City Clerk

**FINANCE COMMITTEE
MAY 6, 2013 – 3:30 P.M
CITY MANAGER’S CONFERENCE ROOM**

MINUTES

PRESENT:

Chairman Moore, Council Member Wagner, Davis, and Sims

OTHERS PRESENT:

Council Members Douglas, Ewing, Golden, Mendenhall, and Smothers

STAFF PRESENT:

Strib Boynton, City Manager
Pat Pate, Assistant City Manager
Randy McCaslin, Assistant City Manager
Eric Olmedo, Budget Officer
Jeff Moore, Director of Finance
Chris Thompson, Dir. of Public Services
Terry Houk, Asst. Dir. of Public Services
Jeron Hollis, Public Information
Mike McNair, Community Dev. Director

Mark McDonald, Director of Transportation
Angela Wynes, Transportation
Angela Kirkwood, Human Res. Director
Robbie Stone, Water & Sewer Main Director
Bob Martin, Director of Customer Services
Keith Pugh, Director of Engineering
JoAnne Carlyle, City Attorney
Lisa Vierling, City Clerk
Dawn Sparks, Deputy City Clerk

MEDIA PRESENT:

Pat Kimbrough, *High Point Enterprise*

OTHERS PRESENT:

Cynthia Davis, Planning & Zoning Commission

Strib Boynton opened the meeting by introducing Angela Kirkwood the new Director of Human Resources, and Robbie Stone, the new Superintendent of Water and Sewer Mains.

Finance Items

- 130120 Contract – Bid No. 32 – Existing Water & Sewer Maintenance Contract**
Approval of contract awarding Bid No. 32 for Existing Water & Sewer Maintenance Contract. Purchasing and Engineering Services recommends that contract be awarded to Breece Enterprises, Inc. in the amount of \$369,405.00, which is the lowest responsible and responsive bid meeting specifications.

Keith Pugh advised that this is a maintenance contract for water and sewer mains, which is done annually. The contract supplements the City's existing agreement for repairs and maintenance type work on the sewer system.

Mr. Pugh stated that once they have exhausted the contract amount, it can be extended without having to go back and advertise for a new contract. Pat Pate stated that the contract language for extension is standard language that the City can use in all these types of contracts. Mr. Pugh stated that estimates of time and materials are used when bidding the contract. Those quantities will absolutely vary as they get into the contract.

Council Member Douglas asked why they get so few bidders on the contract. Mr. Pugh stated that they felt Breece was in an advantageous position to get the contract because they are local and it is difficult for other communities to localize and to respond in a time frame that the City expects.

A motion was made by Council Member Moore, seconded by Council Member Davis to forward this matter to Council with a favorable recommendation to approve the contract be awarded to Breece Enterprises. Motion passed unanimously.

130121**Contract – Bid No. 21 – Short Range Transit Plan**

Approval of contract awarding Bid No. 21 for consultant services for the development of the Short Range Transit Plan. Purchasing and the Transportation Department recommends that contract be awarded to HDR Engineering, Inc. in the amount of \$182,180.00, which is the lowest responsible and responsive bid meeting specifications.

Angela Wynes explained that the Short Range Transit Plan is a nine to twelve month process where a private firm will come in and assess the existing system, they will look at where the City is deficient and where improvements can be made. There will be a significant public input piece to this project and the public will have their chance to come in and provide input. The last plan was finished in 2001.

Ms. Wynes stated she will be working with Jeron Hollis in Public Information to get the information out. It will also be posted on their website and notices put on the buses, terminals, and shelters. For the part of the public that does not use the transit system, one of the things the consultant will address is making a web survey available. Council

Member Mendenhall suggested that neighborhood meetings would also be a good place to notify the public on the plan.

Ms. Wynes stated that the city is overdue for this study, which should be done every five years. It has been delayed due to the lack of funding.

Ms. Wynes stated that by law the City is required to make bus stops accessible, however there is a limited amount of sidewalks that can be done. When they begin looking at location of bus stops that is one of the things the consultant will address as far as the placement of bus stops. Mark McDonald clarified that this is funding strictly for the short range study and it does not include funding for sidewalks.

Ms. Wynes stated that the City sent out a list to thirty companies nationwide and received proposals from nine of those thirty.

A motion was made by Council Member Moore, seconded by Council Member Wagoner to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously.

130122**Contract Extension – Badger Water Meters**

Approval of extension to contract to purchase Badger Water Meters. Purchasing and Customer Service Department recommends that the contract with Carolina Meter and Supply be extended to purchase 2,000 new meters at the total amount to \$244,000.00, which is the lowest responsible and responsive bid meeting specifications.

Bob Martin advised this was an extension of a contract from 2011/12 and they are holding the same price for the third consecutive year. There are some regulations that go into place January 1st that make the meter to be almost lead free, which should have raised the price, but the vendor has agreed to hold the price to the same price. The meters are for the City's replacement program where they are replacing residential water meters.

Meters are replaced on about a twelve year time period. The leftover meters are sold through govdeals.com.

A motion was made by Council Member Davis, seconded by Council Member Mendenhall to forward this matter to Council with a favorable recommendation to approve the contract. Motion passed unanimously.

130123 Contract Amendment – Hazen & Sawyer, P.C. – Eastside WWTP

Council is requested to approve Amendment No. 1 for engineering services related to Eastside WWTP Solids Handling Facilities and Design of Incinerator Emissions Treatment Equipment in the amount of \$769,480.00

Terry Houk stated that this amendment will modify the original engineering services agreement of May 2011 related to the Eastside WWTP to include design of incinerator emissions treatment Equipment to meet new EPA Maximum Achievable Control Technology standards.

Council Member Moore asked what the City would have done if the new standards had not been enacted. Mr. Houk stated that they were still planning to upgrade the incinerator, but they would not have to upgrade the emissions. The upgrade on the incinerator was \$8 million and then the upgrade on the emissions is \$8 million. In general terms municipalities say that solids handling incinerators fall under the Clean Water Act, the EPA reclassified incinerators to qualify under the Solid Waste Act, which means that one of the things that has to be added is mercury absorption.

Mayor Sims asked how this will impact Westside. Mr. Houk stated that Westside dewaterers their sludge and transports it to Eastside to be incinerated. There will only be one incinerator. There are four incinerators in North Carolina. Mr. Houk stated that this upgrade will take High Point up to 2025 as far as processing capabilities, and is aware that Greensboro has one brand new incinerator, which they have to install new emissions controls, and they also have another incinerator they intend to rebuild as a backup. Mr. Pate stated that another advantage High Point will have in having another incinerator so close is both municipalities can call on each other to use their incinerators in times of emergencies.

A motion was made by Council Member Moore, seconded by Wagoner to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously.

130129 Municipal Agreement – NCDOT – Traffic Signal System Upgrades

Council is requested to authorize staff to execute a Municipal Agreement proposed by the North Carolina Department of Transportation (NCDOT) for improvements and enhancements to the City's traffic Signal control system.

Mark McDonald stated that this agreement is proposed by NCDOT for a periodic upgrade of the City's traffic signal system. The last system was upgraded in the mid 1990s, so we are roughly fifteen to eighteen years into it. The plan the DOT is proposing is to change us out to the new

current statewide controller system that they are using, which is somewhat different from what the City has currently, but it will be consistent with everything that is being used statewide. We will be the last municipal system in the state to be converted over to the new technology.

The City's share of funding is based on the ratio of city intersections to state intersections. There are currently 218 signals and about 35 of those are owned by the city, making the city's ratio about 85% state, 15% city, which is \$285,000.00. Staff is recommending that a total of \$500,000 be set aside over the next five years to pay the City's share and to cover things along the way that the project will not pay for.

A motion was made by Council Member Moore, Seconded by Council Member Mendenhall to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously.

130130**Municipal Agreement – NCDOD – E. Lexington Bridge Replacement**

Council is requested to authorize staff to execute a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) in the amount of \$98,000.00 for the re-design and the additional cost for the E. Lexington Avenue Bridge replacement located approximately two hundred feet east of McGuinn Drive.

Chris Thompson advised that this agreement is an extension of the culvert, the state was getting ready to replace the culvert and widening that part of the road at some point. A water line will also have to be relocated with the project. Once the state has moved forward the City will have to enter into a Municipal Agreement for the project.

Mark McDonald stated that there are no specific plans for the street widening currently, but the agreement will cover for the design for the oversizing of the culvert so that it will be large enough when the road is widened it will not have to be redone.

Keith Pugh noted that the water line that is to be relocated has already had the design finished and permits attained, as well as right of way.

A motion was made by Council Member Moore, Seconded by Council Member Mendenhall to forward this matter to Council with a favorable recommendation of approval. Motion passed unanimously.

Other Items

350 South: Strib Boynton advised that at tonight's meeting the 350 South Development Agreement is on the agenda for approval. Strib Boynton stated that there is a multi-year plan for water and sewer projects, and every so often bonds are issued to finance it, some as revenue bonds and some as pay as we go. There is money set aside with the Adkins Outfall line and the Outback Outfall line in the future, money has been set aside for those two projects.

JoAnne Carlyle stated that with regards to the Reimbursement Ordinance there have been so many local bills submitted to the state that the state decided that they would pass legislation that was broader and generic requiring all cities and counties to have a reimbursement ordinance in place. Ms. Carlyle stated that it made sense to place the ordinance in Public Services.

Electric Rate Increase: Strib Boynton stated that there is an anticipated 5% increase in the City's cost to purchase wholesale power. It will be effective July 1st and the new budget will include a 4.9% increase in retail electric rates, and also includes some additional renewable energy charge increases that have been mandated by Senate Bill 3 adopted in 2007. There is also a schedule for renewable energy credits for customers who install and operate their own solar generating systems. Most important for the citizens is that there will be a 4.9% electric rate increase, however Duke is facing a 9.7% annual rate increase.

ADJOURNMENT

The meeting adjourned at 4:26 p.m. on a motion duly made and seconded.

Respectfully Submitted,

Dawn J. Sparks, CMC
Deputy City Clerk

Britt Moore, Chairman

**SPECIAL USE PERMIT 13-02
CITY OF HIGH POINT, NORTH CAROLINA**

May 20, 2013
(Adopted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE:

Elementary and Secondary School use (K thru 12 grade) and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.
2. All dumpsters shall be located no closer than one-hundred (100) feet from adjacent residentially zoned property.
3. Lighting
 - a. All pole mounted lighting shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
 - b. Lighting associated with the athletic fields shall not exceed 0.5 foot-candles as measured at the property line. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.
4. Transportation Conditions
 - a. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements
 - b. Onsite queuing area - The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either the Sandy Ridge Road or Johnson Street road right-of-ways.
 - c. ROW Dedication
 - 1) The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the site.
 - 2) The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the site.

- 3) The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

d. Access:

- 1) The school use shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road. The access point to Sandy Ridge Road shall align with Legacy Drive. The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- 2) The site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a "T" type turnaround constructed on the site.

e. Roadway and Intersection Improvements

- 1) The property owner shall construct a northbound left turn lane with four hundred (400) feet of storage and appropriate taper, and a southbound right turn lane with three hundred (300) feet of storage and appropriate taper at the access point on Johnson Street.
- 2) The property owner shall construct a westbound left turn lane with one hundred fifty (150) feet of storage and appropriate taper, and an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- 3) The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- 4) The property owner shall construct a separate eastbound right and left turn lane with three hundred (300) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 5) The property owner shall construct a southbound right turn lane with two hundred (200) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 6) The property owner shall construct a northbound left turn lane with three hundred (300) feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- 7) The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- 8) Roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.

f. Timing of Development

If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be

required to submit an amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.

DESCRIPTION OF PROPERTY:

The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

Subject meeting the requirements of Condition 4.f this Special Use Permit shall become void after 120 months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 13-02 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 20TH DAY OF MAY, 2013.

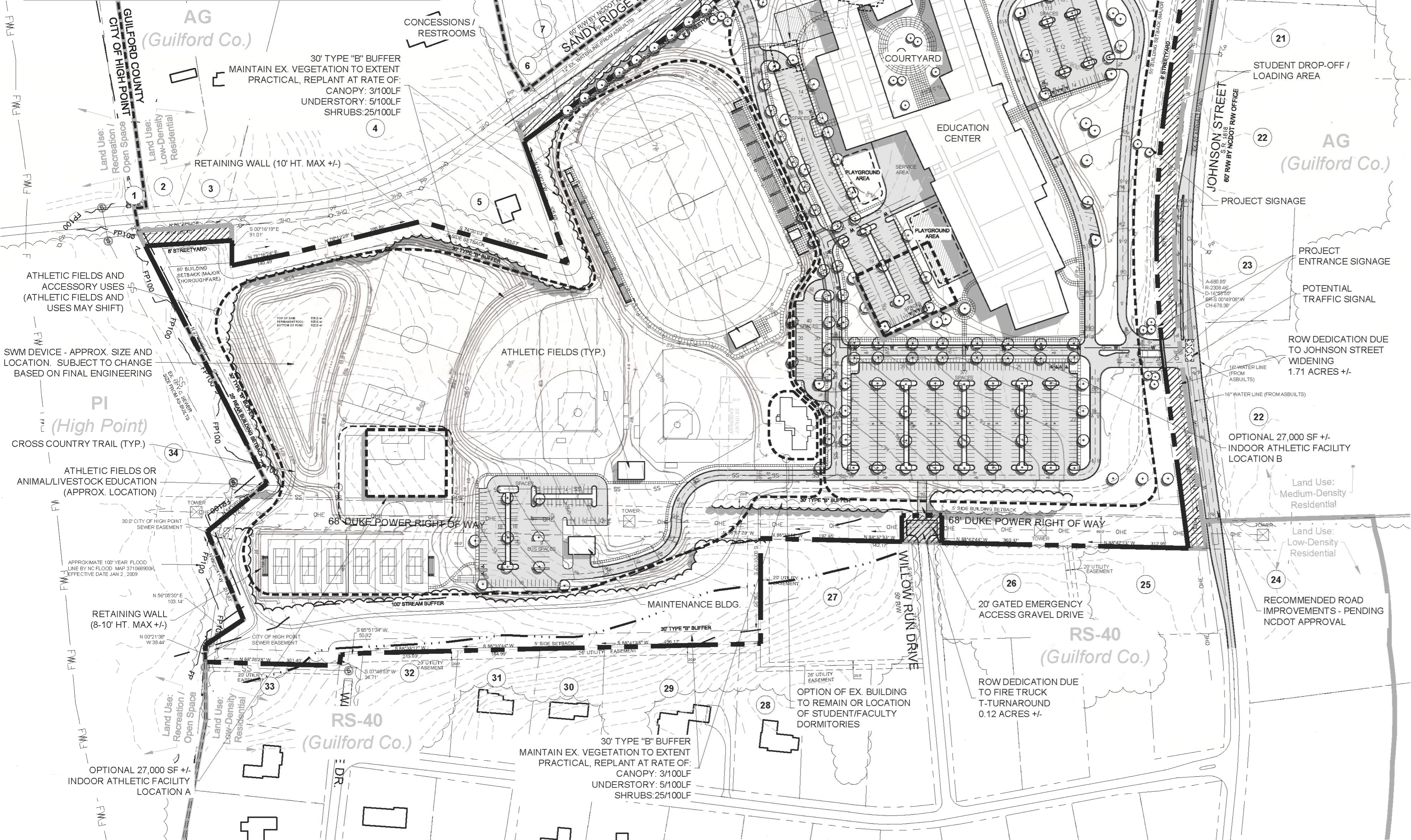

Lisa B. Vierling



5-20-2013
Date

ADJACENT OWNERS:

Reference	Parcel Number	PIN	Cred	Plot	Owner	Mail Address
1	0169235	689421519	00478-00857	0	PRESBYTERIAN HOMES INC	2109 SANDY RIDGE RD COLFAX NC 27235
2	0169247	689481438	00314-00254	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
3	0169246	689481433	00654-02303	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
4	0169245	6894819638	00338-00621	83-45	KENNETT, J PHIL; KENNETT, GLORIA K	1927 SANDY RIDGE RD COLFAX NC 27235
5	0169226	689491002	00364-00971	0	CAULDER, CHARLIE R	1923 SANDY RIDGE RD COLFAX NC 27235
6	0215048	689492265	00614-01969	157-139	MDC HOMES GREENSBORO LLC	11525 PARK WOODS CIR ALPHARETTA GA 30005
7	0215108	6894913407	00741-02630	157-139	LANE, MARILYN DAWN; LANE, MURRAY W	4801 TRADITION WAY COLFAX NC 27235
8	0215109	6894914553	00640-00309	157-139	LORD, JEFFREY M.; LORD, TRICIA S	4800 TRADITION WAY COLFAX NC 27235
9	0215110	6894914662	00642-00832	157-139	CREWS, WILLIE R.; CREWS, JULIA	4802 TRADITION WAY COLFAX NC 27235
10	0215117	6894915673	00681-02701	157-139	MITCHELL, DONALD E JR.; MITCHELL, VIVIAN K	4803 LEGACY DR. COLFAX NC 27235
11	0215031	6894917743	006746-00736	157-139	BOSTIC, ANDREW; BOSTIC, URETHA L	4802 LEGACY DR. COLFAX NC 27235
12	0169227	6894928335	00563-01230	0	PERCE, RAYMOND E.; PERCE, NORMA JEAN	1947 SANDY RIDGE RD COLFAX NC 27235
13	0171339	7304021083	00434-01794	146-143	PERCE, NORMA JEAN STAFFORD	1947 SANDY RIDGE RD COLFAX NC 27235
14	0171340	7304021653	00434-01797	0	STAFFORD, JAMES CORNELIUS	2007 SANDY RIDGE RD COLFAX NC 27235
15	0171344	7304024171	00674-01492	139-	REDMON, KATHERINE E.; TROTTER, BRIAN F	1957 SANDY RIDGE RD COLFAX NC 27235
16	0171322	7304027508	00434-01799	139-1284457-	FLINT, KATHY ANN STAFF	1965 SANDY RIDGE RD COLFAX NC 27235
17	0171330	7304027273	00267-00637	0	FLINT, CHARLES S.; FLINT, KATHY S	1965 SANDY RIDGE RD COLFAX NC 27235
18	0171348	7304115905	00692-00149	0	WESTMORELAND, C REID; WESTMORELAND, CATHARINE S	245 N BUNKER HILL RD COLFAX NC 27235
19	0171324	7304110854		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
20	0171312	7304110649		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
21	0171311	7304110534	006137-02171	75-112	SPE, JOSEPH M.; SPE, NANCY W	4440 JOHNSON ST COLFAX NC 27235
22	0171313	7304113483	00436-00304	0	WESTMORELAND, JAMES T.; WESTMORELAND, MARGARET M & FAMILY LIMITED PARTNERSHIP; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
23	0171314	7304009900	001454-00598	0	WESTMORELAND, JAMES THOS	4626 JOHNSON ST COLFAX NC 27235
24	0171317	7304103185	003423-01155	76-17	OWENS, DOUGLAS R.; OWENS, REBECCA O	4604 JOHNSON ST COLFAX NC 27235
25	0171377	7304006167	004134-02075	74-17	MARTIN, DOROTHY JAMIE	4603 JOHNSON ST COLFAX NC 27235
26	0171378	7304003157	00745-01330	74-17	WEBB, J RICK; WEBB, PHILLIS P	PO BOX 591 COLFAX NC 27235
27	0171379	6894909155	00694-02434	74-17 CEDAR	CEAR SPRINGS FARM LLC	PO BOX 3967 HIGH POINT NC 27622
28	0171376	689398215	00454-00459	73-197	DEBBE, CLAUDIA S	8904 CEDAR SPRING DR COLFAX NC 27235
29	0171369	689398389	004620-00817	73-197	MOYER, CHARLES P.; MOYER, CHARLENE W	8908 CEDAR SPRING DR COLFAX NC 27235
30	0171368	6893993940	007179-02740	73-197	PENLEY, COURTNEY; PENLEY, MARK	8910 CEDAR SPRING DR COLFAX NC 27235
31	0169347	6893991951	00545-01099	75-84	ALLRED, DENNIS MONROE; ALLRED, BETH R	8912 CEDAR SPRING DR COLFAX NC 27235
32	0169346	6893990901	006261-01789	75-84	WOOD, KENNETH C.; WOOD, PATRICIA S	4546 PEEPLES RD OAK RIDGE NC 27310
33	0169365	6893986992	007078-02639	75-84	THOMPSON, OREGO R P.; THOMPSON, DEBRA S	1234 WINDCHIME DR COLFAX NC 27235
34	0200173	7302231794	001750-00137	0	CITY OF HIGH POINT	PO BOX 230 HIGH POINT NC 27601



LOCATION MAP:

SCALE: NTS



SITE DATA

PURPOSE STATEMENT:
SPECIAL USE PERMIT TO ALLOW ELEMENTARY OR SECONDARY SCHOOLS, AND ACCESSORY USES IN RESIDENTIAL ZONING.

ZONING:
EXISTING ZONING: RS-9 CONDITIONAL ZONING DISTRICT
PROPOSED ZONING: NO CHANGE

PROPOSED USES:
PRIMARY USES:
ELEMENTARY OR SECONDARY SCHOOL
ACCESSORY USES:
DAYCARE CENTERS, CHILD (30 OR MORE)
ATHLETIC FIELDS
PRIVATE DORMITORIES
LIVESTOCK

SITE ACREAGES:
EXISTING PARCEL ACREAGE: 66.88 AC. +/-
JOHNSON STREET ROW DEDICATION: -1.71 AC. +/-
SANDY RIDGE ROAD ROW DEDICATION: -1.62 AC. +/-
JOHNSON ST. & SANDY RIDGE RD. REALIGNMENT: -0.04 AC. +/-
FIRE TRUCK T-TURNAROUND DEDICATION: -0.12 AC. +/-
TOTAL PARCEL ACREAGE: 63.39 AC. +/-

WATERSHED:
PROJECT SITE IS LOCATED WITHIN THE OAK HOLLOW LAKE WATERSHED - CRITICAL AREA TIER 4

BUILDING NOTES (BASED ON RS-9 ZONING):
MAX. BUILDING HEIGHT: 50'
MAX. BUILDING COVER: 35% OF LOT
PROPOSED PHASE 1: 240,000 SF +/-
PHASE 2: 75,000 SF +/-
INDOOR ATHLETIC FACILITY: 27,000 SF +/-

IMPERVIOUS CALCULATIONS:
MAX. IMPERVIOUS ALLOWED: 50% (32.76 AC. +/-)
(PER OAK HOLLOW LAKE WCA - TIER 4)

PARKING CALCULATIONS:
REQUIRED PER CODE:
DAYCARE:
55 EMPLOYEES @ 1 SPACE / EMPLOYEE = 55 SPACES
298 ATTENDEES @ 1 SPACE / 10 ATTENDEES = 30 SPACES
TOTAL DAYCARE: 85 SPACES

CLASSROOMS:
OFFICE:
47 ROOMS @ 3 SPACES / ROOM = 141 SPACES
ELEMENTARY/MIDDLE SCHOOL:
29 ROOMS @ 3 SPACES / ROOM = 87 SPACES
HIGH SCHOOL:
20 ROOMS @ 7 SPACES / ROOM = 140 SPACES
TOTAL CLASSROOMS: 368 SPACES

TOTAL PARKING REQUIRED: 453 SPACES
TOTAL PARKING PROVIDED: 806 SPACES +/-
(INCLUDING 18 HANDICAP SPACES)

INFRASTRUCTURE:
ROADS: PRIVATE WATER: PUBLIC SEWER: PRIVATE
BUFFERYARDS & BUILDING SETBACKS:
ADJOINING LAND USE (LUC 1): SINGLE FAMILY DETACHED DWELLINGS & OPEN SPACE

TYPE REQUIRED: TYPE 'B' BUFFERYARD
WIDTH: MIN. 25' / MAX. 50' / AVG. 30'

STREETYARDS: WIDTH: MIN. 8' / MAX. 25' / AVG. 8'

BUILDING SETBACKS (BASED ON RS-9 ZONING):
JOHNSON STREET: 50' SETBACK (MAJOR THOROUGHFARE)
SANDY RIDGE ROAD: 50' SETBACK (MAJOR THOROUGHFARE)
SIDE: 5' SETBACK
REAR: 25' SETBACK

GENERAL NOTES:
1. DEVELOPMENT SHALL BE GENERALLY CONSISTENT WITH SITE PLAN. BUILDING, PARKING, AND ATHLETIC FIELDS MAY SHIFT WITHIN DESIGNATED AREAS.
2. ATHLETIC FIELDS MAY BE LIGHTED.
3. FUTURE EXPANSION AREAS ARE APPROXIMATE. NUMBER OF ADDITIONAL CLASSROOMS SHALL BE DETERMINED WHEN APPLICABLE. ADDITIONAL PARKING SHALL BE PROVIDED IF REQUIRED.
4. ALL OR A PORTION OF ATHLETIC FIELDS MAY BE CONSTRUCTED AS PHASE 1 OF SITE DEVELOPMENT.

Wesleyan Education Center

PETITIONERS:

PETITIONER: DR. ROB BROWN
WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
PHONE: (336) 884-3333
FAX: (336) 884-8232

OWNERS:

PARCEL #: 0169206
PIN#: 6894908816
OWNER: WESLEYAN EDUCATION CENTER
ADDRESS: 1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
PHONE: (336) 884-3333
FAX: (336) 884-8232

PREPARED BY:



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street
Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067
F: 336.723.1069



SCALE: 1" = 120'

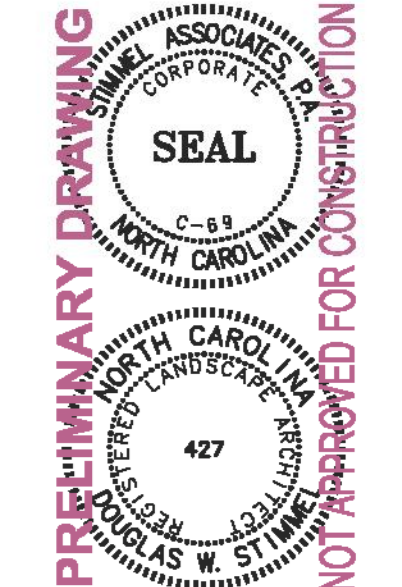
Stimmel



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning



SEALS:



PROJECT:

Wesleyan Education Center
High Point, North Carolina
(Guilford County prior to Annexation)

CLIENT:

Dr. Rob Brown
Wesleyan Education Center
1917 N. Centennial Street
High Point, NC 27262
P: (336) 884-3333
F: (336) 884-8232

DRAWN: SO
DATE: 03/11/2013
REVISIONS:
04/23/13 Per City Comments

JOB NO.: 11-129
SHEET TITLE:

SPECIAL USE PERMIT SITE PLAN

SCALE: 1" = 120'
SHEET NO.:

SUP-1

© STIMMEL ASSOCIATES, P.A.



MEMORANDUM

TO:  Honorable Mayor and City Council
FROM:  Robert L. Robbins, AICP
Development Services Administrator
DATE: May 14, 2013
RE: Appointment of Ray Wheatley to the Historic Preservation Commission

Thank you for your recent appointment of Mr. Wheatley to the HPC. I am looking forward to working with him, as I'm sure are the Commission members.

The appointment was made to fill the unexpired term of Amy MacArthur, who recently resigned. The expiration date of Ms. MacArthur's current term is July 1, 2013, not 2014 as was approved.

I am asking the Council to revise Mr. Wheatley's appointment so that the expiration date is July 1, 2016. This will give him a full term without having to reappoint him again this July. And, it will keep the expiration dates of the HPC members balanced at three in any given year.

Administration
336.883.3328

Planning Services
336.883.3328

Development Services
336.883.3328

Inspection Services
336.883.3151

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3056 www. Permit Fax: TDD 336.883.8517
highpointnc.gov/plan 336.883.8518

PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

Melisa Turgeon

Special Use Permit Case 13-01

A request by Melisa Turgeon to allow a Day Care Center, Child (with 30 or more children) in the Residential Single Family-9 (RS-9) District. The property is lying northeast of the intersection of W. Fairfield Road and Holleman Street.

Mr. Herbert Shannon presented Special Use Permit Case 13-01 and recommended approval as outlined in the staff report.

Speaking on behalf of the request was the applicant Ms. Melisa Turgeon, 3501 Longview Drive, Archdale.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended **approval** of Special Use Permit Case 13-01, by a vote of 7-0.

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

**STAFF REPORT
SPECIAL USE PERMIT 13-01
April 23, 2013**

Request	
Applicant: Melisa Turgeon	Owner(s): West Fairfield Baptist Church, Inc. LSB Properties, Inc.
Proposal:	A Special Use Permit request to allow a Day Care Center (with 30 or more children) in the Residential Single Family-9 (RS-9) District.

Site Information	
Location:	Lying northeast of the intersection of W. Fairfield Road and Holleman Street.
Tax Parcel Numbers:	Guilford County Tax Parcels 0218318, 0179392 and 0179387
Site Acreage:	Approximately 2.29± acres
Current Land Use:	Church with accessory structures and vacant structure (former day care center).
Physical Characteristics:	The site has a gentle to moderately sloping terrain
Water & Sewer Proximity:	A 16-inch City water line and 8-inch City sewer line are both lying adjacent to the site along W. Fairfield Road. Additionally, a 6-inch City water line and 8-inch City sewer line are both lying adjacent to the site along Holleman Street.
General Drainage and Watershed:	The site drains in a southerly direction towards W. Fairfield Road and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 6% or more of the site.
Overlay Districts	Randleman Lake General Watershed (GWA)

Adjacent Property Zoning and Current Land Use			
North:	RS-9	Residential Single Family-9 District	Single family dwellings
South:	LI	Light Industrial District	Bus manufacturing facility
East:	RS-9	Residential Single Family-9 District	Single family dwellings
West:	RS-9	Residential Single Family-9 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The portion of the site that fronts along W. Fairfield Road is designated as Moderate Density Residential and the portion of the site that runs along Copeland Avenue is designated as Low Density Residential. The definitions of these classifications are as follows: Low-Density Residential: These areas include primarily single family

	detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. Moderate-Density Residential: This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.
Community Growth Vision Statement:	None
Land Use Plan Goals, Objectives & Policies:	None
Relevant Area Plan:	There are no area plans that cover this site.
Zoning History:	In 2004, this property received special use permit approval to allow a daycare center use (SUP04-01). In 2009, the daycare facility closed, since a similar use did not occupy the building within 18 months of the business closure, the special use permit became void.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	W. Fairfield Road		Major Thoroughfare	560 ft.
	Holleman Street		Local Street	390 ft.
Vehicular Access:	Access to this site shall be limited to the existing access points on W. Fairfield Road and Holleman Street			
Traffic Counts: (Average Daily Trips)	W. Fairfield Road		11, 000 AADT (2011 - count by NCDOT)	
Estimated Trip Generation:	None			
Traffic Impact Analysis:	Required		Comment	
	<u>Yes</u>	<u>No</u> X		
Pedestrian Access:	Sidewalks are not required as part of this development			

School District Information
Not applicable to this case.

Details of Proposal
The applicant is requesting a Special Use Permit to allow a daycare use within a residential zoning district. The special use site consists of three parcels; the two western parcels are occupied by a church with several accessory structures and there is a vacant building on the eastern parcel. The daycare use is proposed to be in the vacant building on the eastern portion of the site (612 W. Fairfield Road).

A similar special use for a daycare facility was approved for this same property in 2004. At that time the adjacent church owned all of the property. The daycare use was subdivided from the church to be on its own lot and since these two uses do not have conflicting times of operation, parking and vehicular circulation easements were established on the church property for the

daycare use. This allowed the daycare use to continue to have the same vehicular access and parking as existed when the properties were combined. The former daycare facility operated for several years but closed in 2009. The previous special use permit became void due to inactivity.

The 612 W. Fairfield Road property is now owned by a different owner and this application proposes to reestablish the daycare use on the property. Easements previously established pertaining to parking and vehicular circulation are still in effect, and the abutting church has signed on as co-applicant.

In addition to the required Special Use Permit findings, the Development Ordinance notes that a daycare facility with 30 or more children in a residential zoning district is required to:

- Have frontage on a collector or thoroughfare street.
- Enclose outdoor activity area(s) for children with a security fence at least four (4) feet in height and located outside the street setback. Said fencing shall be opaque adjacent to residentially zoned property, and of an acceptable screening material approved by the Enforcement Officer.
- Provide an on-site vehicle turnaround, or separate entrance and exit point, and passenger loading area shall be provided.
- Restrict signage to one sign with a maximum area of twenty-four (24) square feet and a maximum height of six (6) feet.
- Comply with all applicable federal, state, and local regulations.

This site either meets or has the ability to meet all of the above noted minimum criteria of the Development Ordinance.

Findings

A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use Permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ W. Fairfield Road is a major thoroughfare with 4-travel lanes. When the daycare building was constructed in 2004, a turn lane was installed to allow for safer access to the property from this major thoroughfare and to facilitate traffic turning movement into the site. ❖ There are parking and vehicular access easements for the daycare site from the abutting church. These easements provide for multiple ingress and egress options for the daycare use, and assist in providing safe and convenient access to the property.
-------------------	---

That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) *Greater Restrictions*; staff finds

Compliance	❖ The proposed use currently meets or has the ability to meet all ordinance requirements.
-------------------	---

That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance	❖ Although currently closed, a child daycare center previously operated on the site for several years. No new structures are proposed to be added, thus the layout of the site under this permit will remain the same. ❖ The applicant has offered to upgrade the landscaping where the site abuts existing single-family residences and along its street frontage.
-------------------	---

That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	❖ The site fronts on a major thoroughfare (W. Fairfield Road) and is located near a large industrial area. This current proposal is similar to how the site was previously used when the church operated a daycare use on the site. The allowance of this use at this location will be generally in harmony with the surrounding uses. ❖ The site is located on the outer perimeter of the adjacent residential subdivision. Access to the property will be from W. Fairfield Road and customers do not need to cut through the abutting residential neighborhood to reach the proposed daycare site.
-------------------	---

Recommendation

Staff recommends approval

Based upon the conditions in the attached Special Use Permit application and the preliminary findings of facts, the Planning and Development Department finds that the request is consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

The Planning and Development Department recommends approval of the request to allow a Child Daycare Center, with 30 or more children, in the Residential Single Family-9 (RS-9) District, and recommends approval of the accompanying Special Use Permit.

Report Preparation

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

**SPECIAL USE PERMIT 13-01
CITY OF HIGH POINT, NORTH CAROLINA**

April 23, 2013.
(Submitted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Day Care Center, Child 30 or more (as a principal use - SIC 8352)

CONDITIONS:

1. Landscaping at 612 W. Fairfield Road (tax parcel 0218318) shall be required to be brought up to current ordinance requirements (e.g. street yard along W. Fairfield Avenue and Type B Yard where parcel abuts residential uses to the north and east). A landscaping plan shall be required to be submitted and approved, and required planting materials installed or bonded prior to occupancy of the building for this use.

DESCRIPTION OF PROPERTY:

Approximately 2.29± acres lying at the northeastern corner of W. Fairfield Road and Holleman Road. The site is also known as Guilford County Tax Parcels 0218318 (*612 W. Fairfield Rd*), 0179392 (*616 W. Fairfield Road*) and 0179387 (*616 W. Fairfield Road*).

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

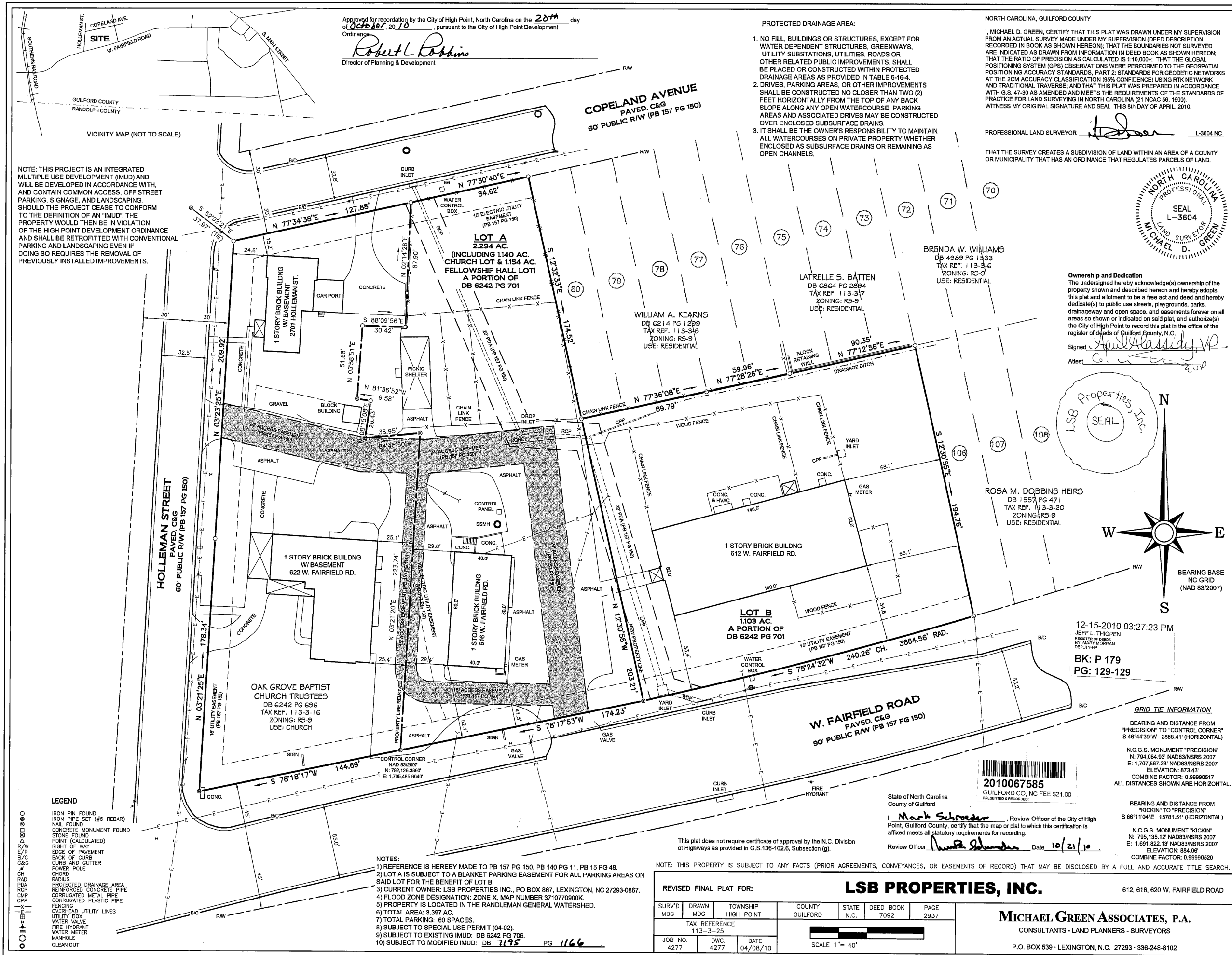
This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

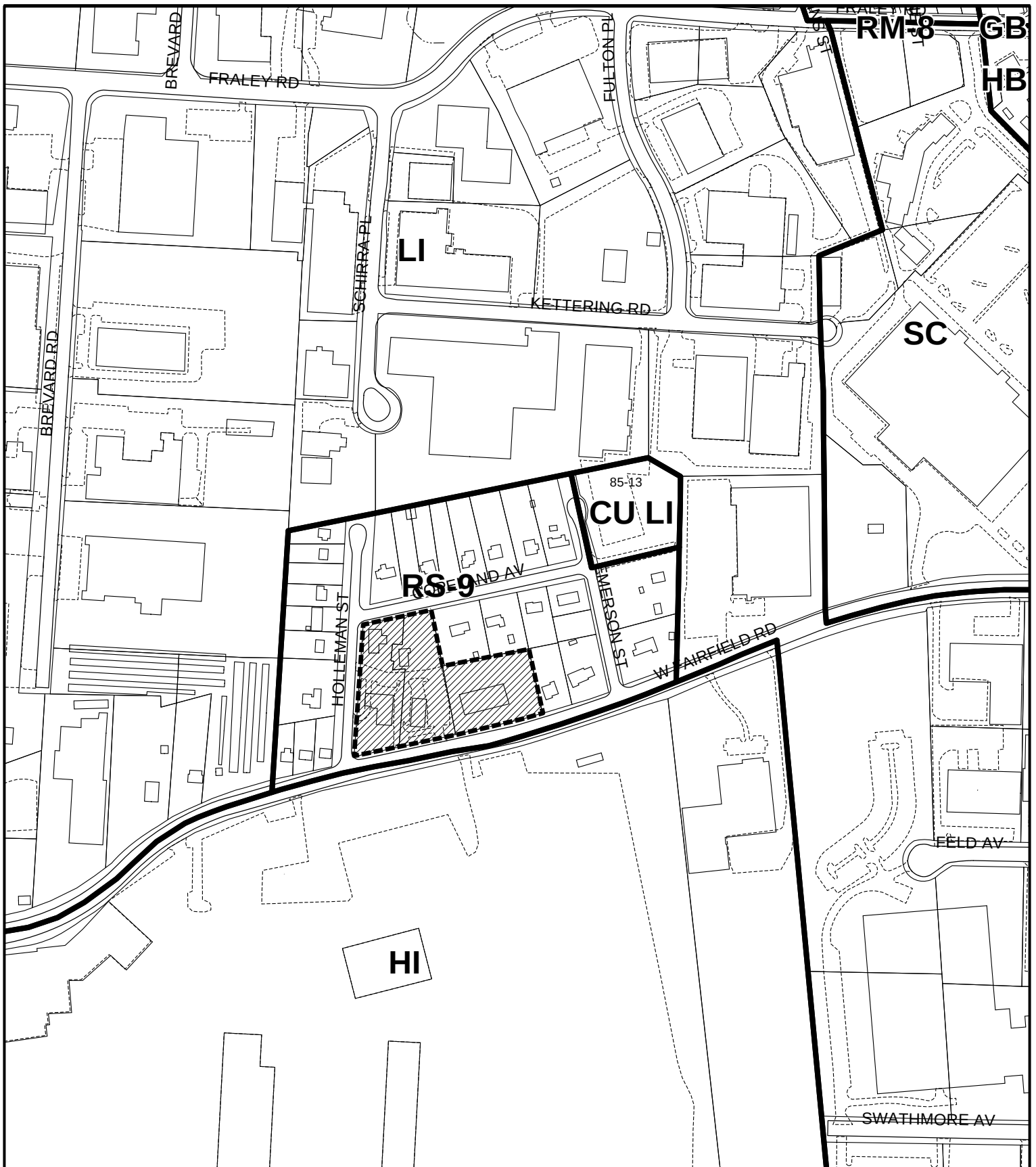
The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 13-01 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE _____TH DAY OF _____, 2013.

Lisa B. Vierling

Date





SPECIAL USE PERMIT 13-01

**Request: To allow a child daycare facility
(over 30 children)**

Existing Zoning Boundary
Subject Property Boundary



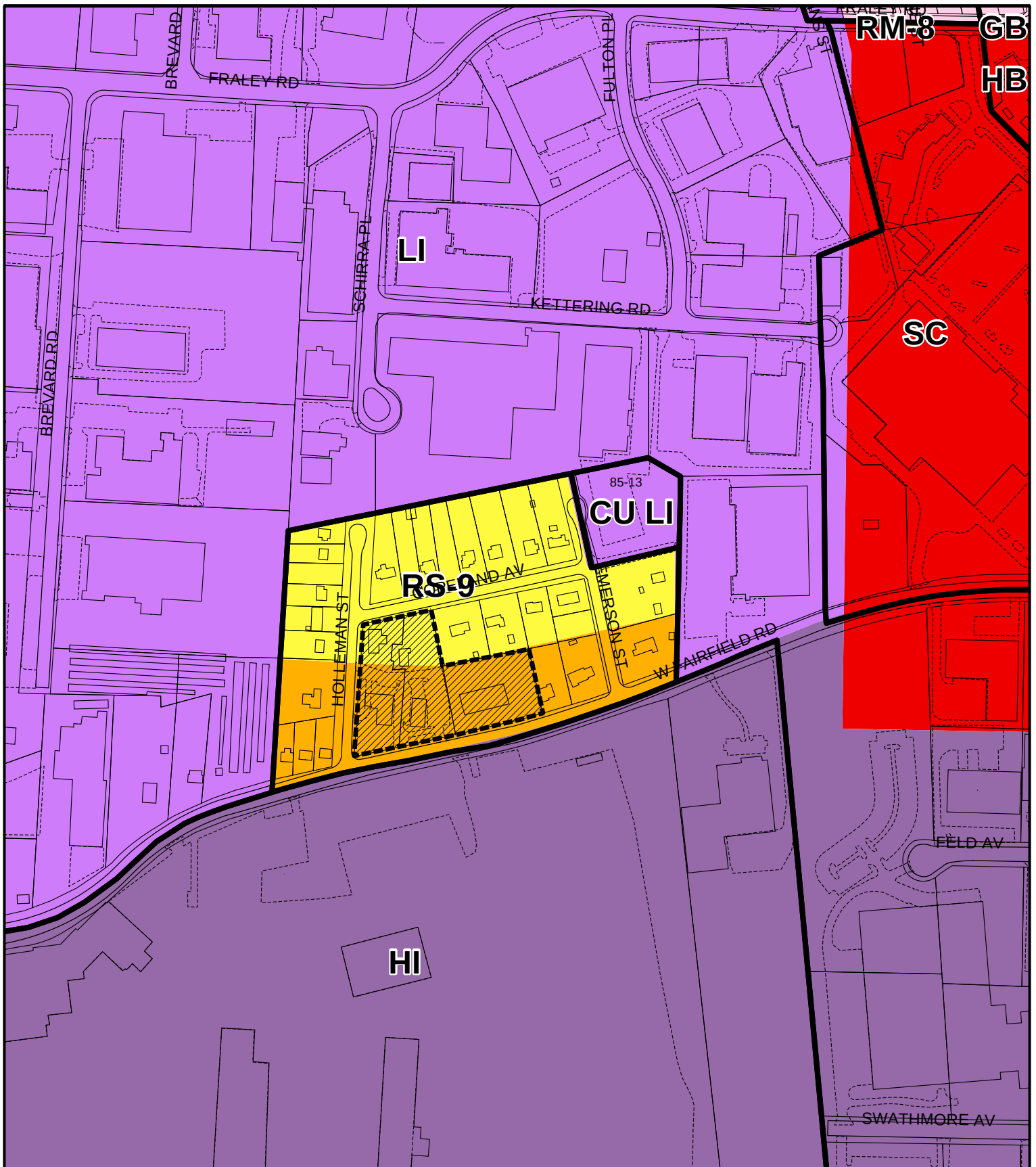
**Planning & Development
Department**

City of High Point

Date: April 4, 2013



Scale: 1"=400'
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SPECIAL USE PERMIT 13-01

Land Use Plan

- | | |
|---|---|
|  Low-Density Residential |  Community/Regional Commercial |
|  Moderate-Density Residential |  Light Industrial |
| |  Heavy Industrial |

**Planning & Development
Department**

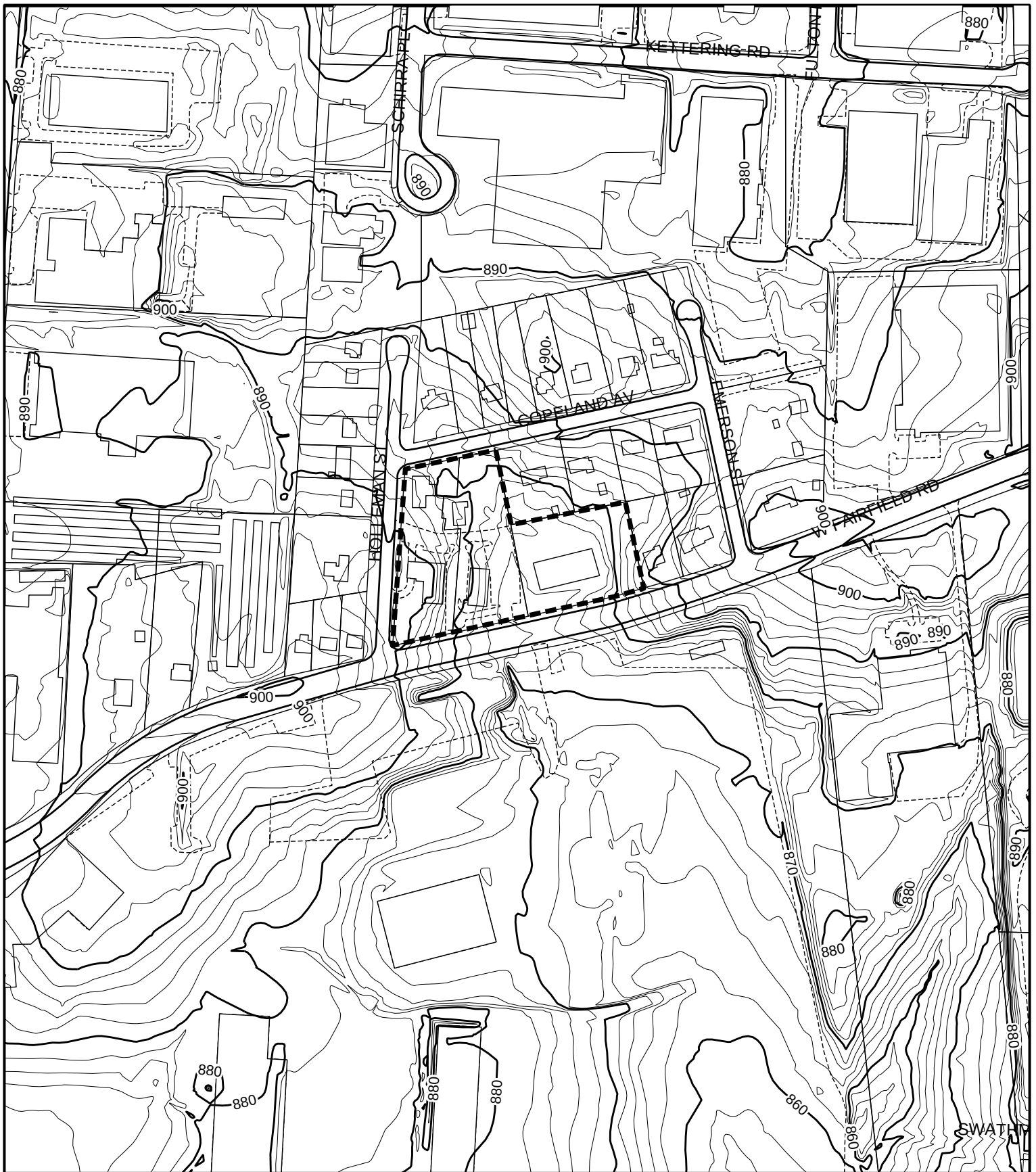
City of High Point

Date: April 12, 2013



Scale: 1"=400'

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SPECIAL USE PERMIT 13-01

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



Scale: 1"=300'

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SPECIAL USE PERMIT 13-01



**SPECIAL USE PERMIT 13-01
CITY OF HIGH POINT, NORTH CAROLINA**

May 20, 2013.
(Adopted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Day Care Center, Child 30 or more (as a principal use - SIC 8352)

CONDITIONS:

1. Landscaping at 612 W. Fairfield Road (tax parcel 0218318) shall be required to be brought up to current ordinance requirements (e.g. street yard along W. Fairfield Avenue and Type B Yard where parcel abuts residential uses to the north and east). A landscaping plan shall be required to be submitted and approved, and required planting materials installed or bonded prior to occupancy of the building for this use.

DESCRIPTION OF PROPERTY:

Approximately 2.29± acres lying at the northeastern corner of W. Fairfield Road and Holleman Road. The site is also known as Guilford County Tax Parcels 0218318 (*612 W. Fairfield Rd*), 0179392 (*616 W. Fairfield Road*) and 0179387 (*616 W. Fairfield Road*).

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

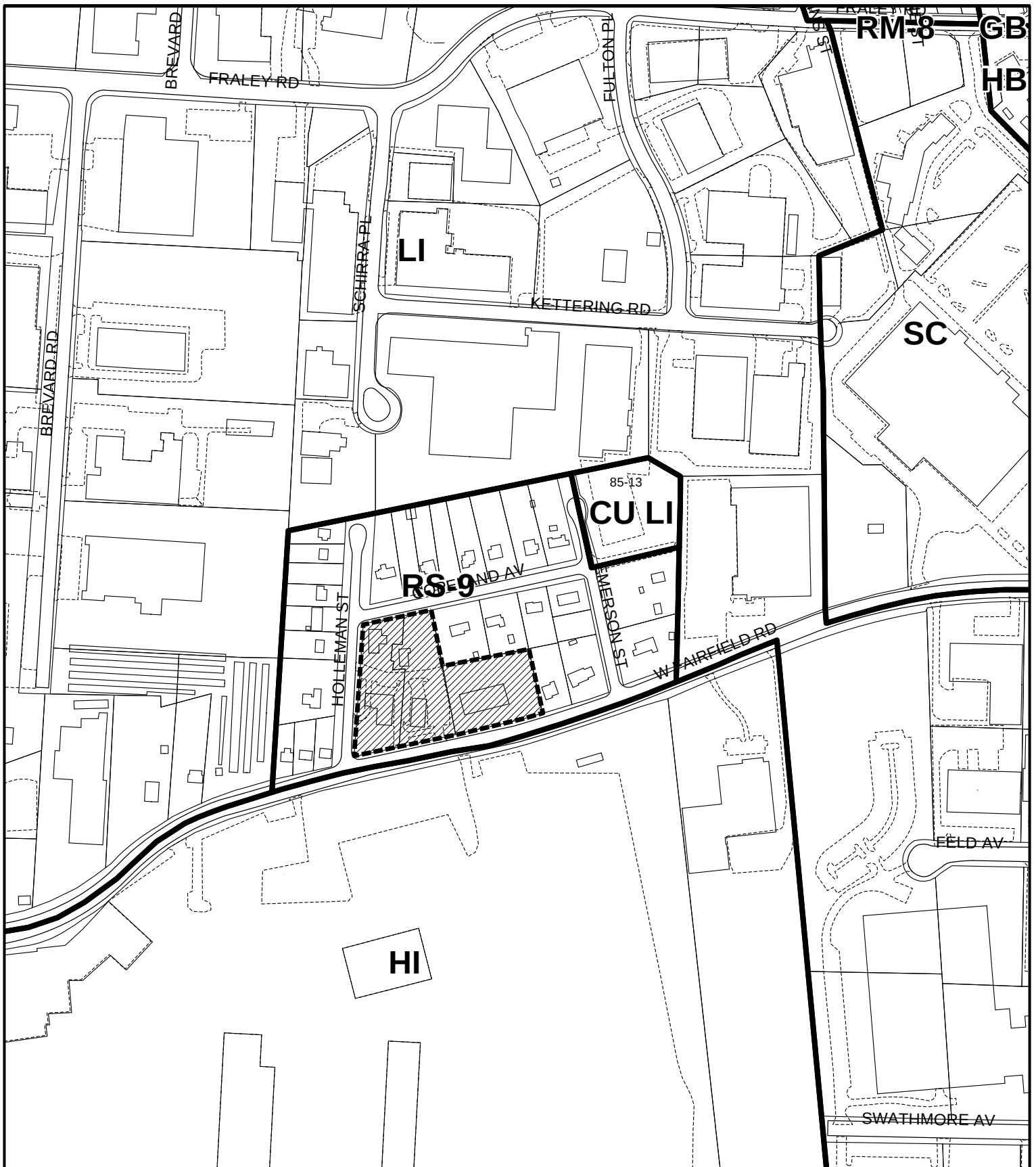
The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 13-01 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 20TH DAY OF MAY, 2013.


Lisa B. Vierling



5-20-2013
Date



SPECIAL USE PERMIT 13-01

Request: To allow a child daycare facility
(over 30 children)

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

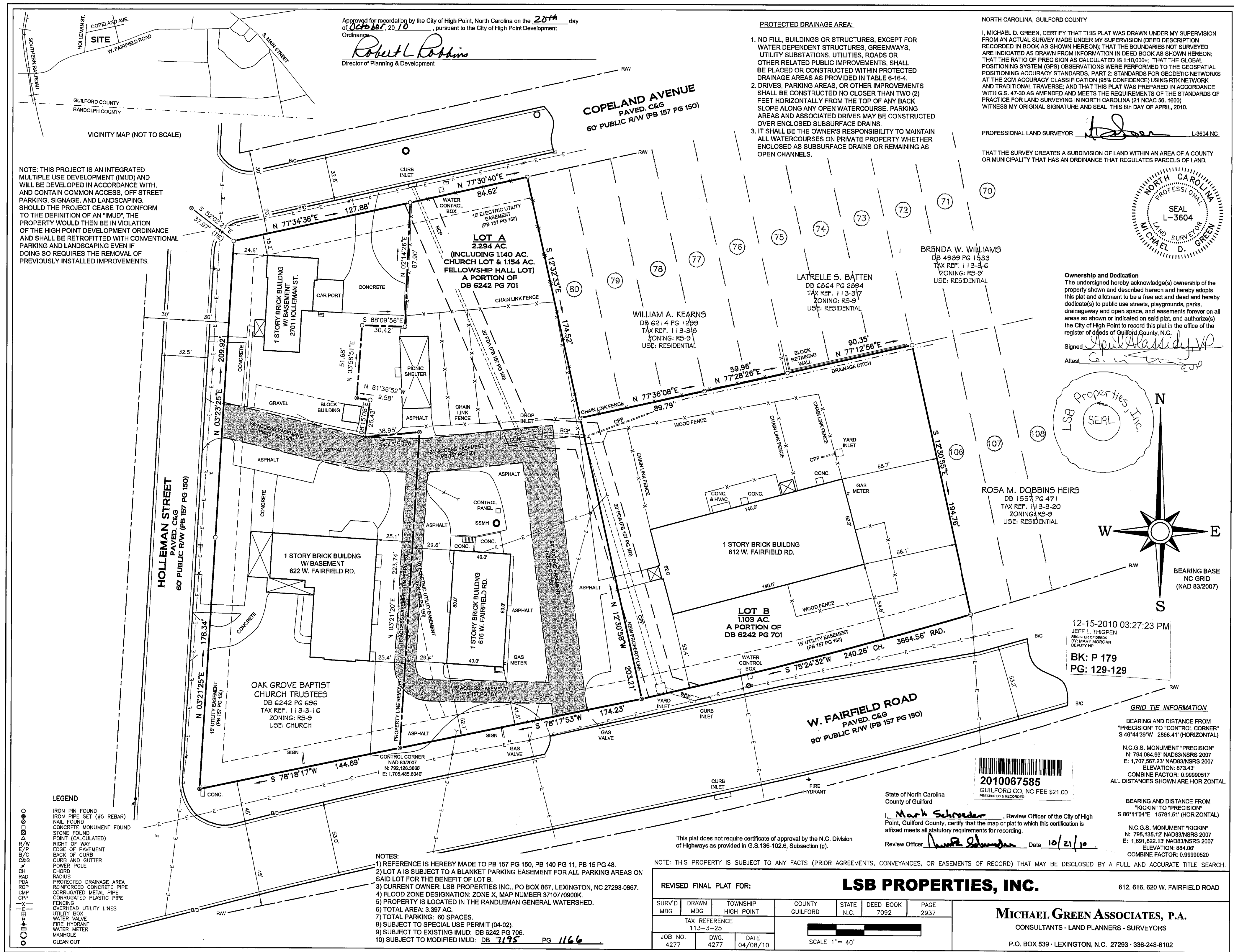
**Planning & Development
Department**

City of High Point

Date: April 4, 2013



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Publish four (4) consecutive weeks: May 24 and 31, 2013 and June 7 and 14, 2013

RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENTS
(Case # SA13-04)

WHEREAS, the City Council is requesting to abandon the following right-of-way: An unimproved right-of-way, lying on the south side of Chestnut Drive, approximately 240 feet west of Meadow Place.

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the above right-of-way and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-ways above-described and sets Monday, June 17, 2013, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment case.

Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3544 or FAX (336) 883-3056.

By Order of the City Council
This the 20th day of May, 2013.

Lisa B. Vierling, City Clerk

Petition Submitted By: City of High Point Technical Review Committee



STREET ABANDONMENT REQUEST SA13-04

Applicant: City of High Point
Area: 0.11 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Planning & Development
Department**

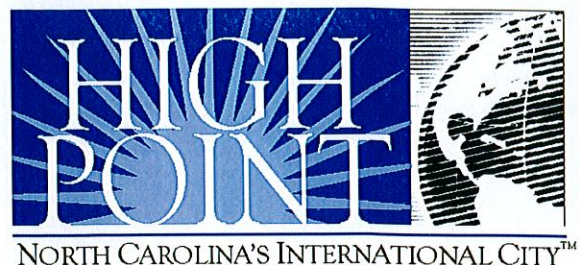
City of High Point

Date: May 13, 2013



Scale: 1"=200'

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MEMORANDUM

Date: May 14, 2013

To: Pat Pate, Asst. City Manager

From: Terry Houk, Asst. Director of Public Services *CTH/*

Re: Agenda Item

I respectfully request that the following be included for consideration on the next Council Agenda:

Acceptance of the low bid submitted by Triad Roofing Company, Inc. for removal of existing roof and replacement with a Thermoplastic Polyolefin roof at the Ward Water Treatment Plant

Public Services is recommending that the low bid submitted by Triad Roofing Company, Inc. be accepted for:

Removal and replacement of roof: \$191,995.00

Funding for this will come from account: 421779-533701-421111025105-40201

Cc: W. Chris Thompson
Jeff Moore
Tracey Adams
Wendell Pickett
File



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services**

COUNCIL AGENDA DATE: **May 20 , 21013**

BID NO.: **40-050913** CONTRACT NO.: DATE OPENED: **May 9, 21013**

DESCRIPTION:

This project will remove and replace the roof at Ward Water Treatment Plant.

PURPOSE:

Removal and replacement of rood at the Ward WTP

COMMENTS:

The existing roof has many leaks and is in need of replacement and is not insulated. The new roof will have a R value of 24.

RECOMMEND AWARD TO: **Triad Roofing Company, Inc.** AMOUNT: **\$191,995.00**

JUSTIFICATION:

Triad Roofing Company, Inc. was low bidder on this project.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	53370	421111025105	40201	\$191,995.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Terry L. Houk** Digitally signed by Terry L. Houk
DN: cn=Terry L. Houk, o=Public Services, ou=City of
High Point, email=terry.houk@highpointnc.gov, c=US
Date: 2013.05.14 09:21:44 -0400 DATE:

The Purchasing Division concurs with recommendation submitted by the **Public Services Dept** and recommends award to the lowest responsible, responsive bidder **Triad Roofing Company** in the amount of \$ **191,995.00**.

PURCHASING MANAGER: **Jeffrey Moore** Digitally signed by Jeffrey Moore 2013/05/14 21:02:13
DN: cn=Jeffrey Moore, o=Bank of America Global Corporate & Institutional Banking,
ou=Corporate Finance, High Point, City NC, email=jmoore@bancofamerica.com, c=US
Date: 2013.05.15 09:41:07 -0400 DATE: **May 15, 2013**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Jeffrey Moore** Digitally signed by Jeffrey Moore 2013/05/14 21:02:13
DN: cn=Jeffrey Moore, o=Bank of America Global Corporate & Institutional Banking,
ou=Corporate Finance, High Point, City NC, email=jmoore@bancofamerica.com, c=US
Date: 2013.05.15 09:41:07 -0400 DATE: **May 15, 2013**

CITY MANAGER: **Strib Boynton** Digitally signed by Strib Boynton
DN: cn=Strib Boynton, o=Administration, ou=City of High Point,
email=cindy.smith@highpointnc.gov, c=US
Date: 2013.05.15 10:03:43 -0400 DATE: **May 15, 2013**

Bidders List

Bid Number 40-050913
REBID Ward WTP Roof Replacement

Option A –Build-up Bituminous Roofing

Option B – Thermoplastic – Polyolefin Roofing (TPO)

Option C – Styrene – Butadiene – Styrene Modified Bituminous Roofing (SBS)

<u>BIDDERS</u>	<u>OPTION A</u>	<u>OPTION B</u>	<u>OPTION C</u>	<u>ALTERNATE</u>
Interstate Roofing Company Inc. lt@interstateroofingco.com	\$225,000.00	\$ 209,000.00	\$219,000.00	\$ 0
Triad Roofing Company, Inc. mickey@triadroofing.com	\$225,000.00	\$ 175,000.00	\$ 216,800.00	\$ 16,995.00
Davco Roofing and Sheet Metal lgreen@davco-roofing.com	\$217,500.00	\$ 220,500.00	\$ 192,400.00	\$ 20,000.00
Nations Roof smiller@nationsroof.com	\$ 462,000.00	\$ 363,000.00	\$ 435,300.00	\$ 7,200.00

PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 23, 2013, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Martha Shepherd and Mr. Ed Spivey.

Wesleyan Education Center

Zoning Case 13-03

A request by Wesleyan Education Center to rezone approximately 66.8 acres from the Agricultural (AG) District and Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

AND

Wesleyan Education Center

Special Use Permit Case 13-02

A request by Wesleyan Education Center to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road.

Mr. Herbert Shannon presented Rezoning Case 13-03 and Special Use Permit Case 13-02 and recommended approval as outlined in the staff reports.

Speaking on behalf of the request was the applicant's representative, Mr. Doug Stimmel, Architect, 601 Trade Street, Suite 200, Winston-Salem. Mr. Stimmel provided an overview of the rezoning request and the special use proposal by the Wesleyan Education Center to develop a school on the property. Mr. Stimmel presented for the commission's consideration an updated Special Use Permit Master Plan of the proposed school; and an amendment to the transportation condition to add language that roadway and intersection improvements will be allowed to be phased, in accordance with the construction phasing of the project.

Speaking in opposition to the request was Mr. Murray Lane, 4801 Tradition Way, Colfax. He expressed concern that a school with 1,500 students would change the character of this residential area, and that there will be traffic back-ups from this use in the mornings and afternoons since this is a private school with parents dropping-off and picking-up students. Mr. Lane also expressed concerns with crowd noises and lighting from the proposed athletic fields.

The Commission had no questions pertaining to Zoning Case 13-03. In regards to the Special Use Permit (SUP), the Commission had questions pertaining to the request by the applicant that the SUP remain valid for 120 months rather than 18 months, as typically required, to establish the use or receive a footing inspection. Members questioned if a 60 month approval could be granted and if they are not ready at that time could they come in for a second five-year extension.

Mr. Burnette informed the members that due to the rewrite of the Development Ordinance, a five-year extension may or may not be an option depending on the manner in which the new ordinance addresses amendments to existing Special Use Permits. Since the Traffic Impact Analysis (TIA) is only valid for 60 months, Mr. Burnett recommended that if development has not commenced within 60 months then an updated TIA should be required to be conducted. If

this updated TIA requires or recommends additional improvements, the applicant should submit a request for a Major Amendment to the SUP or seek a new SUP approval.

The Planning & Zoning Commission recommended **approval** of Zoning Case 13-03, by a vote of 7-0, as presented by staff.

The Planning & Zoning Commission recommended **approval** of Special Use Permit Case 13-02 by a vote of 7-0, with the following amendments:

- 1) Accepted the updated SUP Master Plan submitted by the applicant;
- 2) Accepted amendment to the SUP transportation conditions submitted by the applicant to add the following: *“Condition 4.e.8. roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.*
- 3) Add condition 4.f Timing of Development *“If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit an amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.*
- 4) Accepted a 120-month time period for the Special Use Permit to remain valid, subject to requirements of Condition 4.f of the Special Use Permit.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

**STAFF REPORT
ZONING CASE 13-03
April 23, 2013**

Request		
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center	
Zoning Proposal: To annex and apply initial City zoning for approximately 66.8 acres.	From: AG	Agricultural District (Guilford Co)
	RS-40	Residential Single Family-40 District (Guilford Co)
	To: CZ RS-9	Conditional Zoning Residential Single Family-9 District

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres
Current Land Use:	Two single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water and Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single-family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings

East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Intuition District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The western half of the site has a Low-Density Residential classification which is primarily intended for single-family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: <i>Northwest Area Plan:</i>	Northwest Area Plan: Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Community Growth Vision Statement	There are no policies that support or oppose this case.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 15 years: • <u>1998, River Landing (aka Presbyterian Homes).</u> A 150-acre Planned Unit Development (PUD) built as a mixed-use retirement facility. This development is approximately 900 feet north of the zoning site, along the west side of Sandy Ridge Road. • <u>2004, Legacy at Sandy Ridge subdivision.</u> A 45-acre RS-9 District single-family subdivision is abutting the zoning site to the north. • <u>2004, Saddlebrook subdivision.</u> A 53-acre mixed residential development consisting of RM-5 District for town homes, RS-7 District for single-family dwellings and PI District. This subdivision is lying approximately ¾ mile northeast of the zoning site along west

	side of Sandy Ridge Road. • <u>2007, (undeveloped property).</u> A 25-acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of Sandy Ridge Road. • <u>2012, (Fire Station #26).</u> A 2-acre RS-7 District zoning was approved for property at 2127 Sandy Ridge Road, approximately one-mile northeast of the zoning site along Sandy Ridge Road.
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Transportation Information							
Adjacent Streets:	Name			Classification		Approx. Frontage	
	Johnson Street			Major Thoroughfare		1,800 ft.	
	Sandy Ridge Road.			Major Thoroughfare		2,100 ft.	
	Willow Run Drive			Local		50 ft.	
	Windchime Drive			Local		50 ft.	
Vehicular Access:	Johnson Street and Sandy Ridge Road						
Traffic Counts: (Average Daily Trips)	Johnson Street				7,300 AADT (NCDOT 2011)		
	Sandy Ridge Road				2,900 AADT (NCDOT 2011)		
Estimated Trip Generation:	None						
Traffic Impact Analysis:	Required			Comment			
		<u>Yes</u>		<u>No</u> X	If a residential development exceed 150 trips in the AM or PM peal hour a TIA will be required.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.						

School District Comment
No information has been provided from Guilford County School.

Details of Proposal

The zoning application proposes to establish initial city zoning of Conditional Zoning Residential Single Family-9 (CZ RS-9) District on the property. The staff evaluation of this request takes into consideration all the uses, which are primarily residential in nature, that may be permitted in the requested RS-9 District. In addition, the review takes into consideration consistency with the Land Use Plan, consistency with land development policies established by the City Council, and if the proposed conditional zoning ordinance mitigates impacts, if any, from development on the property. The 66.8 acres associated with this site is part of a development proposal by the Wesleyan Education Center to develop a school on the property, evaluation of that proposal is under Special Use Permit Case 13-02.

The applicant has offered the following conditions in their Conditional Zoning Ordinance to mitigate impact for development of the site:

- All principal use(s) of the site shall be connected to the City's water and sewer system for service.

- If development under CZ RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated Traffic Impact Analysis (TIA) will be required to determine the extent of improvements necessary to mitigate traffic impacts.
- Right of way dedication of 70-feet along Johnson Street and 65-feet along Sandy Ridge Road for future roadway improvements.
- Dedication of right-of-way for future realignment of the Johnson Street/Sandy Ridge Road Intersection.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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 Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments: This area is designated as Low Density Residential and Medium Density Residential in both the Land Use Plan and the Northwest Area Plan. Residential uses, as allowed by the requested CZ RS-9 District, are supported by these plans in this area.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses; <u>Staff Comments:</u> Residential uses and zoning have been firmly established in this area. To the north and south of the site are various single family and mixed use residential developments with city zoning of CU RS-9, CU RM-5 and Conditional Use Planned Unit Development-Residential (CU-PDR). The requested CZ RS-9 District is compatible with the established character of this area.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <u>Staff Comments:</u> The requested CZ RS-9 District permits development density up to four dwelling units per acre. Therefore, the site has the potential to be developed with over 200 dwelling units. To mitigate potential negative impacts from development, the applicant has offered conditions to: dedicate right-of-way to accommodate future road improvements; to connect to city utilities; and if the intensity of development exceeds the threshold of over 150 trips during the peak AM or PM hours, prepare a TIA to determine the extent of improvements necessary to mitigate traffic impacts.

<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	<u>Staff Comments:</u> ❖ The site is subject to water supply watershed regulations of the Oak Hollow Lake General Watershed Area. ❖ A perennial stream runs along the southern boundary of the site. The Development Ordinance requires a minimum 100-foot buffer measured from top of bank, on both sides of stream, to be provided. In addition, no disturbance is permitted within the inner 50 feet of this stream buffer area.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<u>Staff Comments:</u> The proposed development has no known adverse impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<u>Staff Comments:</u> ❖ The site fronts on a Sandy Ridge Road and Johnson Street, both of which are major thoroughfares. Primary access will be from these roadways ❖ The requested CZ RS-9 District is similar to other zoning approvals granted by the City in this area.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments: Over the past two decades, this portion of the Johnson Street/Sandy Ridge Road corridor has begun to transform from rural to a more suburban area due to the multiple voluntary annexation approvals and development of residential subdivisions.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments: Since the mid 1990's, the City of High Point's corporate limit has gradually expanded to include more of the northern portion of its Planning Area. The zoning site abuts the City corporate limits to the west and north and as discussed above in Review Factor #1, the site is within an established residential area.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested CZ RS-9 District is consistent with the City's Land Use Plan; 2) The requested CZ RS-9 District zoning abuts an existing City of High Point RS-9 zoning; 3) As conditioned, the requested CZ RS-9 District will continue the

established residential zoning pattern in this area which will result in a development pattern that will be compatible and in harmony with surrounding area; and 4) The applicant has offered conditions with the rezoning application for development to connect to city utilities and to reevaluate transportation related improvements if specific traffic thresholds are exceeded.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 66.8 acre parcel to the CZ RS-9 District. As conditioned, the requested CZ RS-9 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

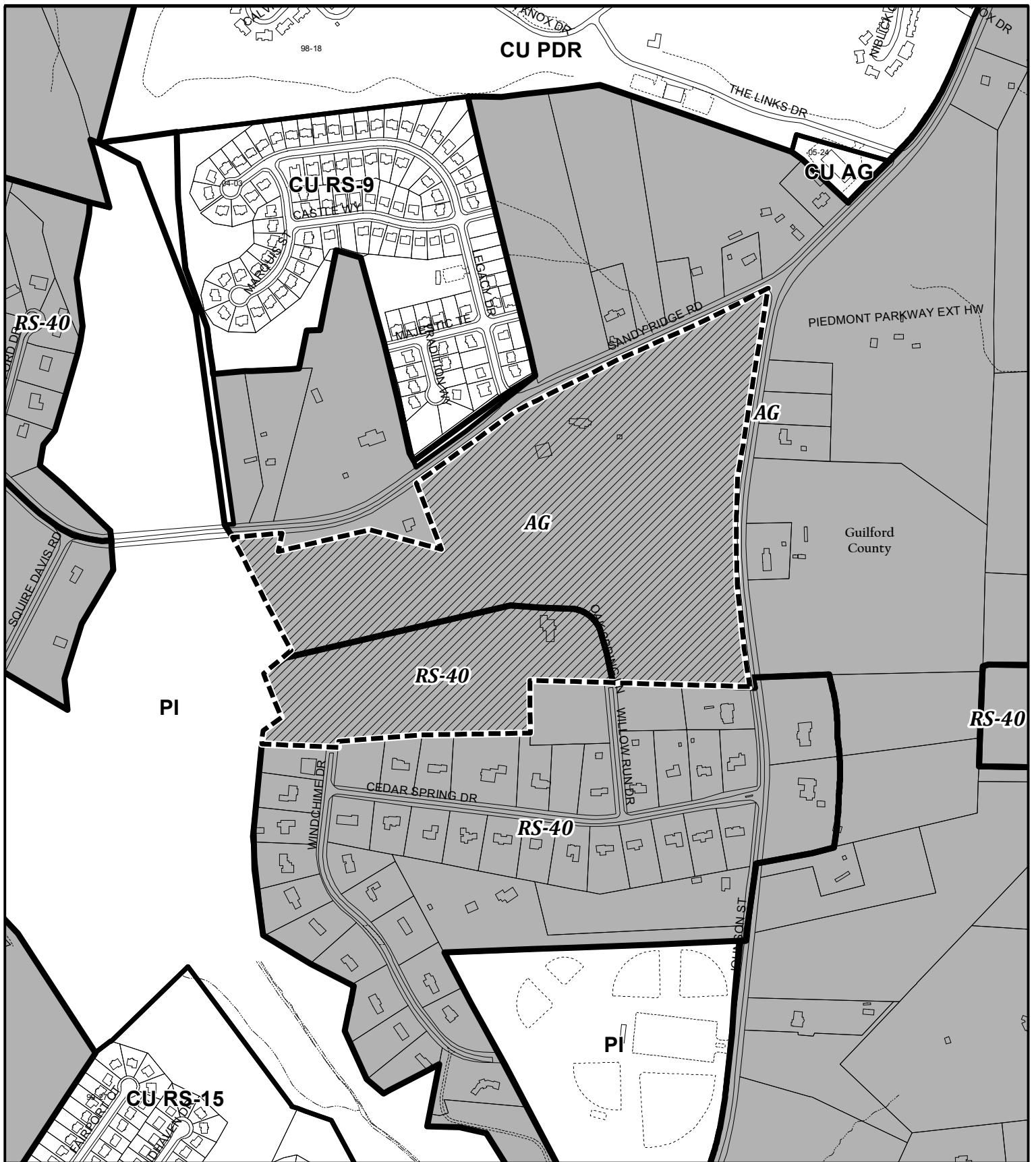
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 13-03

From: Agricultural & Residential Single Family-40
(Guilford County)

To: Conditional Zoning Residential Single Family-9

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

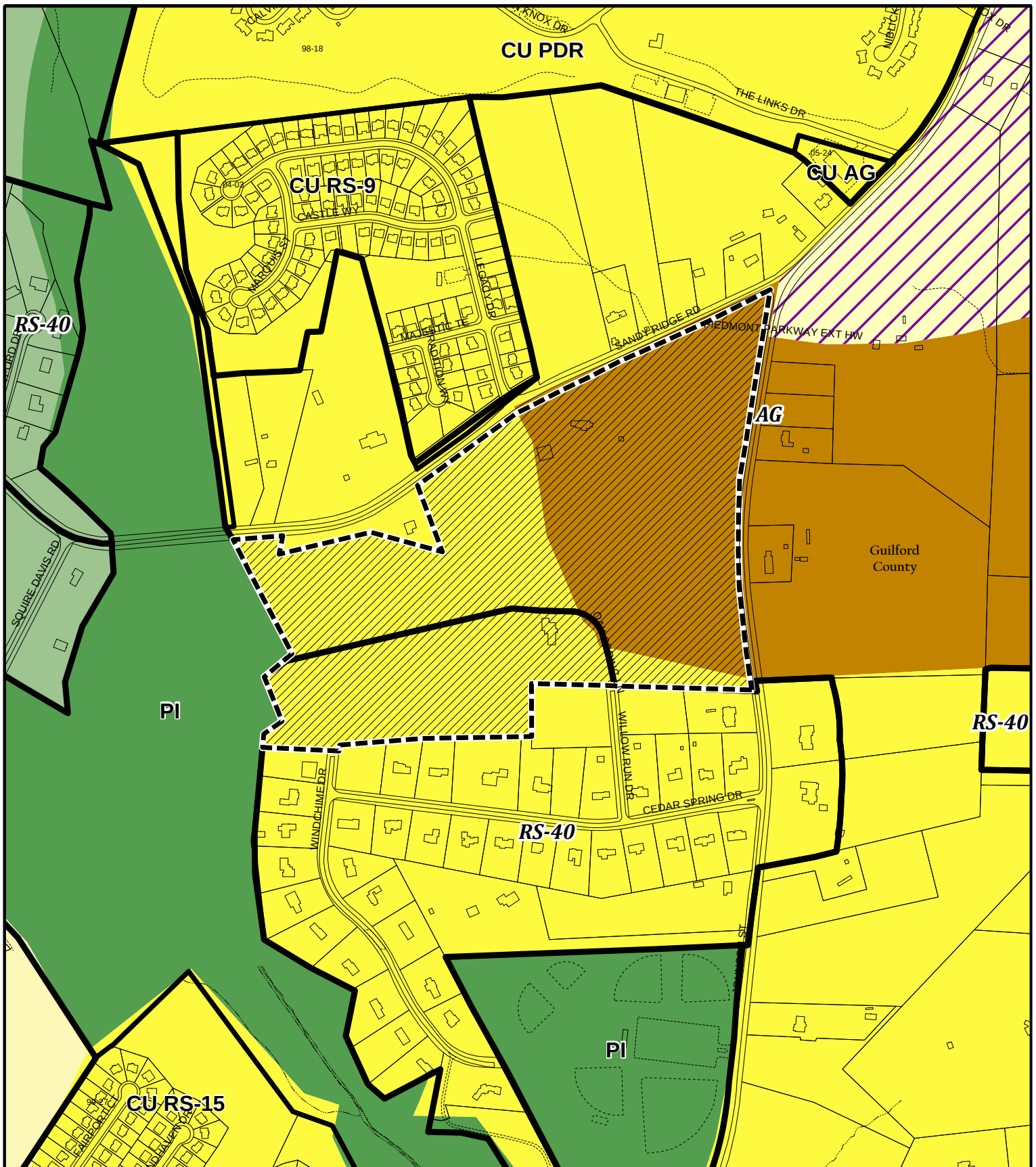
City of High Point

Date: April 4, 2013



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ZONING CASE 13-03

Land Use Plan

 Rural Development	 Mixed Use Development
 Low-Density Residential	 Recreation/Open Space
 Medium-Density Residential	 Future Growth Area

Planning & Development
Department

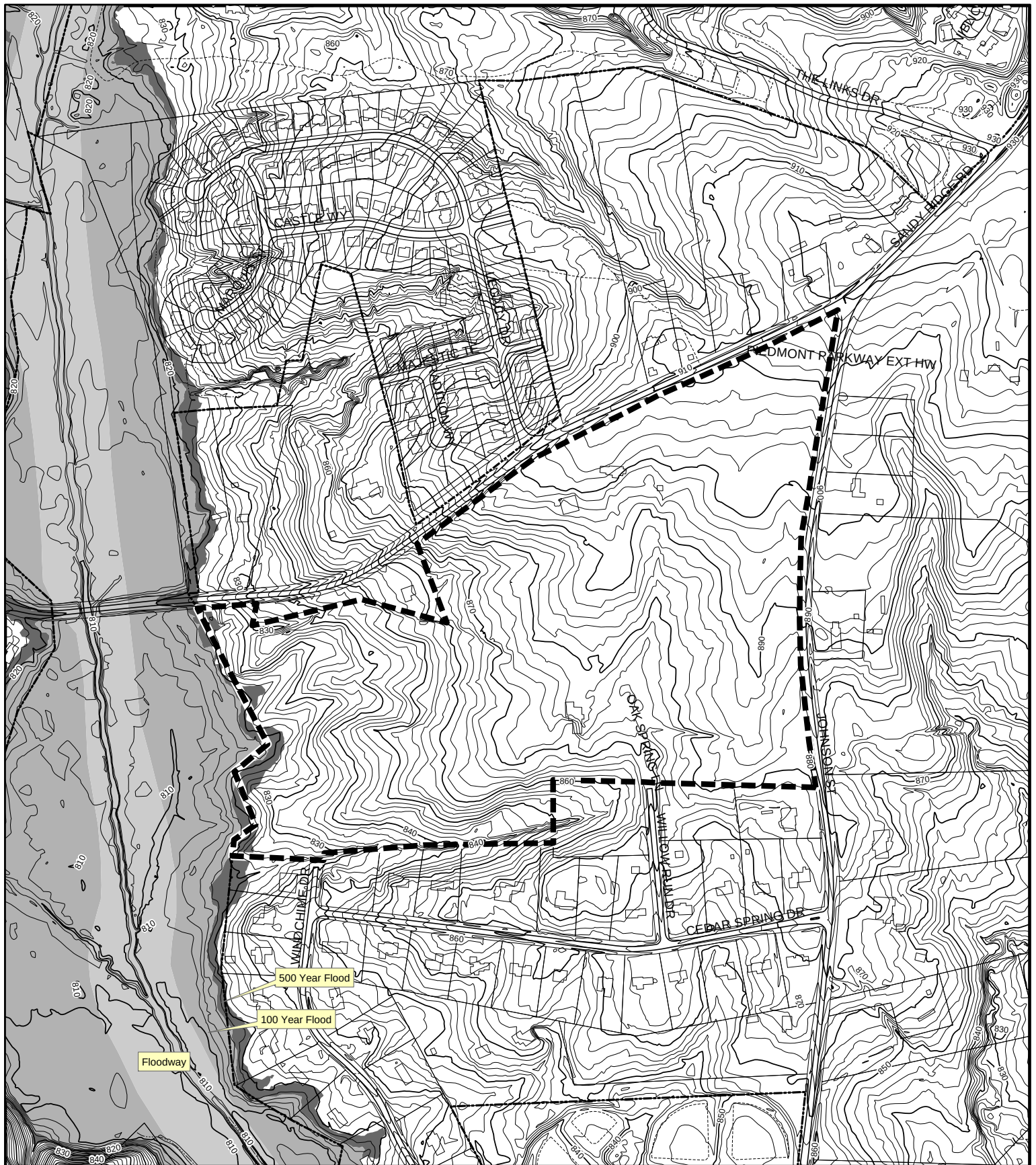
City of High Point

Date: April 12, 2013



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ZONING CASE 13-03

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



Scale: 1"=500'

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ZONING CASE 13-03



April 5, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director 

Subject: **Zoning Case #13-03, and Special Use Permit #13-02, Wesleyan Education Center, Property located at the southwest corner of the intersection of Johnson Street and Sandy Ridge Road**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit requested for the construction of a private school for 1,225 students in grades K-12 and 275 students in pre-K childcare. This use will generate approximately 1,404 trips in the AM peak hour, 772 trips in the PM peak hour, and a total of 2,425 daily trips. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 without the Special Use Permit

If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.

Conditions for development under the Special Use Permit

Access

- The zoning site shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road.
- The access point to Sandy Ridge Road shall align with Legacy Drive.
- The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- The zoning site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a “T” type turnaround constructed on the rezoning site.
- The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either Sandy Ridge Road or Johnson Street.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Roadway and Intersection Improvements

- The property owner shall construct a northbound left turn lane with 400 feet of storage and appropriate taper, and a southbound right turn lane with 300 feet of storage and appropriate taper at the access point on Johnson Street.
- The property owner shall construct a westbound left turn lane with 150 feet of storage and appropriate taper, and an eastbound right turn lane with 100 feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- The property owner shall construct a separate eastbound right and left turn lane with 300 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a southbound right turn lane with 200 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a northbound left turn lane with 300 feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 23, 2013 and before the City Council of the City of High Point on _____ and _____ regarding **Zoning Case 13-03** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on April 14, 2013, for the Planning and Zoning Commission public hearing and on _____ and _____, 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 _____.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District.** The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

SECTION 2

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

Part I. **USES:**

Any of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.
- B. Transportation Conditions.
 - 1. If development under RS-9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.
 - 2. Right-of-Way Dedication
 - a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
 - b. The property owner shall dedicate a minimum of sixty five (65) feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
 - c. The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan (SUP Case 13-02).
 - 3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction 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 now 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.

____th day of _____, 2013.

Lisa B. Vierling, City Clerk

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

**STAFF REPORT
SPECIAL USE PERMIT 13-02
April 23, 2013**

Request	
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center
Proposal:	A Special Use Permit request to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

Site Information	
Location:	Lying at the southwest corner of Johnson Street & Sandy Ridge Road.
Tax Parcel Numbers:	0169206 (Guilford County)
Site Acreage:	Approximately 66.8 acres.
Current Land Use:	Two single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water & Sewer Proximity:	A 16-inch sewer line is along the western boundary of the site and along the eastern boundary of the site within Johnson Street. A 12-inch water line is along the northern boundary of the site within Sandy Ridge Road, between Johnson Street and Legacy Drive.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings
East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Intuitional District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The western half of the site has a Low-Density Residential classification which is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan: <i>Northwest Area Plan:</i>	Northwest Area Plan: Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Community Growth Vision Statement	There are no any policies in support or opposition of this case.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 15 years: • <u>1998, River Landing (aka Presbyterian Homes).</u> A 150-acre Planned Unit Development (PUD) built as a mixed-use retirement facility. This development is approximately 900 feet north of the zoning site, along the west side of Sandy Ridge Road. • <u>2004, Legacy at Sandy Ridge subdivision.</u> A 45-acre RS-9 District single family subdivision is abutting the zoning site to the north. • <u>2004, Saddlebrook subdivision.</u> A 53-acres mixed residential development consisting of RM-5 District for town homes, RS-7 District for single-family dwellings and PI District. This subdivision is lying approximately ¾ mile northeast of the zoning site along west side of Sandy Ridge Road. • <u>2007, (undeveloped property).</u> A 25-acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of Sandy Ridge Road. • <u>2012, (Fire Station #26).</u> A 2-acre RS-7 District zoning was

	approved for property at 2127 Sandy Ridge Road, approximately one-mile northeast of the zoning site along Sandy Ridge Road.
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Transportation Information					
Adjacent Streets:	Name		Classification		Approx. Frontage
	Johnson Street		Major Thoroughfare		1,800 ft.
	Sandy Ridge Road.		Major Thoroughfare		2,100 ft.
	Willow Run Drive		Local		50 ft.
	Windchime Drive		Local		50 ft.
Vehicular Access:	The proposed development shall have one access point to Johnson Street and one access point to Sandy Ridge Road.				
Traffic Counts: (Average Daily Trips)	Johnson Street Sandy Ridge Road			7,300 AADT (NCDOT 2011) 2,900 AADT (NCDOT 2011)	
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 2,425.				
Traffic Impact Analysis:	Required			Comment	
	Yes X		No		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.				

School District Information
Not applicable to this special use permit case.

Details of Proposal

The applicant is requesting approval of a Special Use Permit (SUP) to allow a school use (Elementary and Secondary School) in a Conditional Zoning Residential Single Family-9 (CZ RS-9) zoning district. A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use Permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

The City of High Point Development Ordinance allows a school in its residential zoning districts subject to meeting specific development standards and subject to obtaining a special use permit approval from City Council. This special use request includes a binding sketch plan submitted by the applicant and a staff recommended Special Use Permit document. The staff recommended conditions are proposed to help mitigate perceived impacts resulting from the special use request. If approved, development of the site is guided by the sketch plan and conditions of the Special Use Permit. As part of the public hearing process the applicant may request consideration from the Planning and Zoning Commission, and ultimately from the City Council, to modify the staff recommendations.

The specifics of this request are as follows:

- Elementary and secondary school, grades K thru high school, with a maximum population of 1,500 students at build-out.

- Maximum of 315,000 square feet of building(s) to be constructed in the northeastern portion of the site near the intersection of Johnson Street and Sandy Ridge Road.
- Athletic and recreation fields cover the western half of site. They include a stadium with bleachers, tennis courts, various practice fields, concession facility, and parking area.

One final aspect of this request is the time in which the special use remains valid. The Development Ordinance notes that a Special Use Permit shall become void after 18 months from the date of City Council approval unless the use itself has begun or a footing inspection has been approved where a new building is proposed. The entire development does not need to be constructed at once; it can be built in phases over several years. However, the ordinance allows an applicant to request as part of the initial approval of the SUP, a valid time frame longer than 18 months. In this case, the applicant is requesting 120 months (10 years) to obtain their initial footing inspection approval. Staff recommends 60 months; as that is the maximum time that the applicant's Traffic Impact Analysis will remain valid.

Findings

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ The special use permit recommended by staff includes various transportation related improvement to mitigate impacts of the development. Subject to the Special Use Permit being adopted with conditions recommended by the Transportation Department, no other public safety issues have been identified.
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(f) *Greater Restrictions*; staff finds

Compliance, subject to meeting conditions of SUP Document	❖ A school use is permitted in a RS-9 District subject to meeting development standards and subject to obtaining a special use approval. The Development Ordinance requires that the following development standard be met for a school use <i>"The site plan depict on-site vehicular and pedestrian traffic circulation and shall illustrate any proposed loading and unloading areas, parking areas, drivelines, sidewalks and transportation improvements and provided for other supporting information."</i> The applicant has submitted a SUP Site Plan generally depicting the manner in which the site is to be developed. Detailed engineered drawings that address conditions of the SUP are more appropriately reviewed as part of the site plan review by the Technical Review Committee once the SUP is approved. Subject to the applicant agreeing
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	to improvements recommended by the Transportation Department, the application will be in compliance with this criterion.
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance, subject to meeting conditions of SUP Document	❖ Based on the manner in which the site is to be developed, as depicted on the SUP site plan, development of the site will be sufficiently setback from abutting property owners. ❖ Where the site abuts residential uses, a Type B planting yard will be required. This will assist in buffering activity on the site from adjacent residential uses. ❖ At build-out with, approximately 1,500 students, there will be traffic impacts from this use at peak usage times. The transportation improvements recommended by staff will help mitigate those impacts. ❖ The SUP includes a general lighting condition and a lighting condition for the athletic field areas. These conditions will further insure the requested school use and its accessory activities will not substantially insure the value of adjacent property owners.
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	❖ This site is designated as Low Density Residential and Medium Density Residential in both the Land Use Plan and the Northwest Area Plan. Schools are generally supported in residential areas.
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Recommendation

Staff recommends approval with Conditions

The Planning and Development Department recommends approval of the SUP subject to the approval of the associated Zoning Case 13-03 and subject to the staff recommended conditions for this permit. In addition, staff recommends the SUP remain valid for a maximum 60-month time frame for the use to commence or to receive initial footing inspection approval.

Based on the staff recommended conditions, and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

Report Preparation

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



SPECIAL USE PERMIT 13-02

Request: To allow a private school K-12 grades
Accessory Uses: day care center 30 or more children,
 athletic fields, private dormitories and livestock

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

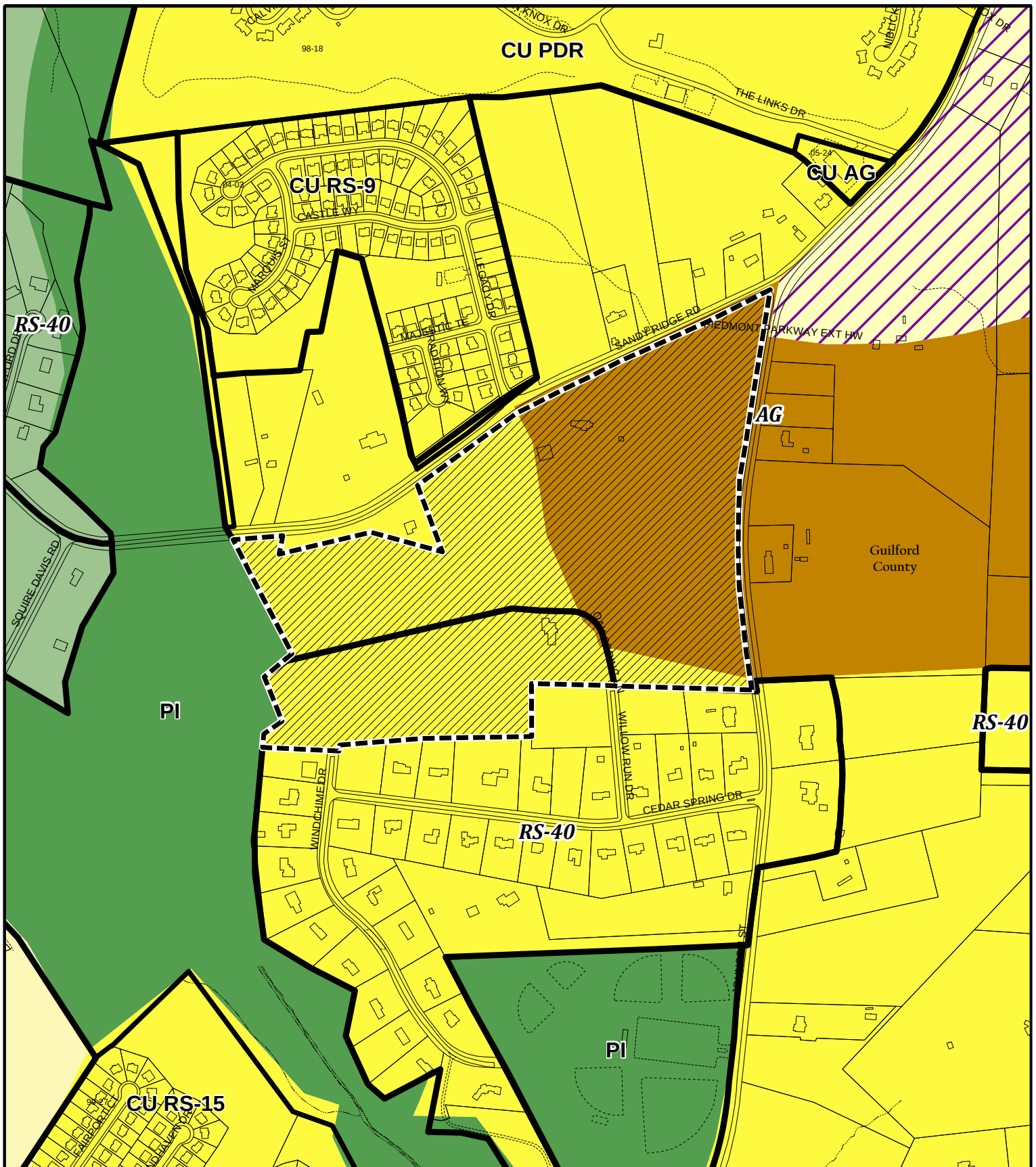
**Planning & Development
 Department**

City of High Point

Date: April 4, 2013



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SPECIAL USE PERMIT 13-02

Land Use Plan

 Rural Development	 Mixed Use Development
 Low-Density Residential	 Recreation/Open Space
 Medium-Density Residential	 Future Growth Area

**Planning & Development
Department**

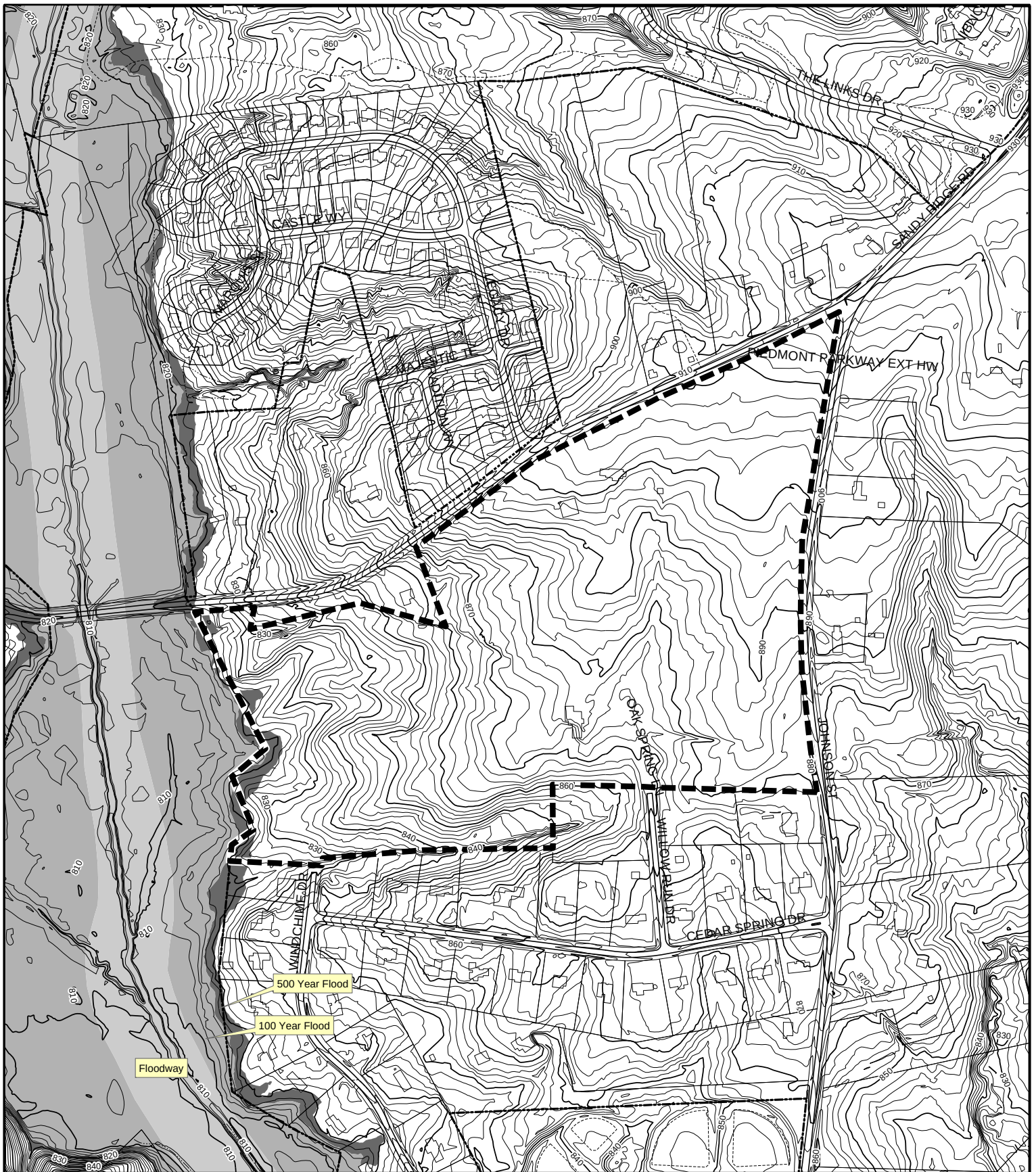
City of High Point

Date: April 12, 2013



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SPECIAL USE PERMIT 13-02

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: April 11, 2013



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SPECIAL USE PERMIT 13-02



April 5, 2013

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director 

Subject: **Zoning Case #13-03, and Special Use Permit #13-02, Wesleyan Education Center, Property located at the southwest corner of the intersection of Johnson Street and Sandy Ridge Road**

My staff and I have reviewed the rezoning request and have the following comments:

A Traffic Impact Analysis (TIA) was required for this development. To require a traffic study the proposed development must be expected to produce at least 150 trips in the AM or PM peak hour. This development will be rezoned as Residential Single Family 9 (RS9) with a special use permit requested for the construction of a private school for 1,225 students in grades K-12 and 275 students in pre-K childcare. This use will generate approximately 1,404 trips in the AM peak hour, 772 trips in the PM peak hour, and a total of 2,425 daily trips. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Conditions for development under RS9 without the Special Use Permit

If development under RS9 zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.

Conditions for development under the Special Use Permit

Access

- The zoning site shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road.
- The access point to Sandy Ridge Road shall align with Legacy Drive.
- The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- The zoning site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a “T” type turnaround constructed on the rezoning site.
- The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either Sandy Ridge Road or Johnson Street.

Right-of-Way

- The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
- The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
- The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

Roadway and Intersection Improvements

- The property owner shall construct a northbound left turn lane with 400 feet of storage and appropriate taper, and a southbound right turn lane with 300 feet of storage and appropriate taper at the access point on Johnson Street.
- The property owner shall construct a westbound left turn lane with 150 feet of storage and appropriate taper, and an eastbound right turn lane with 100 feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- The property owner shall construct a separate eastbound right and left turn lane with 300 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a southbound right turn lane with 200 feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- The property owner shall construct a northbound left turn lane with 300 feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

**SPECIAL USE PERMIT 13-02
CITY OF HIGH POINT, NORTH CAROLINA**

April 23, 2013
(Submitted)

Amended April 24, 2013

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE:

1. Elementary and Secondary School use (K thru 12 grade) and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.
2. All dumpsters shall be located no closer than one-hundred (100) feet from adjacent residentially zoned property.
3. Lighting
 - a. All pole mounted lighting shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
 - b. Lighting associated with the athletic fields shall not exceed 0.5 foot-candles as measured at the property line. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.
4. Transportation Conditions
 - a. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements
 - b. Onsite queuing area - The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either the Sandy Ridge Road or Johnson Street road right-of-ways.

c. ROW Dedication

- 1) The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the site.
- 2) The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the site.
- 3) The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

d. Access:

- 1) The school use shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road. The access point to Sandy Ridge Road shall align with Legacy Drive. The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.
- 2) The site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a "T" type turnaround constructed on the site.

e. Roadway and Intersection Improvements

- 1) The property owner shall construct a northbound left turn lane with four hundred (400) feet of storage and appropriate taper, and a southbound right turn lane with three hundred (300) feet of storage and appropriate taper at the access point on Johnson Street.
- 2) The property owner shall construct a westbound left turn lane with one hundred fifty (150) feet of storage and appropriate taper, and an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper with a concrete channelized island at the access point on Sandy Ridge Road. Also install a high visibility crosswalk at this intersection.
- 3) The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- 4) The property owner shall construct a separate eastbound right and left turn lane with three hundred (300) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 5) The property owner shall construct a southbound right turn lane with two hundred (200) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 6) The property owner shall construct a northbound left turn lane with three hundred (300) feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- 7) The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

8) Roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.

f. Timing of Development

If the school use does not commence operation or obtain a footing inspection within 60 months, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit a amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.

DESCRIPTION OF PROPERTY:

The property is approximately 66.88 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

Subject meeting the requirements of Condition 4.f this Special Use Permit shall become void after 120 months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

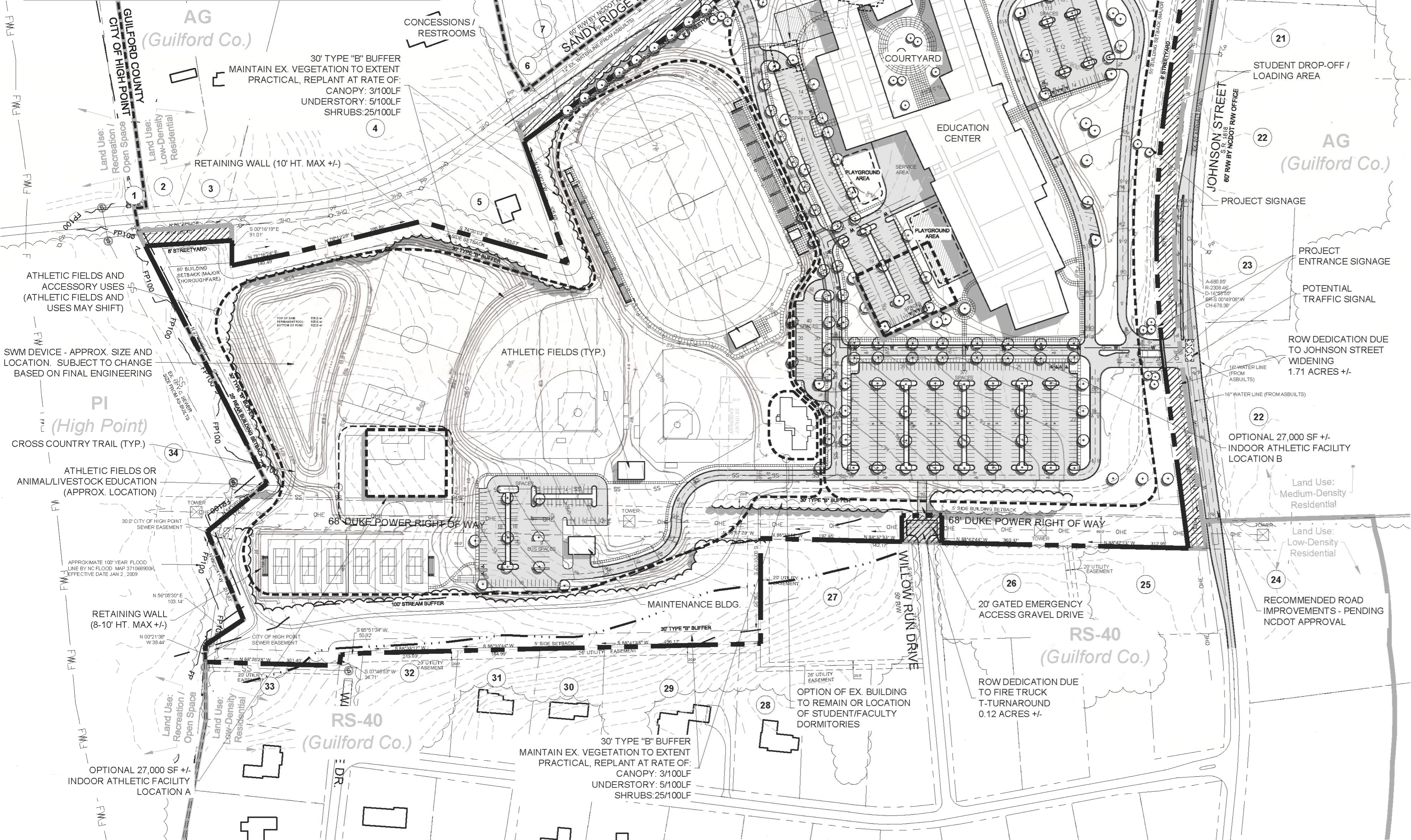
SPECIAL USE PERMIT _____ AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____ DAY OF _____.

Lisa B. Vierling

Date

ADJACENT OWNERS:

Reference	Parcel Number	PIN	Cred	Plot	Owner	Mail Address
1	0169235	689421519	00478-00857	0	PRESBYTERIAN HOMES INC	2109 SANDY RIDGE RD COLFAX NC 27235
2	0169247	689481438	00314-00254	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
3	0169246	689481643	00854-02303	0	ISOM, DONALD R.; ISOM, MILDRED F	1919 SANDY RIDGE RD COLFAX NC 27235
4	0169245	689481963	00338-00621	83-45	KENNETT, J PHIL; KENNETT, GLORIA K	1927 SANDY RIDGE RD COLFAX NC 27235
5	0169226	689491002	00364-00971	0	CAULDER, CHARLIE R	1923 SANDY RIDGE RD COLFAX NC 27235
6	0215048	689492265	00614-01969	157-139	MDC HOMES GREENSBORO LLC	11525 PARK WOODS CIR ALPHARETTA GA 30085
7	0215108	6894913407	00741-02630	157-139	LANE, MARILYN DAWN; LANE, MURRAY W	4801 TRADITION WAY COLFAX NC 27235
8	0215109	6894914553	00640-00309	157-139	LORD, JEFFREY M.; LORD, TRICIA S	4800 TRADITION WAY COLFAX NC 27235
9	0215110	6894914662	00642-00832	157-139	CREWS, WILLIE R.; CREWS, JULIA	4802 TRADITION WAY COLFAX NC 27235
10	0215117	6894915673	00681-02701	157-139	MITCHELL, DONALD E JR.; MITCHELL, VIVIAN K	4803 LEGACY DR. COLFAX NC 27235
11	0215031	6894917743	006746-00736	157-139	BOSTIC, ANDREW; BOSTIC, URETHA L	4802 LEGACY DR. COLFAX NC 27235
12	0169227	6894928335	00563-01230	0	PERCE, RAYMOND E.; PERCE, NORMA JEAN	1947 SANDY RIDGE RD COLFAX NC 27235
13	0171339	7304021083	00434-01794	146-143	PERCE, NORMA JEAN STAFFORD	1947 SANDY RIDGE RD COLFAX NC 27235
14	0171340	7304021653	00434-01797	0	STAFFORD, JAMES CORNELIUS	2007 SANDY RIDGE RD COLFAX NC 27235
15	0171344	7304024171	00674-01492	139-	REDMON, KATHERINE E.; TROTTER, BRIAN F	1957 SANDY RIDGE RD COLFAX NC 27235
16	0171322	7304027508	00434-01799	139-1284457-	FLINT, KATHY ANN STAFF	1965 SANDY RIDGE RD COLFAX NC 27235
17	0171330	7304027273	00267-00637	0	FLINT, CHARLES B.; FLINT, KATHY S	1965 SANDY RIDGE RD COLFAX NC 27235
18	0171348	7304115905	00692-00149	0	WESTMORELAND, C REID; WESTMORELAND, CATHARINE S	245 N BUNKER HILL RD COLFAX NC 27235
19	0171324	7304110854		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
20	0171312	7304110649		75-112	WESTMORELAND, JAMES T.; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
21	0171311	7304110534	006137-02171	75-112	SPE, JOSEPH M.; SPE, NANCY W	4640 JOHNSON ST COLFAX NC 27235
22	0171313	7304113483	00436-00304	0	WESTMORELAND, JAMES T.; WESTMORELAND, MARGARET M & FAMILY LIMITED PARTNERSHIP; WESTMORELAND, CHARLES R	4626 JOHNSON ST COLFAX NC 27235
23	0171314	7304009900	001454-00598	0	WESTMORELAND, JAMES THOS	4626 JOHNSON ST COLFAX NC 27235
24	0171317	7304103185	003423-01155	76-17	OWENS, DOUGLAS R.; OWENS, REBECCA O	4604 JOHNSON ST COLFAX NC 27235
25	0171377	7304006167	004134-02075	74-17	MARTIN, DOROTHY JAMIE	4603 JOHNSON ST COLFAX NC 27235
26	0171378	7304003157	00745-01330	74-17	WEBB, J RICK; WEBB, PHILLIS P	PO BOX 591 COLFAX NC 27235
27	0171379	6894909155	00694-02434	74-17 CEDAR	CEAR SPRINGS FARM LLC	PO BOX 3967 HIGH POINT NC 27622
28	0171376	689398215	00456-00459	73-197	DEBBE, CLAUDIA S	8904 CEDAR SPRING DR COLFAX NC 27235
29	0171369	689398389	00460-00817	73-197	MOYER, CHARLES P.; MOYER, CHARLENE W	8908 CEDAR SPRING DR COLFAX NC 27235
30	0171368	6893993940	007179-02740	73-197	PENLEY, COURTNEY; PENLEY, MARK	8910 CEDAR SPRING DR COLFAX NC 27235
31	0169347	6893991951	00545-01099	75-84	ALLRED, DENNIS MONROE; ALLRED, BETH R	8912 CEDAR SPRING DR COLFAX NC 27235
32	0169346	6893990901	006261-01789	75-84	WOOD, KENNETH C.; WOOD, PATRICIA S	4546 PEEPLES RD OAK RIDGE NC 27310
33	0169365	6893986992	007078-02639	75-84	THOMPSON, OREGO R P.; THOMPSON, DEBRA S	1234 WINDCHIME DR COLFAX NC 27235
34	0200173	7302231794	001750-00137	0	CITY OF HIGH POINT	PO BOX 230 HIGH POINT NC 27601



LOCATION MAP:

SCALE: NTS



SITE DATA

PURPOSE STATEMENT:
SPECIAL USE PERMIT TO ALLOW ELEMENTARY OR SECONDARY SCHOOLS, AND ACCESSORY USES IN RESIDENTIAL ZONING.

ZONING:
EXISTING ZONING: RS-9 CONDITIONAL ZONING DISTRICT
PROPOSED ZONING: NO CHANGE

PROPOSED USES:
PRIMARY USES:
ELEMENTARY OR SECONDARY SCHOOL
ACCESSORY USES:
DAYCARE CENTERS, CHILD (30 OR MORE)
ATHLETIC FIELDS
PRIVATE DORMITORIES
LIVESTOCK

SITE ACREAGES:
EXISTING PARCEL ACREAGE: 66.88 AC. +/-
JOHNSON STREET ROW DEDICATION: -1.71 AC. +/-
SANDY RIDGE ROAD ROW DEDICATION: -1.62 AC. +/-
JOHNSON ST. & SANDY RIDGE RD. REALIGNMENT: -0.04 AC. +/-
FIRE TRUCK T-TURNAROUND DEDICATION: -0.12 AC. +/-
TOTAL PARCEL ACREAGE: 63.39 AC. +/-

WATERSHED:
PROJECT SITE IS LOCATED WITHIN THE OAK HOLLOW LAKE WATERSHED - CRITICAL AREA TIER 4

BUILDING NOTES (BASED ON RS-9 ZONING):
MAX. BUILDING HEIGHT: 50'
MAX. BUILDING COVER: 35% OF LOT
PROPOSED PHASE 1: 240,000 SF +/-
PHASE 2: 75,000 SF +/-
INDOOR ATHLETIC FACILITY: 27,000 SF +/-

IMPERVIOUS CALCULATIONS:
MAX. IMPERVIOUS ALLOWED: 50% (32.76 AC. +/-)
(PER OAK HOLLOW LAKE WCA - TIER 4)

PARKING CALCULATIONS:
REQUIRED PER CODE:
DAYCARE:
55 EMPLOYEES @ 1 SPACE / EMPLOYEE = 55 SPACES
298 ATTENDEES @ 1 SPACE / 10 ATTENDEES = 30 SPACES
TOTAL DAYCARE: 85 SPACES

CLASSROOMS:
OFFICE:
47 ROOMS @ 3 SPACES / ROOM = 141 SPACES
ELEMENTARY/MIDDLE SCHOOL:
29 ROOMS @ 3 SPACES / ROOM = 87 SPACES
HIGH SCHOOL:
20 ROOMS @ 7 SPACES / ROOM = 140 SPACES
TOTAL CLASSROOMS: 368 SPACES

TOTAL PARKING REQUIRED: 453 SPACES
TOTAL PARKING PROVIDED: 806 SPACES +/-
(INCLUDING 18 HANDICAP SPACES)

INFRASTRUCTURE:
ROADS: PRIVATE WATER: PUBLIC SEWER: PRIVATE
BUFFERYARDS & BUILDING SETBACKS:
ADJOINING LAND USE (LUC 1): SINGLE FAMILY DETACHED DWELLINGS & OPEN SPACE

TYPE REQUIRED: TYPE 'B' BUFFERYARD
WIDTH: MIN. 25' / MAX. 50' / AVG. 30'

STREETYARDS: WIDTH: MIN. 8' / MAX. 25' / AVG. 8'

BUILDING SETBACKS (BASED ON RS-9 ZONING):
JOHNSON STREET: 50' SETBACK (MAJOR THOROUGHFARE)
SANDY RIDGE ROAD: 50' SETBACK (MAJOR THOROUGHFARE)
SIDE: 5' SETBACK
REAR: 25' SETBACK

GENERAL NOTES:
1. DEVELOPMENT SHALL BE GENERALLY CONSISTENT WITH SITE PLAN. BUILDING, PARKING, AND ATHLETIC FIELDS MAY SHIFT WITHIN DESIGNATED AREAS.
2. ATHLETIC FIELDS MAY BE LIGHTED.
3. FUTURE EXPANSION AREAS ARE APPROXIMATE. NUMBER OF ADDITIONAL CLASSROOMS SHALL BE DETERMINED WHEN APPLICABLE. ADDITIONAL PARKING SHALL BE PROVIDED IF REQUIRED.
4. ALL OR A PORTION OF ATHLETIC FIELDS MAY BE CONSTRUCTED AS PHASE 1 OF SITE DEVELOPMENT.

Wesleyan Education Center

PETITIONERS:

PETITIONER: DR. ROB BROWN
WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
(336) 884-3333
(336) 884-8232

OWNERS:

PARCEL #: 0169206
PIN#: 6894908816
OWNER: WESLEYAN EDUCATION CENTER
ADDRESS: 1917 N. CENTENNIAL ST.
HIGH POINT, NC 27262
(336) 884-3333
(336) 884-8232

PREPARED BY:



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street
Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067
F: 336.723.1069



SCALE: 1" = 120'

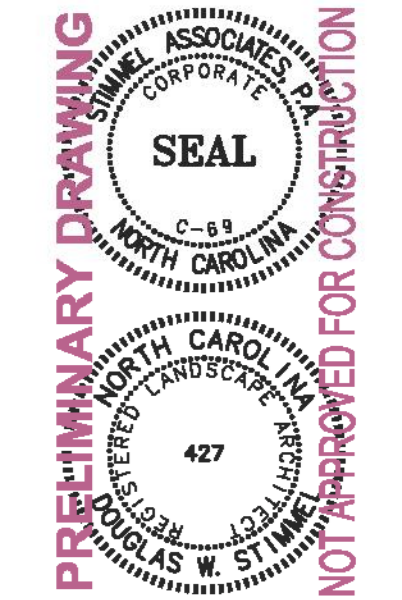
Stimmel



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning



SEALS:



PROJECT:

Wesleyan Education Center
High Point, North Carolina
(Guilford County prior to Annexation)

CLIENT:

Dr. Rob Brown
Wesleyan Education Center
1917 N. Centennial Street
High Point, NC 27262
P: (336) 884-3333
F: (336) 884-8232

DRAWN:

DATE: 03/11/2013

REVISIONS:

04/23/13 Per City Comments

JOB NO.: 11-129

SHEET TITLE:

SPECIAL USE PERMIT SITE PLAN

SCALE: 1" = 120'
SHEET NO.:

SUP-1

© STIMMEL ASSOCIATES, P.A.

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

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



Wesleyan Education Center – Transportation Impact Analysis
High Point, NC
Prepared for Stimmel Associates, P.A.
January 18, 2013

Executive Summary

The proposed Wesleyan Education Center is located on the southwest corner of the intersection of Sandy Ridge Road and Johnson Street in High Point, North Carolina. The proposed school will have a capacity of 1,225 students in grades K through 12 and 275 students in pre-K child care, and will have up to 250 employees. Currently there are no plans for bus transportation, and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. A site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic. The following intersections were included in the study:

- Sandy Ridge Road at Squire Davis Road
- Sandy Ridge Road at Legacy Court/Site Access 1
- Sandy Ridge Road at Johnson Street
- Sandy Ridge Road at Kendale Road
- Johnson Street at Skeet Club Road
- Johnson Street at Site Access 2

This intersection was analyzed during the AM and Dismissal peaks for the following conditions:

- 2013 Existing Conditions
- 2021 Future No Build Conditions
- 2021 Future Build-Out Conditions
- 2021 Future Build-Out with Mitigation
- 2030 Planning Phase No Build
- 2030 Planning Phase Future Build

The City of High Point (COHP) and North Carolina Department of Transportation (NCDOT) were contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Stimmel Associates, P.A.

The year 2030 Planning Phase analysis was carried out based on NCDOT Congestion Management standards, which require a long term analysis for study intersections impacted by a TIP project and located adjacent to the proposed development. **NCDOT TIP project U-3615B** was assumed to be in place for this scenario.

This study also included a review of on-site traffic operations at the school driveways to ensure that queuing can be accommodated on site. This was carried out for review by NCDOT Municipal & School Transportation Assistance Unit (MSTA).



Level of Service Results

The results of the study are discussed by intersection below:

Sandy Ridge Road at Squire Davis Road

This unsignalized intersection currently operates at LOS A in AM and Dismissal peaks. In 2021 future no build conditions, LOS B/A are expected in AM/Dismissal peaks, respectively. With the addition of site traffic, LOS B is expected in AM and Dismissal peaks. No improvements are recommended.

Sandy Ridge Road at Legacy Drive / Site Access 1

This unsignalized intersection currently operates at LOS B in the AM peak and LOS A in the Dismissal peak. In 2021 future no build conditions, LOS B is expected in AM and Dismissal peaks. With the addition of site traffic, LOS F is expected in the AM peak and LOS C in the Dismissal peaks. In order to enhance access to the site we recommend the following improvements:

- Provide an eastbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide a westbound left turn lane on Sandy Ridge Road with 150 feet of storage and appropriate taper
- Provide separate left and right turn lanes exiting from site access
- Install high visibility pedestrian crosswalks at this intersection across west leg of Sandy Ridge Road and across site access

Sandy Ridge Road at Johnson Street

This unsignalized intersection currently operates at LOS F in the AM peak and LOS B in the Dismissal peak. In 2021 future no build conditions, LOS F is expected in the AM peak and LOS D in the Dismissal peak. With the addition of site traffic, LOS F is expected in AM and Dismissal peaks. In order to mitigate this condition, we recommend the following improvements:

- Signalize intersection
- Provide a northbound left turn lane on Johnson Street with 300 feet of storage and appropriate taper
- Provide an eastbound right turn lane on Sandy Ridge Road with 300 feet of storage and appropriate taper
- Provide a southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper

With these improvements in place, the level of service is expected to improve to LOS C in the AM peak and LOS B in the Dismissal peak.



Sandy Ridge Road at Kendale Road

This unsignalized intersection currently operates at LOS C in the AM peak and LOS B in the Dismissal peak. In 2021 future no build conditions, LOS F/C is expected in AM/Dismissal peaks, respectively. The LOS F condition is mainly due to lack of sufficient gaps for left turn movements from the minor approach, and is the result of heavy traffic volumes on Sandy Ridge Road. This is a typical condition for stop-controlled approaches onto major streets like Sandy Ridge Road, and queues are expected to be short-lived. With the addition of site traffic, LOS F is expected in AM and Dismissal peaks. No improvements are recommended.

Johnson Street at Site Access 2

With the build out of this site, LOS F is expected at this intersection during AM and Dismissal peaks. The LOS F condition is mainly due to lack of sufficient gaps for left turn movements from the minor approach, and is the result of heavy traffic volumes on Sandy Ridge Road. In order to mitigate this condition, we offer the following improvement options:

Option 1:

- Configure intersection as a left-over (left turns out prohibited). Vehicles seeking to turn left onto northbound Johnson Street can use the driveway on Sandy Ridge Road
- Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper
- Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site

Option 2:

- Monitor intersection for signalization and signalize when warranted
- Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper
- Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site
- Provide separate left and right turn lanes exiting site driveway

With these improvements in place, the level of service is expected to improve to LOS C or better during AM and Dismissal peaks.

Johnson Street at Skeet Club Road

This signalized intersection currently operates at LOS C in the AM peak and LOS A in the Dismissal peak. In 2021 future no build conditions, LOS D is expected in AM and Dismissal peaks. However, our Sim Traffic simulation indicates queuing issues on the northbound and eastbound approaches. In order to mitigate this queuing condition, the following improvements are needed in 2021 **background** conditions, regardless of the proposed development:

- Restripe northbound approach to provide an additional northbound through lane, and provide two (2) receiving lanes on northbound Johnson Street with a minimum of 600 feet of full lane width and 600 feet of merge taper

With the addition of site traffic, LOS D is expected in AM and Dismissal peaks. No improvements are recommended as a result of this development.

Recommended improvements at the study intersections are illustrated in Figure 10.

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary				
AM Peak	2013 Existing	2021 Future No Build	2021 Future Build	2021 Future Build with Improvements
Sandy Ridge Road at Squire Davis Road	A (9.8) NB Approach	B (10.9) NB Approach	B (14.6) NB Approach	
Sandy Ridge Road at Legacy Court/Site Access 1	B (11.2) SB Approach	B (13.1) SB Approach	F (423.9) SB Approach	
Sandy Ridge Road at Johnson Street	F (84.8) EB Approach	F (592.1) EB Approach	F (***) EB Approach	C (29.9)
Sandy Ridge Road at Kendale Road	C (24.0) WB Approach	F (84.4) WB Approach	F (395.1) WB Approach	
Johnson Street at Site Access 2			F (***) EB Approach	Option 1: C (17.2) Left-over Option 2: B (16.6) Signalized
Johnson Street at Skeet Club Road	C (23.7)	D (38.6)	D (52.6)	
Dismissal Peak	2013 Existing	2021 Future No Build	2021 Future Build	2021 Future Build with Improvements
Sandy Ridge Road at Squire Davis Road	A (9.1) NB Approach	A (9.6) NB Approach	B (10.4) NB Approach	
Sandy Ridge Road at Legacy Court/Site Access 1	A (9.7) SB Approach	B (10.5) SB Approach	C (20.9) NB Approach	
Sandy Ridge Road at Johnson Street	B (13.9) EB Approach	D (29.5) EB Approach	F (399.5) EB Approach	B (17.5) Signalized
Sandy Ridge Road at Kendale Road	B (12.2) WB Approach	C (17.4) WB Approach	D (26.5) WB Approach	
Johnson Street at Site Access 2			F (142.4) EB Approach	Option 1: B (13.5) Left-over Option 2: B (15.7) Signalized
Johnson Street at Skeet Club Road	A (9.7)	D (35.7)	D (37.9)	

LOS data is based on the following assumptions:
 - No change in traffic conditions, LOS and delay indices will be based on the existing approach and traffic data.



2030 Planning Phase

In order to comply with NCDOT Guidelines, this scenario considered the build-out of the Wesleyan Education Center, with TIP U-4758 in place at a design year of 2030. This TIP project involves widening Sandy Ridge Road and Johnson Street to a multi-lane facility from Skeet Club Road to I-40. Sandy Ridge Road was modeled as a 6-lane divided section to the north/east of Johnson Street and as a 4-lane divided section west of Johnson Street. This scenario analyzed the following intersections affected by this TIP project:

2030 Future Conditions LOS Results

The results for the 2030 Planning Phase analysis are discussed by intersection below:

Sandy Ridge Road at Johnson Street

In 2030 future no build conditions with TIP U-3758 roadway improvements in place, LOS C is expected in the AM peak and the PM peak. With the addition of the proposed site, LOS C is expected in AM and PM peaks. No additional improvements are recommended.

Johnson Street at Site Access 2

In 2030 future build conditions with the previously recommended improvements in place at the site access, LOS C is expected at this intersection in the AM peak and LOS A in the PM peak. No additional improvements are recommended.

Johnson Street at Skeet Club Road

In 2030 future no build conditions, LOS D and LOS F are expected at this intersection in AM and PM peaks, respectively. Additionally, the Sim Traffic model shows queuing issues on all approaches. Note that these conditions are due to **background** traffic without the addition of proposed site traffic. The following improvements are needed to mitigate these background traffic conditions:

- Provide a second left turn lane on eastbound and westbound approaches of Skeet Club Road
- Provide a second left turn lane on northbound and southbound approaches of Johnson Street
- Provide a separate right turn lane on northbound and southbound approaches of Johnson Street

In 2030 background conditions with the above improvements in place, LOS D is expected in AM and PM peaks. With the addition of proposed site traffic, the level of service is expected to remain at LOS D in AM and PM peaks. No additional improvements are recommended.

Recommended improvements for 2030 Planning Conditions are illustrated in Figure 13 of the report.



2030 Future Conditions LOS Summary

Table B presents the summary of the level of service analysis for the 2030 Planning Phase.

Table B - Level of Service Summary (2030 Planning Phase)		
AM Peak	2030 Planning Future No Build	2030 Planning Phase Build
Sandy Ridge Road at Johnson Street	C (23.9) Signalized	C (27.3)
Johnson Street at Site Access 2		C (29.2)
Johnson Street at Skeet Club Road	E (67.7) With Improvements: D (44.7)	D (51.8)
PM Peak	2030 Planning Future No Build	2030 Planning Phase Build
Sandy Ridge Road at Johnson Street	C (22.2) Signalized	C (22.2)
Johnson Street at Site Access 2		A (1.9)
Johnson Street at Skeet Club Road	F (89.5) With Improvements: D (41.2)	D (41.2)

Source: Davenport Planning Commission, 2012. All data are preliminary and subject to change.



Summary and Conclusion

The proposed Wesleyan Education Center is located on the southwest corner of the intersection of Sandy Ridge Road and Johnson Street in High Point, North Carolina. The proposed school will have a capacity of 1,225 students in grades K through 12 and 275 students in pre-K child care, and will have up to 250 employees. Currently there are no plans for bus transportation and students will arrive by private (parent) transportation. Figure 1 shows the current site plan. Based on the MSTTA trip calculator, this site has a trip generation potential of 2,419 trips per day.

DAVENPORT was retained to determine the potential traffic impacts of the proposed development and the transportation improvements that may be required to accommodate these impacts. The recommended improvements are summarized in Table C on the following page.

2021 Future Build Conditions

With the build-out of the site, we have recommended signalization at the intersection of Sandy Ridge Road and Johnson Street with auxiliary turn lanes. At the proposed site access on Johnson Street, we have given two (2) options for improvements. Option 1 involves configuring the intersection as a left-over (left turns prohibited), with auxiliary turn lanes on Johnson Street. Vehicles seeking to turn left out onto northbound Johnson Street will be able to exit via the site access on Sandy Ridge Road. Option 2 is to monitor this intersection for signalization and install a traffic signal when warranted, with auxiliary turn lanes on Johnson Street and on the site driveway.

We recommend left and right turn lanes at the intersection of Sandy Ridge Road and Legacy Drive / Site Access 1, and high visibility pedestrian crosswalks on two (2) approaches. We have identified a background improvement at the intersection of Skeet Club Road and Johnson Street, which is needed to mitigate background traffic conditions, regardless of the proposed development. This consists of reconfiguring the northbound approach of Johnson Street as a left turn lane with two (2) through lanes, and adding a second northbound receiving lane on Johnson Street north of Skeet Club Road with 600 feet of full lane with and 600 feet of merge taper.

School Internal Circulation and Queuing

Calculations using the MSTTA school traffic generator indicate that with a student population of 1,225, the school should require a minimum queue length of 1,866 feet (2,350 feet desirably). The school site plan provides approximately 1,650 feet of queue storage at the loading zone loop. We recommend providing an additional lane along the loading zone loop for a length of at least 700 feet to contribute additional stacking distance.

A traffic simulation was also performed using SimTraffic software to review queuing internal to the school site. Based on five (5) simulation runs of 10-minute seeding time and 30-minute recording time using school peak hour factors, there is adequate storage length on-site to handle expected queues.

We also offer the following recommendations related to the site plan:

- Provide high visibility pedestrian crosswalks at the intersection of Sandy Ridge Road and Legacy Drive / Site Access 1 across west leg of Sandy Ridge Road and across Site Access 1
- We recommend marking a loading area approximately 130 feet long to accommodate parent loading and drop off

DAVENPORT

- Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone
- In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading
- Provide parking zone for visitor and emergency parking at end of the student loading area
- Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts

2030 Planning Phase

A scenario with design year 2030 was studied for planning purposes due to the location of the proposed site adjacent to a TIP Project (U-4758) on Sandy Ridge Road and Johnson Street. The NCDOT TIP U-4758 will widen Sandy Ridge Road and Johnson Street to a 4-lane divided section. It is expected that future improvements by NCDOT will be adequate to accommodate future traffic on Sandy Ridge Road and Johnson Street. However, at the intersection of Skeet Club Road and Johnson Street we have identified the need for improvements to handle long-term traffic volumes, regardless of the proposed development. Namely, we recommend a second left turn lane on all four approaches and a separate right turn lane on the southbound and northbound approaches of Johnson Street.

In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic. The above recommendations should be constructed to comply with NCDOT Policy on Street and Driveway Access to North Carolina Highways and City of High Point Driveway Manual where applicable.

Table C – Recommended Improvements Summary	
Sandy Ridge Road at Squire Davis Road	• No improvements recommended
Sandy Ridge Road at Legacy Drive / Site Access 1	• Provide eastbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper, with concrete channelized island to enhance safety of entry to the site • Provide a westbound left turn lane on Sandy Ridge Road with 150 feet of storage and appropriate taper • Provide separate left and right turn lanes exiting from site access • Install high visibility pedestrian crosswalks at this intersection across west leg of Sandy Ridge Road and across Site Access 1
Sandy Ridge Road at Johnson Street	• Signalize intersection • Provide a northbound left turn lane on Johnson Street with 300 feet of storage and appropriate taper • Provide an eastbound right turn lane on Sandy Ridge Road with 300 feet of storage and appropriate taper • Provide a southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper

Table C (continued) – Recommended Improvements Summary (continued)

Sandy Ridge Road at Kendale Road	No improvements are recommended
Johnson Street at Site Access 2	Option 1: - Configure intersection as a left-over (left turns out prohibited). Vehicles seeking to turn left onto northbound Johnson Street can use the driveway on Sandy Ridge Road - Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper - Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site Option 2: - Monitor intersection for signalization and signalize when warranted - Provide a northbound left turn lane on Johnson Street with 400 feet of storage and appropriate taper - Provide a southbound right turn lane on Johnson Street with 300 feet of storage and appropriate taper, with a concrete channelized island to enhance safety of entry to the site - Provide separate left and right turn lanes exiting site driveway
Johnson Street at Skeet Club Road	Background Improvement: Restripe northbound approach to provide an additional northbound through lane, and construct two (2) receiving lanes on northbound Johnson Street with a minimum of 600 feet of full lane width and 600 feet of merge taper
Internal School Traffic Circulation	- We recommend marking a loading area approximately 130 feet long to accommodate parent loading and drop off - Implement an organized loading process to expedite drop-off and pickup process. Use a traffic officer with cones and/or flags to stop and direct vehicles to loading zone - In the afternoon, the loading process may involve using an intercom system to notify students when their parent has arrived and directing them to the appropriate loading space to allow quick loading - Provide a parking zone for visitor and emergency parking at the end of the student loading area - Monitor driveways and parking area next to school loading zone and place traffic cones during arrival/dismissal peaks to reinforce circulation pattern and prevent vehicle conflicts

Citizens Information Meeting Report
Zoning Case 13-03
Special Use Permit 13-04

Submitted by: Luke A. Dickey on behalf of the
Wesleyan Education Center

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

Wesleyan Education Center – Sandy Ridge Rd. & Johnson St. Citizen Information Meeting Report

Held March 5, 2013 from 6:00 pm to 8:00 pm

The citizen information meeting was held at the Sandy Ridge Community Center, 750 Joe Drive, Colfax, NC, which is near the site. A notification letter was mailed February 22, 2013 along with the required statement provided by the High Point Planning Department. 170 invitations were sent to the surrounding property owners located within the Cedar Springs neighborhood, Legacy at River Landing neighborhood, and adjacent property owners including the thirty (30) property owners as supplied by the High Point Planning Department. *(Please refer to the list of property owners attached as Exhibit A.)* Twenty-nine (29) property owners (40 individuals) attended the meeting. *(Please refer to the sign-in sheet attached as Exhibit B.)*

The citizen information meeting was facilitated by representatives from Stimmel Associates, project land planners; Wesleyan Education Center, developer; and Davenport Transportation Consultants, project traffic engineers.

Stimmel Associates

Doug Stimmel
Luke Dickey
Stephen Owen

Wesleyan Education Center

Dr. Rob Brown – Head of School
Tim Rickman – High School Principal
Mike Jones – Board Member

Davenport Transportation Consultants

John Davenport
Frank Ameyna

Three (3) identical stations were set-up with the following plans displayed on 30" x 42" boards (Please refer to Exhibit C):

1. Aerial Exhibit showing project location and adjacent property owners identified on the plan based on the neighborhood meeting invitations.
2. Color rendered Sketch Plan of the proposed WEC buildings, parking, and athletic fields.
3. High Point Future Land Use Plan and Proposed Future Transportation Plan with project site identified.

The meeting was conducted as a "drop-in session" where neighbors could arrive any time between 6:00 pm and 8:00 pm. Upon arrival and sign-in, neighbors were directed to one of the three available stations manned by representatives of Stimmel Associates. Each neighbor was identified on the Aerial Exhibit to provide a reference to the location/proximity to the proposed development. Then, each neighbor was given a general overview of the proposed development based on the current Sketch Plan outlining the proposed school location (day care through high school), proposed access locations and road improvements including turn lanes and proposed traffic signals, internal traffic circulation, and athletic fields. Neighbors were free to ask questions or voice concerns at any point. Representatives from Wesleyan Education Center were available to answer questions in regards to the school and floated between stations as needed. Davenport Transportation Consultants representatives were available to answer questions in regards to the proposed road improvements and traffic and floated between stations as needed.

**601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069**

Below are the primary questions and concerns identified by the neighbors along with answers provided:

Project Timing:

1. When is the school going to be built and how many students? – *WEC is submitting plans for annexation, rezoning, and the approval of a Special Use Permit for a daycare, elementary and secondary school at this time. Upon zoning and the Special Use Permit approval, WEC can begin fund raising for the new facility. Construction schedule of the new school shall be based on the duration it shall take to raise funding which is an unknown time frame. The proposed size of the school is a total of 1,500 students from daycare through high school.*

Traffic:

1. What is the time frame for the road improvements? – *Johnson Street/Sandy Ridge Road is planned to be widened to a four lane subdivided road to a six lane subdivided road per the City's transportation plan with studies currently underway and a projected construction date of 2018. The proposed widening is not the result of the proposed WEC development but to meet current and future traffic growth needs. WEC shall be responsible for the road improvements based on the Traffic Impact Analysis prepared by Davenport Transportation Consultants and subject to the approval of City Transportation and NCDOT. Time frame for development of the school shall be based on the duration it shall take to raise funding which is an unknown time frame.*
2. Shall right-of-way be required on the adjacent properties due to the project? – *All right-of-way dedication shall be on the WEC property based on requirements from the City Transportation. No right-of-way dedication shall be required from adjacent properties due to the project.*
3. Concern about left turn vehicle stacking at proposed Johnson Street entrance blocking Cedar Springs Drive. – *The proposed Johnson Street entrance location is subject to approval of City Transportation and NCDOT and shall be reviewed to minimize impact to existing intersections.*
4. Concern about the proposed secondary entrance aligning with Legacy Drive. – *The alignment with Legacy Drive provides for a safer intersection verses an offset intersection with conflicting turn movements. Right and left turn lanes are proposed for the drive and shall be reviewed and approved by City Transportation and NCDOT.*
5. Concern about difficulty turning left into Legacy Drive if stacking extends out on Sandy Ridge Road for daycare. – *The proposed drop-offs for daycare and the school have been analyzed by Davenport Transportation Consultant to insure that adequate stacking for drop-off shall be maintained internally to the school.*
6. Will there be access to Willow Run? – *Access to the school from Willow Run is proposed to be a gated emergency entrance only.*
7. Concern about parking along Willow Run and Cedar Springs during sporting events. – *Adequate parking on the school property shall be provided for sporting events.*

Buffering:

1. Will there be a buffer along the residential properties adjacent to the development? – *The plan proposes a 30' Type 2 buffer along all adjacent residential property. A 100' buffer is proposed along the stream on the southwest boundary of the property.*

Lighting:

1. Concern about lighting from fields extending to neighbors. – *The athletic fields are planned to be lighted and designed to minimize impact to adjacent properties to focus light on the athletic fields.*

Fourteen (14) (21 Individuals) of the twenty-nine (29) property owners signed a petition of support for the project. (Please refer to the Petition of Support attached as Exhibit D)

Respectfully submitted,



Luke A. Dickey
Project Manager
Stimmel Associates, P.A.

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT A

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**LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING**

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

February 21, 2013

You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: Wesleyan Education Center is planning to build a new campus on 66 acres located at the intersection of Sandy Ridge Road and Johnson Street. Annexation, Rezoning from AG & RS-40 to Residential Conditional Zoning, and a Special Use Permit for an Elementary / Secondary School shall be required by the City of High Point.

Drop-In to See the Plans and Ask Questions

WHEN? Tuesday, March 5, 2013
Anytime between 6:00 - 8:00 p.m.

WHERE? Sandy Ridge Community Center
750 Joe Drive
High Point, NC 27265
(located across from Sandy Ridge United Methodist Church)



For more information please contact Luke Dickey at 723-1067

ADELOYE, DAVID
PO BOX 42
JAMESTOWN NC 27282

ALLEY, ALEXANDER ; ALLEY, IRIS I
1555 NC HIGHWAY 66 S
KERNERSVILLE NC 27284

ALLEY, JOHN WILLIAM
4542 JOHNSON ST
COLFAX NC 27235

ALLRED, DENNIS MONROE ;
ALLRED, BETH R
8912 CEDAR SPRING DR
COLFAX NC 27235

BALLARD, ROGER R ;
BALLARD, ANN I
506 MAVERICK RD
KERNERSVILLE NC 27284

BARATTA, ANDREW V ;
BARATTA, HEIDI A
4809 LEGACY DR
COLFAX NC 27235

BARNSDALE CLARK,
SALINA ; CLARK, JAMIE
4830 LEGACY DR
COLFAX NC 27235

BARRETT, BRIAN R ;
BARRETT, JOY K
4834 LEGACY DR
COLFAX NC 27235

BEHNKE, DENVER W ;
BEHNKE, ROBERTA M
4115 PALLADIUM DR
GREENSBORO NC 27410

BONHAM, MARK D ;
BONHAM, DONNA F
4889 LEGACY DR
COLFAX NC 27235

BOSTIC, ANDREW ;
BOSTIC, URETHA L
4802 LEGACY DR
COLFAX NC 27235

BROCK, DAVID W ;
BROCK, PAMELA L
4850 LEGACY DR
COLFAX NC 27235

BROOKS, ARNOLD H ;
BROOKS, BEVERLY L
4893 LEGACY DR
COLFAX NC 27235

BROWN, JASON T ;
BROWN, SHAWNA L
138 LAWNDALD DR
WINSTON SALEM NC 27104

BULLINS, GARY R ;
BULLINS, VICKIE G
1319 WINDCHIME DR
COLFAX NC 27235

BURGINS, CURTIS ; BURGINS, JERRIE
4810 TRADITION WY
COLFAX NC 27235

BYON, JAY H ; BYON, SO JUNG
4828 LEGACY DR
COLFAX NC 27235

CANON, JAIME D ;
CANON, MARIA NITA
4873 LEGACY DR
COLFAX NC 27235

CARMICHAEL, DONNA J ;
CARMICHAEL, JAMES T
4886 LEGACY DR
COLFAX NC 27238

CARTER, BRITT A ;
CARTER, GENNA W
4908 LEGACY DR
COLFAX NC 27235

CAULDER, CHARLIE R
1928 SANDY RIDGE RD
COLFAX NC 27235

CEDAR SPRINGS FARM LLC
PO BOX 5967
HIGH POINT NC 27262

CHAPMAN, KACY R ;
CHAPMAN, TAMARA
4803 MARQUIS ST
COLFAX NC 27235

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

COLTRAIN, LARRY S ;
COLTRAIN, DRUCILLA O
4600 JOHNSON ST
COLFAX NC 27235

CONNOLLY, HOWARD L JR ;
CONNOLLY, MICHELLE L ; WALKER,
SUZANNE M ; WALKER, ELBRIDGE L
1215 GLENSTONE TRAIL APT 2G
HIGH POINT NC 27265

COUSSA, VIRGINIA P
1607 MAJESTIC TER
COLFAX NC 27235

CREWS, WILLIE R ; CREWS, JULIA
4802 TRADITION WAY
COLFAX NC 27235

CROUSE, KIM MAUREEN
8807 CEDAR SPRING DR
COLFAX NC 27235

CRUTHIS, AMANDA FAITH ;
CRUTHIS, CARL WALTER
4866 LEGACY DR
COLFAX NC 27235

CULBERTSON, JEFFREY S ;
CULBERTSON, BETHANY
1516 CASTLE WY
COLFAX NC 27235

DAU, ANUAR M ; DAU, SONIA P
1527 CASTLE WY
COLFAX NC 27235

DEESE, CLAUDIA B
8904 CEDAR SPRING DR
COLFAX NC 27235

DENGLER, BILLY D ;
DENGLER, SHERI J
1523 CASTLE WAY
HIGH POINT NC 27235

DOLESH, MELISSA G
1579 MAJESTIC TER
COLFAX NC 27235

DOOM, SCOTT L ;
DOOM, DEBORAH T
4803 TRADITION WAY
COLFAX NC 27235

DORAN, MICHAEL F ;
DORAN, MICHELLE K
4805 TRADITION WY
COLFAX NC 27235

ELEDGE, GREGORY H ;
ELEDGE, KIMBERLY J
4818 MARQUIS ST
COLFAX NC 27235

ELEY, DARNELL R ;
ELEY, MELANIE N
1506 CASTLE WAY
COLFAX NC 27235

ELLIS, MICHAEL E ;
ELLIS, SHARLENE R
4845 LEGACY DR
COLFAX NC 27235

FARINA, ELAINE Y ;
FARINA, FRANK G
1513 CASTLE WAY
COLFAX NC 27235

FERGUSON, DAVID K ;
FERGUSON, JULIE O
8802 CEDAR SPRING DR
COLFAX NC 27235

FIEDLER, BRANDON JAY ;
FIEDLER, KIMBERLY GAY SESSOMS
8900 CEDAR SPRING DR
COLFAX NC 27235

FLYNT, CHARLES B ;
FLYNT, KATHY S
1965 SANDY RIDGE RD
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FORCADELA, GABRIEL ;
FORCADELA, HILDA
4804 MARQUIS ST
COLFAX NC 27235

FOUST, RONALD BALES ;
FOUST, DIANA SUE
8806 CEDAR SPRING DR
COLFAX NC 27235

GERWE, JOHN J JR ;
GERWE, MARY JO
8901 CEDAR SPRING DR
COLFAX NC 27235

GLORIA J WHITE REVOCABLE
TRUST ; WHITE, GLORIA J TRUSTEE ;
WHITE, NED D TRUSTEE
1316 WINDCHIME DR
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GONZALEZ, ERIC ;
GONZALEZ, PATRICIA A
4817 MARQUIS ST
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GRASSIE, MICHAEL T ;
GRASSIE, LINDA A
4806 MARQUIS ST
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GUERIERA, PAUL E ;
GUERIERA, ALISON B
4909 LEGACY DR
COLFAX NC 27235

HACKNEY, JOHN ;
HACKNEY, TANYA HACKNEY
4853 LEGACY DR
COLFAX NC 27235

HALL, MATTHEW L ; HALL, DORIS C
4802 MARQUIS ST
COLFAX NC 27235

HARRIS, AARON S ;
HARRIS, ROSALYNN G
4814 MARQUIS ST
COLFAX NC 27235

HENDERSON, REBECCA W
8804 CEDAR SPRING DR
COLFAX NC 27235

HILL, JAMES W ; HILL, TAMARA G
1315 WINDCHIME DR
COLFAX NC 27235

HONEYCUTT, JAMES H ;
HONEYCUTT, BRENDA S
8800 CEDAR SPRINGS DR
COLFAX NC 27235

HOOKE, DAVID L
8801 CEADR SPRING DR
COLFAX NC 27235

HOOVER, JOSEPH N ;
HOOVER, PAULA J
1306 WINDCHIME DR
COLFAX NC 27235

HUMPHREY, DANIEL E ;
HUMPHREY, TAMARA L
1530 CASTLE WY
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HUNEYCUTT, CYRUS W ;
HUNEYCUTT, MOLLY M
4824 LEGACY DR
COLFAX NC 27235

ISOM, DONALD R ; ISOM, MILDRED F
1919 SANDY RIDGE RD
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JIMENEZ, LUIS E ; JIMENEZ, SARAH
1602 MAJESTIC TER
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JOHNSON, DAVID JULIAN ;
JOHNSON, STEPHANIE S
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4840 MARQUIS ST
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GLORIA K
1927 SANDY RIDGE RD
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KHAN, MOHAMMED A ; KHAN,
ASHLEY J
4890 LEGACY DR
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KIRKMAN, DAVID P ; KIRKMAN,
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KOVACH, JOHN S ; KOVACH, DENA L
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LEE, CHANG Y ; LEE, OK B
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LIVENGOOD, THOMAS S ;
LIVENGOOD, JEAN S
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LIVINGSTON, VINCENT ;
LIVINGSTON, ANGELA W
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LYNK, DANIEL A ; LYNK, CYNTHIA
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MAYDEN, NITA
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MCCLEAF, MARLIN RICHARD ;
MCCLEAF, MARILYN G
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MCDOWELL, ERICA LK ;
MCDOWELL, KEVIN T
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MCNEIL, CHRISTINE L
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MITCHELL, VIVIAN K
4803 LEGACY DR
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MOORE, KEVIN F ;
MOORE, KIMBERLY S
8903 CEDAR SPRING DR
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MOSES, JOSEPH BRIAN ;
MOSES, LORI J
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MOYER, CHARLES P ;
MOYER, CHARLENE W
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NIELSEN, SARAH KAY ;
NIELSEN, TJAI M
4846 LEGACY DR
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OLIVEROS JOSE MARIA LOPEZ &
BERENICE FLORES ENRIQUEZ
4904 LEGACY DR
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OWENS, DOUGLAS R ;
OWENS, REBECCA O
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PAGIAVLAS, NOTIS ;
PAGIAVLAS, ANASTASIA
4830 MARQUIS ST
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MESSICK, KRISTINA C ;
MESSICK, ROBBY D
4842 LEGACY DR
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MOCK, TIMOTHY D ;
MOCK, VIVIAN H
1603 MAJESTIC TER
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MOORE, ROBERT S. ;
STRADER, CHERILYN R.
1575 MAJESTIC TER
COLFAX NC 27265

MOSIER, STEVEN D ;
MOSIER, LINDSEY M
1583 MAJESTIC TER
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MURPHY, LAURA A ;
MURPHY, MATTHEW P
4913 LEGACY DR
COLFAX NC 27235

OGBONNA, PASCHAL C ;
OGBONNA, MAVIS N
4836 MARQUIS ST
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OSTMANN, JAMES STEPHEN SR
1526 CASTLE WAY
COLFAX NC 27235

OWENS, THOMAS F
1310 WINDCHIME DR
COLFAX NC 27235

PARK, HEE CHANG ; PARK, MIN Y
1318 WINDCHIME DR
COLFAX NC 27235

MICELI, DAVID ; MICELI, TISH
1595 MAJESTIC TER
COLFAX NC 27235

MOORE, DANNY S ; MOORE, SUSAN
1305 WINDCHIME DR
COLFAX NC 27235

MOORE, TOMEKO ; MOORE, JAMES P
4912 LEGACY DR
COLFAX NC 27235

MOTLEY, SHERRI E
4810 MARQUIS ST
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NELSON O SILVER LIVING TRUST ;
SILVER, NELSON O TR
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BESSEMER CITY NC 28016

OHOME, OLUFEMI ;
OHOME, OSASOGIE ERHABOR
505 BENTON DR APT 7210
ALLEN TX 75013

OWENBY, TINA
1302 WINDCHIME DR
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PACE, STEVEN G ; PACE, LYNN R
8805 CEDAR SPRING DR
COLFAX NC 27235

PARROTT, MARK W
1510 CASTLE WAY
COLFAX NC 27235

PARUSCIO, THOMAS E JR ;
PARUSCIO, DENISE E
4820 LEGACY DR
COLFAX NC 27235

PIEDMONT TRIAD AMBULANCE &
RESCUE INC
PO BOX 534
HIGH POINT NC 27261

PISULA, SCOTT A ;
PISULA, STEPHANIE L
4916 LEGACY DR
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RAPP, WILLIAM M ; RAPP, PATTY C
1509 CASTLE WAY
COLFAX NC 27235

RIGSBEE, JAMES C JR ;
RIGSBEE, BETH F
1522 CASTLE WY
COLFAX NC 27235

SAEZ, RAFAEL A ; SAEZ, JESSICA E
4837 MARQUIS ST
COLFAX NC 27235

SCHERMERHORN, WILLIAM R JR ;
SCHERMERHORN, CHRISTINE L
1308 WINDCHIME DR
COLFAX NC 27235

SHARMA, ANU ; SHARMA, GAURI
4861 LEGACY DR
COLFAX NC 27235

SIMON, DAVID F ;
SIMON, REBECCA L
4837 LEGACY DR
COLFAX NC 27235

SMITH, PATRICIA U
1314 WINDCHIME DR
COLFAX NC 27235

PEARMAN, JARRETT L ;
PEARMAN, PAULA B
1309 WINDCHIME DR
COLFAX NC 27235

PIERCE, NORMA JEAN STAFFORD
1947 SANDY RIDGE RD
COLFAX NC 27235

PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX NC 27235

REAVES, RICHARD G ;
REAVES, SANDRA P
4854 LEGACY DR
COLFAX NC 27235

RISSLER, JAMES L ;
RISSLER, PATRICIA A
4862 LEGACY DR
COLFAX NC 27235

SAXON, JASON ;
SAXON, SUSAN SAXON
4882 LEGACY DR
COLFAX NC 27235

SCOTT, MARK A ; SCOTT, GWEN E
4878 LEGACY DR
COLFAX NC 27235

SHARMA, RAVINDRA ;
SHARMA, SONAL
4825 MARQUIS ST
COLFAX NC 27235

SIPE, JOSEPH M ; SIPE, NANCY W
4640 JOHNSON ST
COLFAX NC 27235

SOK, THEARA ; SOK, VANNARA KIM
1542 CASTLE WAY
COLFAX NC 27235

PENLEY, COURTNEY ;
PENLEY, MARK
8910 CEDAR SPRING DR
COLFAX NC 27235

PIERCE, RAYMOND E ;
PIERCE, NORMA JEAN
1947 SANDY RIDGE RD
COLFAX NC 27235

PRESTON, JEROME D ;
PRESTON, DENISE ANN
4905 LEGACY DR
COLFAX NC 27235

REDMON, KATHERINE E ;
TROTTER, BRIAN F
1957 SANDY RIDGE RD
COLFAX NC 27235

RUSH, KENNETH ALAN ;
RUSH, AMY LITTLE
4539 JOHNSON ST
COLFAX NC 27235

SCHABACKER, ELIZABETH M
4815 TRADITION WAY
COLFAX NC 27235

SEALS, DANNY L ; SEALS, ALLISON
1591 MAJESTIC TER
COLFAX NC 27235

SHELTON, WILLIAM G JR ;
SHELTON, LINDA G
8803 CEDAR SPRING DR
COLFAX NC 27235

SMITH, DAVID M ;
SMITH, MICHELLE D
4877 LEGACY DR
COLFAX NC 27235

STAFFORD, JAMES C ;
STAFFORD, WANDA D
2007 SANDY RIDGE RD
COLFAX NC 27235

STAFFORD, JAMES CORNELIUS
2007 SANDY RIDGE RD
COLFAX NC 27235

STEELE, TIMOTHY L ;
STEELE, KAREN L
1505 CASTLE WY
COLFAX NC 27235

STRAUGHN, SHENITA L
1517 CASTLE WY
COLFAX NC 27235

SURRETT, REGINALD SCOTT ;
SURRETT, NANCY P
8905 CEDAR SPRING DR
COLFAX NC 27235

THOMAS, CHERYL G
1534 CASTLE WAY
COLFAX NC 27235

THOMAS, MICHAEL A
PO BOX 5486
HIGH POINT NC 27262

THOMAS-PFUHL, LISA M ;
PFUHL, HENRY F
4881 LEGACY DR
COLFAX NC 27235

THOMPSON, GREGORY P ;
THOMPSON, DEBRA S
1226 WINDCHIME DR
COLFAX NC 27235

TREYBALL, CHRISTINA
4804 LEGACY DR
COLFAX NC 27235

TROLINGER, JOHN L ;
TROLINGER, SORAYA P
4874 LEGACY DR
COLFAX NC 27235

US BANK NATIONAL ASSOCIATION
TRUSTEE
1525 S BELT LINE RD
COPPELL TX 75019

VAKA, SHANNON K ; VAKA, CRAIG F
4816 LEGACY DR
COLFAX NC 27235

VILLALOBO, EDWIN A ;
SARAVIA, MARIA L
1538 CASTLE WY
COLFAX NC 27235

WARD, RAYMOND L ;
WARD, KAYDRA M
4858 LEGACY DR
COLFAX NC 27235

WATSON, EDDIE L JR ;
WATSON, MARY T
1587 MAJESTIC TE
COLFAX NC 27235

WEBB, J RICK ; WEBB, PHYLLIS P
PO BOX 591
COLFAX NC 27235

WEBSTER, DERRICK W ;
BIVENS, NICOLE S
4831 LEGACY DR
COLFAX NC 27235

WESLEYAN EDUCATION CENTER
1917 N. CENTENNIAL STREET
HIGH POINT NC 27262

WESTMORELAND, C REID ;
WESTMORELAND, CATHARINE B
245 N BUNKER HILL RD
COLFAX NC 27235

WESTMORELAND, JAMES T ;
WESTMORELAND, CHARLES R
4626 JOHNSON ST
COLFAX NC 27235

WILLIAMS, BENJAMIN A
1300 WINDCHIME DR
COLFAX NC 27235

WILLOUGHBY RAY, PAMELA KIM ;
WILLOUGHBY RAY, RYAN SEAN
1800 SPRINGBERRY CT
GREENSBORO NC 27455

WILSON, LENNETTE W ; WILSON,
LEONARD H
4813 LEGACY DR
COLFAX NC 27235

WOOD, KENNETH C ; WOOD,
PATRICIA S
4546 PEEPLES RD
OAK RIDGE NC 27310

WORTH, KELLYE
630 CALVERT ST UNIT 304
CHARLOTTE NC 28208

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT B

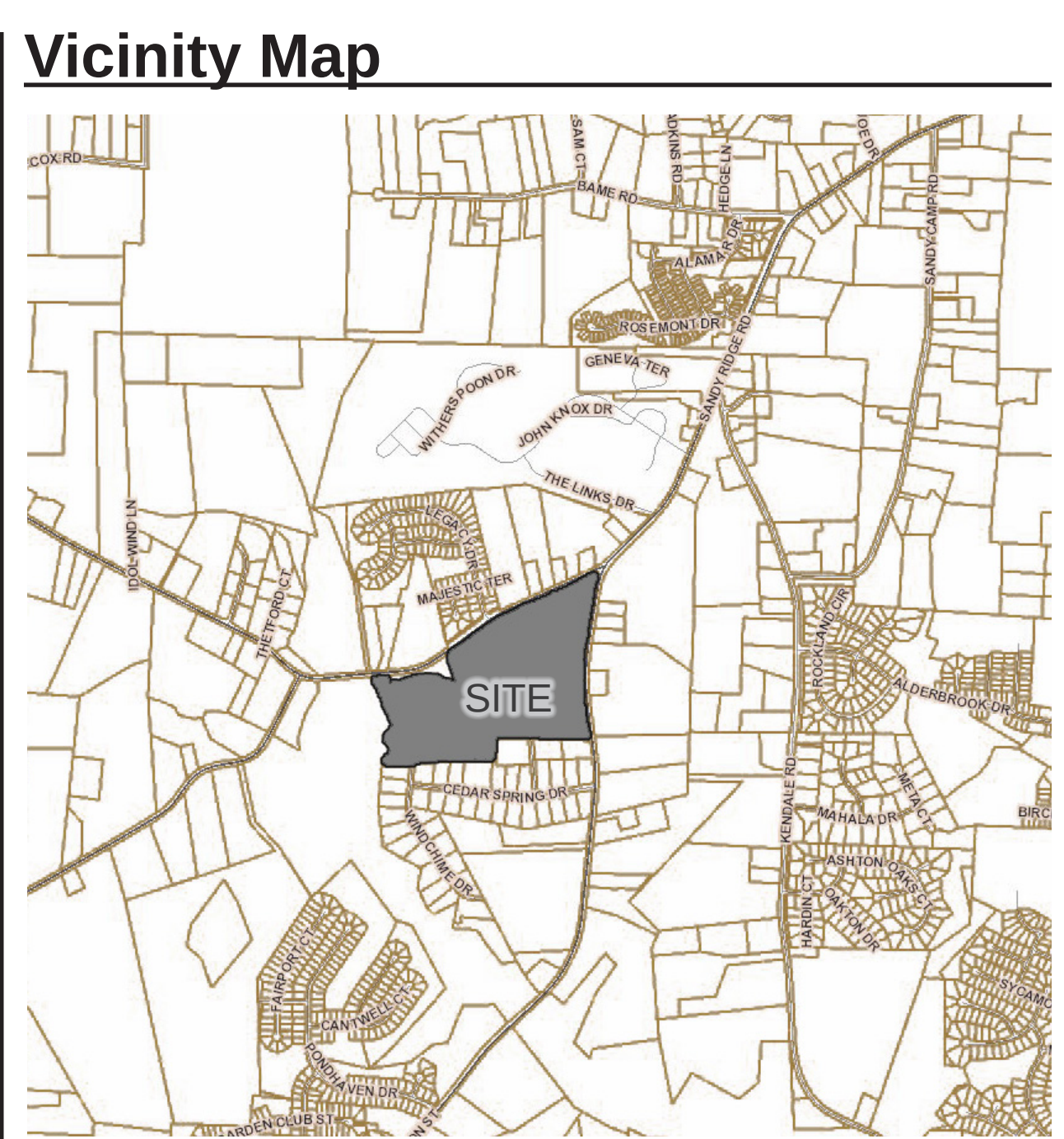
601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069



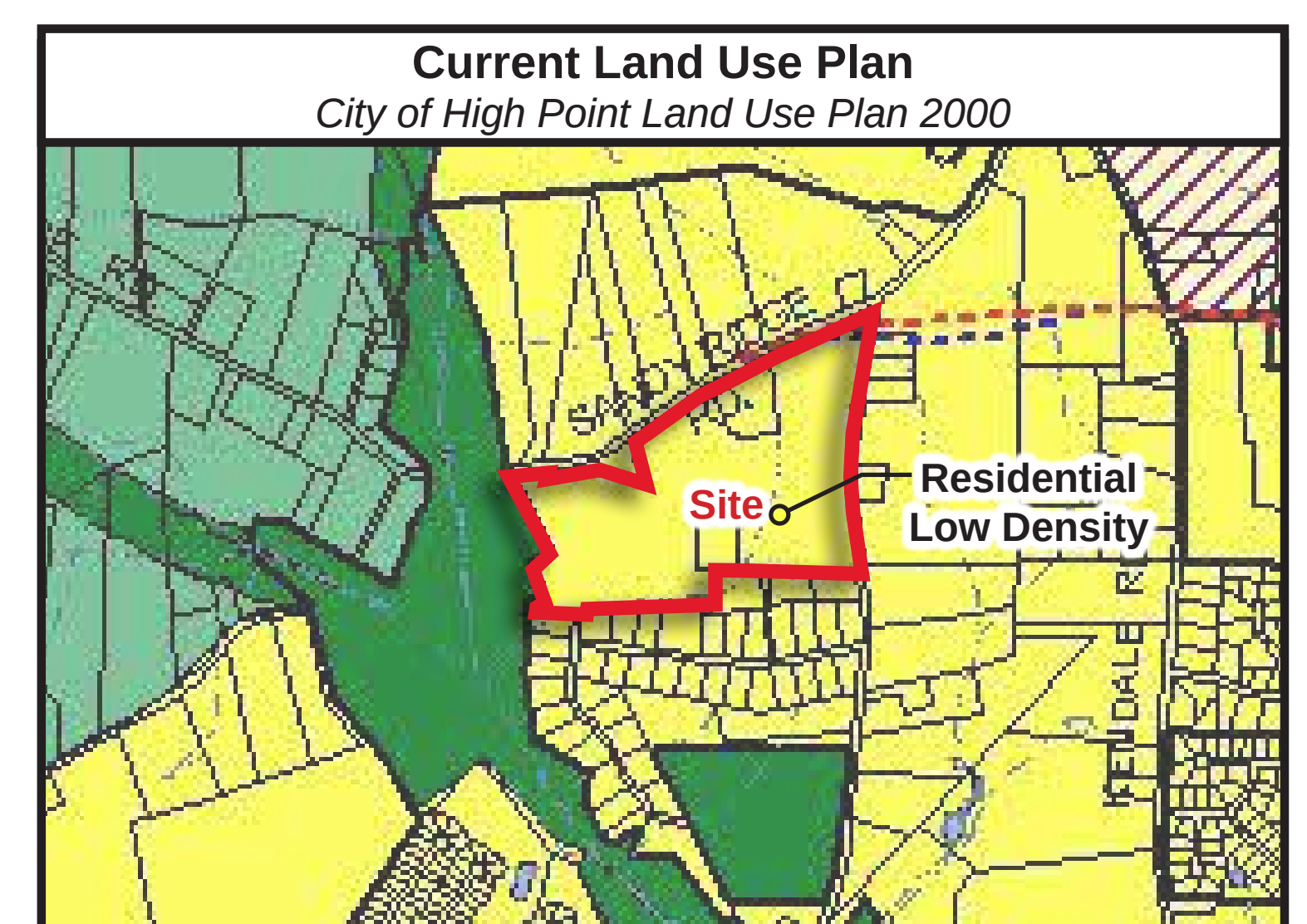
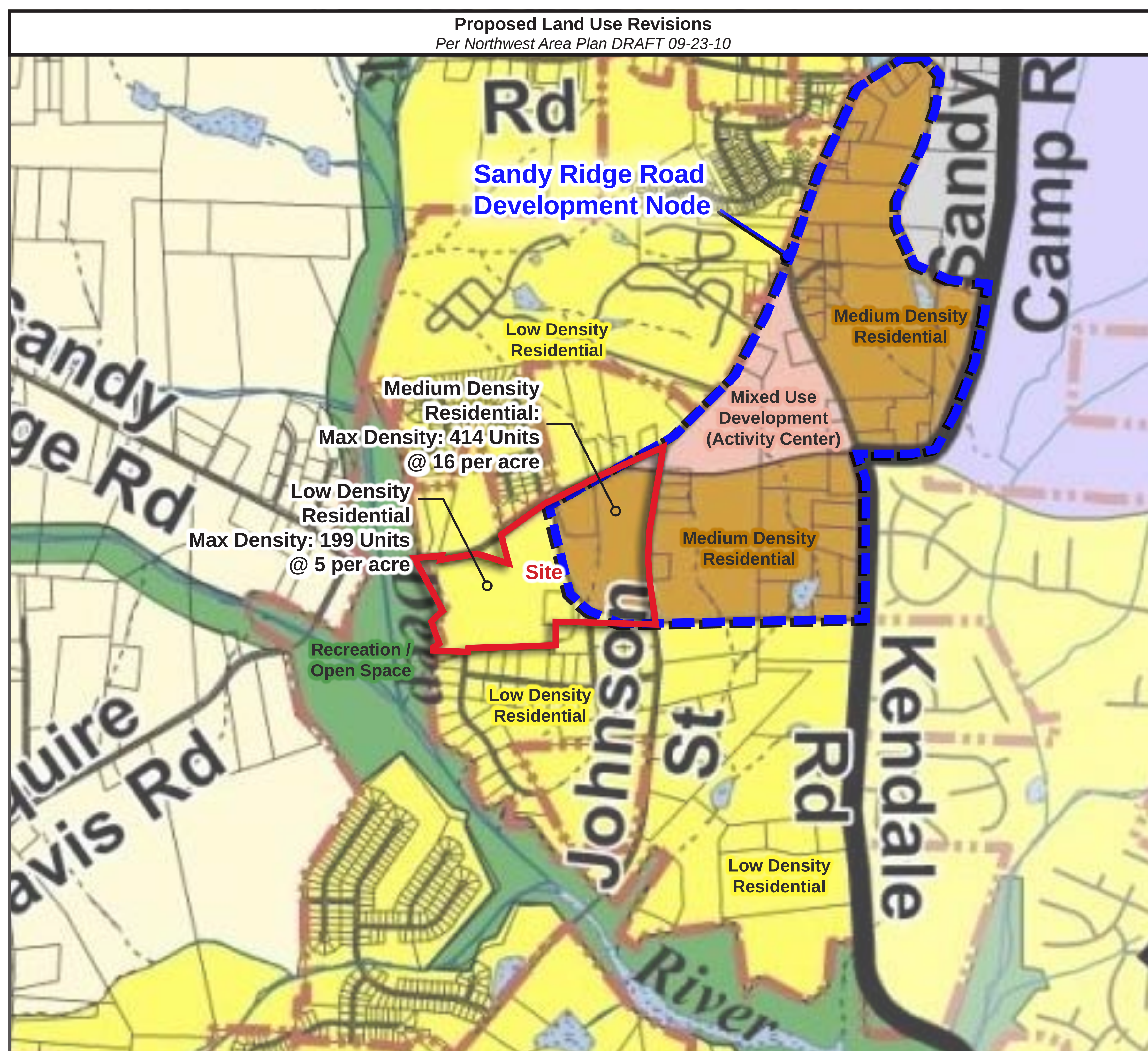
Property Owner Key

	PIN	OWNER
1	6894913894	ADELOYE, DAVID
2	7803192257	ALLEY, ALEXANDER ; ALLEY, IRIS I
3	7803191407	ALLEY, JOHN WILLIAM
4	6893991991	ALLRED, DENNIS MONROE ; ALLRED, BETH R
5	7803093214	BALLARD, ROGER R ; BALLARD, ANN I
6	6894915739	BARATTA, ANDREW V ; BARATTA, HEIDI A
7	6894925480	BARNSDALE CLARK, SALINA ; CLARK, JAMIE
8	6894925551	BARRETT, BRIAN R ; BARRETT, JOY K
9	6894823446	BEHNKE, DENVER W ; BEHNKE, ROBERTA M
10	6894827696	BONHAM, MARK D ; BONHAM, DONNA F
11	6894917743	BOSTIC, ANDREW ; BOSTIC, URETHA L
12	6894924840	BROCK, DAVID W ; BROCK, PAMELA L
13	6894826695	BROOKS, ARNOLD H ; BROOKS, BEVERLY L
14	6894920888	BROWN, JASON T ; BROWN, SHAWN L
15	6893984773	BULLINS, GARY R ; BULLINS, VICKIE G
16	6894914717	BURGINS, CURTIS ; BURGINS, JERRIE
17	6894925393	BYON, JAY H ; BYON, SO JUNG
18	6894920659	CANON, JAIME D ; CANON, MARIA NITA
19	6894828825	CARMICHAEL, DONNA J ; CARMICHAEL, JAMES T
20	6894824732	CARTER, BRITT A ; CARTER, GENNA W
21	6894910002	CAULDER, CHARLIE R
22	6894909185	CEDAR SPRINGS FARM LLC
23	6894823167	CHAPMAN, KACY R ; CHAPMAN, TAMARA
24	7802251784	CITY OF HIGH POINT
25	7803193787	COLTRAIN, LARRY S ; COLTRAIN, DRUCILLA O
26	6894826812	CONNOLLY, HOWARD L JR ; CONNOLLY, MICHELLE L ; WALKER, SUZANNE M ; WALKER, ELBRIDGE L
27	6894926097	COUSSA, VIRGINIA P
28	6894914662	CREWS, WILLIE R ; CREWS, JULIA
29	7803093409	CROUSE, KIM MAUREEN
30	6894921869	CRUTHIS, AMANDA FAITH ; CRUTHIS, CARL WALTER
31	6894920325	CULBERTSON, JEFFREY S ; CULBERTSON, BETHANY
32	6894921582	DAU, ANUAR M ; DAU, SONIA P
33	6893998815	DEESE, CLAUDIA B
34	6893999864	DEESE, CLAUDIA B
35	6894921533	DENGLER, BILLY D ; DENGLER, SHERI J
36	6894912936	DOLE, MELISSA G
37	6894912568	DOOM, SCOTT L ; DOOM, DEBORAH T
38	6894912656	DORAN, MICHAEL F ; DORAN, MICHELLE K
39	6894827104	ELEDGE, GREGORY H ; ELEDGE, KIMBERLY J
40	6894828365	ELEY, DARNELL R ; ELEY, MELANIE N
41	6894923611	ELLIS, MICHAEL E ; ELLIS, SHARLENE R
42	6894829584	ELIAS, ELAINE Y ; ELIAS, FRANK G
43	7803096901	FERGUSON, DAVID K ; FERGUSON, JULIE O
44	7803091804	FIEDLER, BRANDON JAY ; FIEDLER, KIMBERLY GAY SESSOMS
45	7804027273	FLYNT, CHARLES B ; FLYNT, KATHY S
46	7804027508	FLYNT, KATHY ANN STAFF
47	6894814967	FORCADELA, GABRIEL ; FORCADELA, HILDA
48	7803093808	FOUST, RONALD BALES ; FOUST, DIANA SUE
49	7803091467	GERWE, JOHN J JR ; GERWE, MARY JO
50	6893981643	GLORIA J WHITE REVOCABLE TRUST ; WHITE, GLORIA J TRUSTEE ; WHITE, NED D TRUSTEE
51	6894825267	GONZALEZ, ERIC ; GONZALEZ, PATRICIA A
52	6894825040	GRASSIE, MICHAEL T ; GRASSIE, LINDA A
53	6894825513	GUERIERA, PAUL E ; GUERIERA, ALISON B
54	6894922666	HACKNEY, JOHN ; HACKNEY, TANYA HACKNEY
55	6894813969	HALL, MATTHEW L ; HALL, DORIS C
56	6894826058	HARRIS, AARON S ; HARRIS, ROSALYNN G
57	7803094859	HENDERSON, REBECCA W
58	6893983933	HILL, JAMES W ; HILL, TAMARA G
59	7803097963	HONEYCUTT, JAMES H ; HONEYCUTT, BRENDA S
60	7803097557	HOOVER, DAVID L
61	6893897218	HOOVER, JOSEPH N ; HOOVER, PAULA J
62	6894922312	HUMPHREY, DANIEL E ; HUMPHREY, TAMARA L
63	6894926217	HUNEYCUTT, CYRUS W ; HUNEYCUTT, MOLLY M
64	6894816433	ISOM, DONALD R ; ISOM, MILDRED F
65	6894814348	ISOM, DONALD R ; ISOM, MILDRED F
66	6894916878	JIMENEZ, LUIS E ; JIMENEZ, SARAH D
67	6894825841	JOHNSON, DAVID JULIAN ; JOHNSON, STEPHANIE S
68	6894917940	JOHNSON, DAVID LEE
69	6894827555	JONES, KARL ; JONES, MICHELLE A
70	6894819638	KENNETT, J PHIL ; KENNETT, GLORIA K
71	6894827854	KHAN, MOHAMMED A ; KHAN, ASHLEY J
72	6893896465	KIRKMAN, DAVID P ; KIRKMAN, LINDA G
73	6894824168	KOKX, JASON P ; KOKX, LISA A
74	6894825220	KOVACH, JOHN S ; KOVACH, DENA L
75	6894826883	KUNZ, JACOB W ; POLLARD, KAREN D
76	6893986261	LAIN, STEPHEN P ; LAIN, GINGER B
77	6894913407	LANE, MARILYN DAWN ; LANE, MURRAY W
78	6893990414	LEE, CHANG Y ; LEE, OK B
79	6894822595	LINK, MICHAEL A ; LINK, SUSAN A
80	6893993518	LIVENGOD, THOMAS S ; LIVENGOD, JEAN S
81	6894828667	LIVINGSTON, VINCENT ; LIVINGSTON, ANGELA W
82	6894914553	LORD, JEFFREY M ; LORD, TRICIA S
83	6894827240	LUGO, EDWIN F
84	6893996563	LYNK, DANIEL A ; LYNK, CYNTHIA G
85	7804006167	MARTIN, DOROTHY JANE
86	6893899664	MARTZ, JAMES A ; MARTZ, SUSAN T
87	6894925539	MAYDEN, WARNER L JR ; MAYDEN, NITA
88	6893994596	MCCLEAF, MARLIN RICHARD ; MCCLEAF, MARILYN G
89	6894922550	MCDOWELL, ERICA L K ; MCDOWELL, KEVIN T
90	6894914730	MCNEIL, GREGORY W ; MCNEIL, CHRISTINE L
91	6894922165	MDC HOMES-GREENSBORO LLC

	PIN	OWNER
92	6894829249	MDC HOMES-GREENSBORO LLC
93	6894815822	MDC HOMES-GREENSBORO LLC
94	6894921638	MECKS, GARY ALLEN ; MECKS, ALICE ELIZABETH
95	6894925606	MESSICK, KRISTINA C ; MESSICK, ROBBY D
96	6894925003	MICELI, DAVID ; MICELI, TISH
97	6894915673	MITCHELL, DONALD E JR ; MITCHELL, VIVIAN K
98	6894926025	MOCK, TIMOTHY D ; MOCK, VIVIAN H
99	6893990390	MOORE, DANNY S ; MOORE, SUSAN L
100	6893999478	MOORE, KEVIN F ; MOORE, KIMBERLY S
101	6894911975	MOORE, ROBERT S ; STRADER, CHERILYN R.
102	6894823688	MOORE, TOMEKO ; MOORE, JAMES P
103	6894823038	MOSES, JOSEPH BRIAN ; MOSES, LORI J
104	6894913908	MOSIER, STEVEN D ; MOSIER, LINDSEY M
105	6894825093	MOTLEY, SHERRI E
106	6893995889	MOYER, CHARLES P ; MOYER, CHARLENE W
107	6894824467	MURPHY, LAURA A ; MURPHY, MATTHEW P
108	6893985453	NELSON O SILVER LIVING TRUST ; SILVER, NELSON O TR
109	6894924783	NIELSEN, SARAH KAY ; NIELSEN, TJAI M
110	6894827468	OGBONNA, PASCHAL C ; OGBONNA, MAVIS N
111	6894912733	OHOME, OLUFEMI ; OHOME, OSASOGIE ERHABOR
112	6894824787	OLIVEROS JOSE MARIA LOPEZ & BERENICE FLORES ENRIQUEZ
113	6894921343	OSTMANN, JAMES STEPHEN SR
114	6893896662	OWENBY, TINA
115	7804103185	OWENS, DOUGLAS R ; OWENS, REBECCA O
116	6893899052	OWENS, THOMAS F
117	7803094552	PACE, STEVEN G ; PACE, LYNN R
118	6894827375	PAGIAVLAS, NOTIS ; PAGIAVLAS, ANASTASIA
119	6893982511	PARK, HEE CHANG ; PARK, MIN Y
120	6894829355	PARROTT, MARK W
121	6894926221	PARUSCIO, THOMAS E JR ; PARUSCIO, DENISE E
122	6893992113	PEARMAN, JARRETT L ; PEARMAN, PAULA B
123	6893993940	PENLEY, COURTNEY ; PENLEY, MARK
124	7804122635	PIEDMONT TRIAD AMBULANCE & RESCUE INC
125	7804021083	PIERCE, NORMA JEAN STAFFORD
126	6894928335	PIERCE, RAYMOND E ; PIERCE, NORMA JEAN
127	6894823616	PISULA, SCOTT A ; PISULA, STEPHANIE L
128	6894821519	PRESBYTERIAN HOMES INC
129	6894825579	PRESTON, JEROME D ; PRESTON, DENISE ANN
130	6894829513	RAPP, WILLIAM M ; RAPP, PATTY C
131	6894924809	REAVES, RICHARD G ; REAVES, SANDRA P
132	7804024711	REDMON, KATHERINE E ; TROTTER, BRIAN F
133	6894920394	RIGSBEE, JAMES C JR ; RIGSBEE, BETH F
134	6894922849	RISSLER, JAMES L ; RISSLER, PATRICIA A
135	6893990969	RUSH, KENNETH ALAN ; RUSH, AMY LITTLE
136	6894825487	SAEZ, RAFAELA A ; SAEZ, JESSICA E
137	6894828886	SAXON, JASON ; SAXON, SUSAN SAXON
138	6894912820	SCHABACKER, ELIZABETH M
139	6893897170	SCHERMERHORN, WILLIAM R JR ; SCHERMERHORN, CHRISTINE L
140	6894829857	SCOTT, MARK A ; SCOTT, GWEN E
141	6894924031	SEALS, DANNY L ; SEALS, ALLISON L
142	6894922608	SHARMA, ANU ; SHARMA, GAURI
143	6894825383	SHARMA, RAVINDRA ; SHARMA, SONAL
144	7803096505	SHELTON, WILLIAM G JR ; SHELTON, LINDA G
145	6894923555	SIMON, DAVID F ; SIMON, REBECCA L
146	7804110534	SIPE, JOSEPH M ; SIPE, NANCY W
147	6894829698	SMITH, DAVID M ; SMITH, MICHELLE D
148	6893890882	SMITH, PATRICIA U
149	6894924333	SOK, THEARA ; SOK, VANNARA KIM
150	7804121515	STAFFORD, JAMES C ; STAFFORD, WANDA D
151	7804021653	STAFFORD, JAMES CORNELIUS
152	6894828552	STEELE, TIMOTHY L ; STEELE, KAREN L
153	6894920555	STRAUGHN, SHENITA L
154	6893998520	SURRETT, REGINALD SCOTT ; SURRETT, NANCY P
155	6894922382	THOMAS, CHERYL G
156	6893991651	THOMAS, MICHAEL A
157	6894829627	THOMAS-PFUHL, LISA M ; PFUHL, HENRY F
158	6893896992	THOMPSON, GREGORY P ; THOMPSON, DEBRA S
159	6894917820	TREYBALL, CHRISTINA
160	6894920817	TROLINGER, JOHN L ; TROLINGER, SORAYA P
161	6894827267	US BANK NATIONAL ASSOCIATION TRUSTEE
162	6894926145	VAKA, SHANNON K ; VAKA, CRAIG F
163	6894923352	VILLALOBO, EDWIN A ; SARAVIA, MARIA L
164	6894923921	WARD, RAYMOND L ; WARD, KAYDRA M
165	6894913969	WATSON, EDDIE L JR ; WATSON, MARY T
166	7804003157	WEBB, J RICK ; WEBB, PHYLLIS P
167	6894923467	WEBSTER, DERRICK W ; BIVENS, NICOLE S
168	6894908816	WESLEYAN EDUCATION CENTER
169	7804115905	WESTMORELAND, C REID ; WESTMORELAND, CATHARINE B
170	7804110649	WESTMORELAND, JAMES T ; WESTMORELAND, CHARLES R
171	7804110854	WESTMORELAND, JAMES T ; WESTMORELAND, CHARLES R
172	7804113483	WESTMORELAND, JAMES T ; WESTMORELAND, MARGARET M FAMILY LIMITED PARTNERSHIP ; WESTMORELAND, CHARLES R
173	7804009900	WESTMORELAND, JAMES THOS
174	6893896787	WILLIAMS, BENJAMIN A
175	6894915752	WILLOUGHBY RAY, PAMELA KIM ; WILLOUGHBY RAY, RYAN SEAN
176	6894915817	WILSON, LENNETTE W ; WILSON, LEONARD H
177	6893990901	WOOD, KENNETH C ; WOOD, PATRICIA S
178	6894825480	WORTH, KELLYE



Site Data	
Property Data	
Existing Parcel Acreage:	66.88 Acres +/-
ROW Dedication:	-1.37 Acres +/-
Total Parcel Acreage:	65.51 Acres +/-
Jurisdiction	
Annexation into City of High Point	
Zoning Data	
Existing Zoning:	CU RS9
Proposed Zoning:	No Change
Building Data	
Max. Building Height:	50'
Max. Building Cover:	35% of Lot
Education Center:	2 Stories
Footprint Size:	185,000 SF +/-
Total Building Size:	238,000 SF +/-
Future Expansion:	60,000 SF +/-
Total Building with Future:	298,000 SF +/-
Parking Calculations	
Parking Required:	TBD
Parking Provided:	950 spaces +/- (incl. 150 future spaces & 18 handicap spaces)
Bufferyards	
Adjoining Land Use - LUC 1 (Single Family Detached Dwellings & Open Space)	Type "B" Bufferyard Required (Min. 25' width / Avg. 30')
Streetyards	Min. 8' width / Avg. 8'
Building Setbacks	
Along Johnson Street	50' Setback
Along Sandy Ridge Road	50' Setback
Side	5' Setback
Rear	25' Setback



Classification Descriptions

Low Density Residential
Single family detached dwellings with a maximum density of 5 units per acre.

Medium Density Residential
Mixed density residential including high density townhomes and multi-family housing ranging from 8 -16 units per acre.

Mixed Use Development (Activity Center)
Commercial, office, service uses and high density residential in a walkable setting.

**Wesleyan
Education Center -
Sandy Ridge Road**

High Point, NC 12/01/10

Current & Proposed Land Use Plans

Prepared for:



 Wesleyan Education Center
1917 Centennial Street
High Point, NC 27262

Project #: 10-181

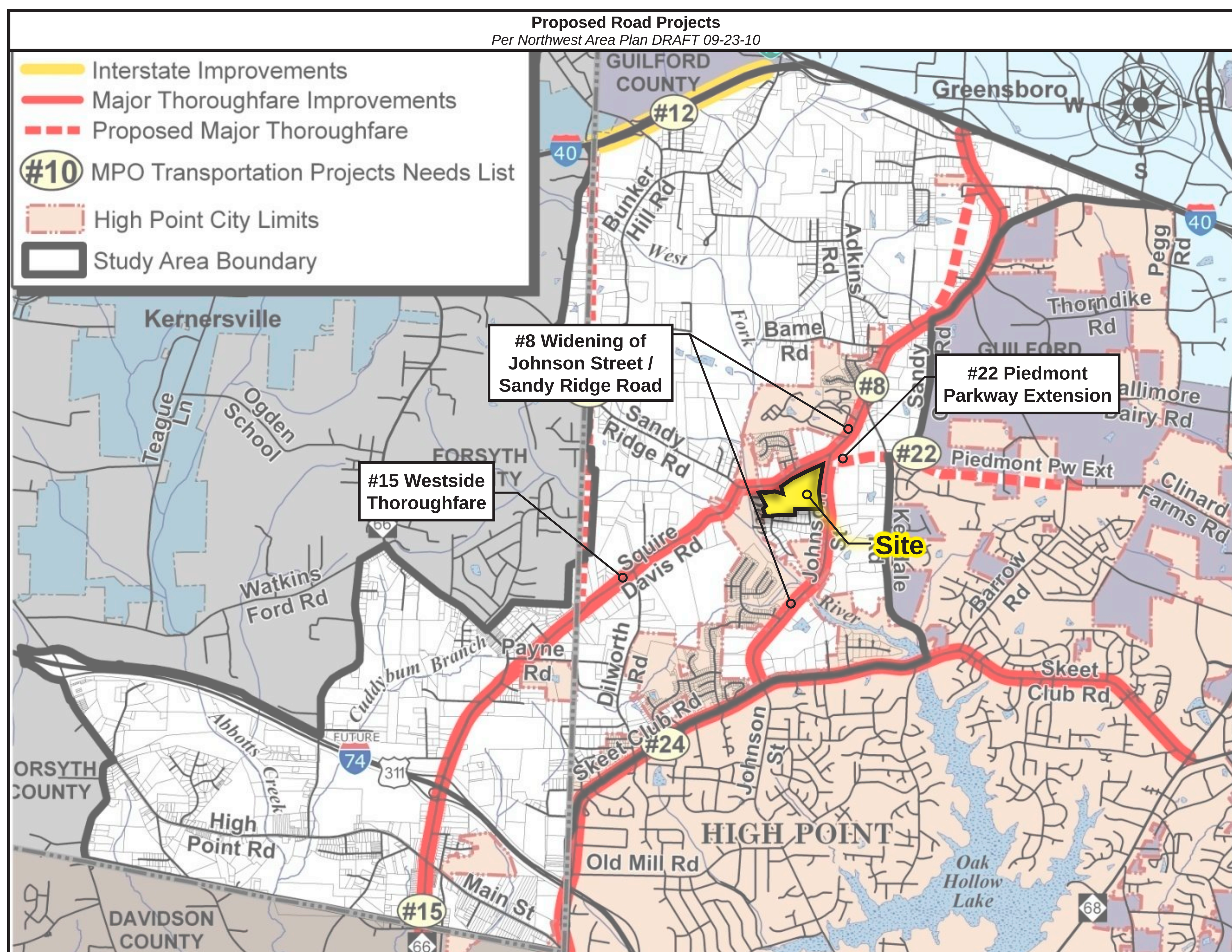
Prepared by:



Stimmel
Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street
Suite 200
Winston-Salem, NC
27101-2916

P: 336.723.1067
F: 336.723.1069
www.stimmelpa.com



MPO Future Projects

- #15** Westside Thoroughfare / North - South Connector
- #22** Piedmont Parkway Extension
- #8** Widening of Johnson Street and Sandy Ridge Road

**Wesleyan
Education Center -
Sandy Ridge Road**

High Point, NC 12/01/10

Transportation

Prepared for:



Wesleyan Education Center
1917 Centennial Street
High Point, NC 27262

Project #: 10-181

Prepared by:



Stimmel
Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street
Suite 200
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27101-2916

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Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT C

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Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
37	Raymond + Joan Pinner	1947 Sandy Ridge Rd. Colfax, NC	665-2999	
38	Rickey Candler	1928 Sandy Ridge Rd 27235 Colfax NC	456-1409	
39	Julia + Willie Crews	4802 Tradition Way Colfax, NC 27235	336 662-0156	WillieCrews@bellsouth.net
40	George + Kim Crouse	8807 Cedar Springs Dr Colfax	336 665-0547	Kimcrouse@bellsouth.net
41	John Gierke	8901 Cedar Springs Dr	336-668-4152	josephgierke@yahoo.com
42	Arnie + Bev Brooks	4893 Legacy Dr. Colfax, NC	662-3396	bev.brooks@gmail.com
43	Patty Prapp	1509 Castle Way Colfax	668-7264	bellsouth.net prapp123@
44	Joe + Nancy Sire	4640 Johnson St Colfax	665-0185	
45	Drew Coltrain	4600 Johnson St Colfax	668-3707	drewcoltrain@gmail.com lscoltrain@gmail.com
46	Doug Owens	4604 Johnson St Colfax	336-314-5606 668-	owensdoug@bellsouth.net
47	Angela Livingston	4885 Legacy Dr. Colfax	202-9974	ALWOMACK22@yahoo.com
48	Michael Flynn	1965 Sandy Ridge Rd Colfax	668-2500	N/A

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
49	DINESH BHAGAT	4825 MARQUIS ST. COLFAX	336-510-4264	daysen120@yahoo.com
50	Alexander Alley	1555 Hwy 66 S. Kernersville	336-996-3776	
51	Kim Moore	8903 Cedar Spring Dr Colfax	336 668-4589	moorekim1977@bellsouth.net
52	Matt Murphy	4913 LEGACY DR. COLFAX	617-5671	MURPHY.MP108@MAC.COM
53	Julie Morgan	8802 Cedar Sp. Dr Colfax	336-617-5470	jloferg@gmail.com
54				
55				
56				
57				
58				
59				
60				

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center

Guilford County / High Point, NC

	Name	Address:	Phone:	Email:
61	Charles + Katelyn Juynt	1965 Sandy Ridge Rd. Colfax, N.C. 27235	668-2500	
62	Phil and Gloria Kennett	1927 Rudy Fedge Rd Colfax, NC 27235	668-3782	
63	B.H. Shelton	8803 Cedar Spring Dr.	336-665-1372	bshelton1237@yahoo.com
64	Dennis + Beth Allred	8912 Cedar Springs Dr	668-3099	beth@myallredfamily.com
65	Gary + Claudia Deen	8904 Cedar Spring Dr	665-0518	CDeen@Tide1922.com
66	Mike Link	4920 Legacy Drive	848-3123	MLINK001@triad.rr.com
67	Kenn + Erica McDowell	1531 Castle Way	336 880 2532	Ericak78@aol.com
68	Michelle Jones	4840 Marquis St	336 543 3367	michelleajones@aol.com
69	Kacy Chapman	4803 Marquis St		Kacy Chapman@cw-hotmail.com
70	Cy Huneycutt	4824 Legacy Drive	668-2816	chuneycutt@triad.rr.com
71	Steve & Stephanie Dillon	2209 Sandy Ridge Rd High Point	668-0520	stephanie_dillon78@yahoo.com
72	Debra Thompson	1226 Windchime Dr Colfax	239 7260	DebraKay4444@yahoo.com

Stimmel



Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

EXHIBIT D

601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Special Use Permitting for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	Joe & Nancy Sipe	4640 Johnson St Colfax NC 27235
2	Douglas R. Owens	4604 Johnson St. Colfax N.C 27235
3	Larry and Dee Coltrain	4600 Johnson St. Colfax N.C. 27235
4	Michael R. Hume	4920 Legacy Drive Colfax NC 27235
5	Gary & Claudia Deese	8904 Cedar Spring Drive Colfax 27235
6	Dennis & Beth Allred	8912 Cedar Spring Dr. Colfax, NC 27235
7	Kim & Kevin Moore	8903 Cedar Spring Dr Colfax NC 27235
8	Marla Anna Plumer	4913 LEGACY DR. COLFAX N.C. 27235
9		
10		
11		
12		

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Special Use Permitting for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	George Crouse	8807 Cedar Spring Drive Colfax, NC
2	Kevin and Erica McDowell	1531 Castle Way Colfax, NC 27235
3	Bruce Shields	8803 Cedar Spring Dr. Colfax, N.C.
4	Kacy Chapman	4803 Marquis St. Colfax, NC
5	Cyle & Molly Honeycutt	4824 Legacy Drive Colfax NC
6	Jim Hedgecock	8857 BATLSTON ROAD Colfax N.C. 27235
7		
8		
9		
10		
11		
12		



City of High Point North Carolina



Department of Transportation

Public Transportation Division

To: Randy McCaslin, Assistant City Manager

From: Mark McDonald, P.E., Transportation Director

Date: May 15, 2013

Subject: City Council Contract Award – Sidewalk, Bus Stops and Curb Cuts – RFB # 35-050813, Contract ENG2011-001

On May 8, 2013 the City of High Point received and opened four (4) bids for the construction of bus stop pads and sidewalk adjacent to bus routes in various locations throughout the city in response to RFB 35-050813 113. The bids were as follows:

- | | |
|--|--------------|
| 1. Atlantic Contracting Company, Inc. | \$304,857.50 |
| 2. Regional Site Solutions, Inc. | \$312,717.00 |
| 3. Triangle Grading and Paving Company | \$289,615.50 |
| 4. Yates Construction Company, Inc. | \$326,928.90 |

The engineers' estimate for the project was \$235,000. In order to complete the project within the available budget, staff negotiated with the lowest, responsive, responsible bidder, Triangle Grading and Paving Company to remove one project (P-00055, Chestnut Street – Westchester Drive to Wesley Memorial Church) and adjust line item costs on the Westchester Drive (Phillips to Chestnut) sidewalk to reduce that project cost by \$15,600.

Staff recommends that the City Council award the contract for the construction of bus stop pads, sidewalk and curb cuts to Triangle Grading and Paving at the negotiated price of **\$214,100**. The funding for this project is available through multiple grants which have an 80% federal share and a 20% city share that has been previously budgeted.

cc: Ms. Tracey Adams, Purchasing Division
Mr. Buddy Cox, Hi tran
Mrs. Angela Wynes, Hi tran



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Engineering Services**

COUNCIL AGENDA DATE: **May 20, 2013**

BID NO.: **35-050813** CONTRACT NO.: **ENG2011-001** DATE OPENED: **May 8, 2013**

DESCRIPTION:

Sidewalk, bus pads and curb cuts

PURPOSE:

Construct new sidewalk, bus pads and curb cuts along existing City of High Point transit routes. Projects include Westchester Drive from Phillips to Chestnut, Chestnut Street from Kivett to Meadow, Granville Street at the Chavis YMCA, and multiple bus stop and curb cut locations along transit routes.

COMMENTS:

We received 4 bids. Triangle Grading and Paving was the low bidder at \$289,615. The engineer's estimate is \$235,000. We negotiated with the contractor to eliminate one project and adjust line item costs in another project to bring the contract award amount within budget.

RECOMMEND AWARD TO: **Triangle Grading and Paving** AMOUNT: **\$214,100.00**

JUSTIFICATION:

To enhance pedestrian safety and convenience for transit users and the general public.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
641622	533701	641063136465	S3320	90,000
641622	533701	641093143565	S3320	19,506
641622	533701	641093143560	S3320	27,710
641622	533701	641103143565	S3320	76,884
TOTAL BUDGETED AMOUNT				214,100

DEPARTMENT HEAD: **B.K. Pugh** Digitally signed by B.K. Pugh
DN: cn=B.K. Pugh, o=City of High Point, ou=Engineering Services, email=keith.pugh@highpointnc.gov, c=US
Date: 2013.05.15 10:51:54 -0400' DATE: **May 15, 2013**

The Purchasing Division concurs with recommendation submitted by the **Engineering Dept.** and recommends award to the lowest responsible, responsive bidder **Triangle Grading & Pavin** in the amount of \$ **214,100.00**.

PURCHASING MANAGER: **Jeffrey Moore** Digitally signed by Jeffrey Moore 2013.05.15 20:23:13
DN: cn=Jeffrey Moore, o=Bank of America Global Corporate & Institutional Banking, ou=Bank of America - High Point, City of High Point, email=jeff.moore@bofa.com, c=US
Date: 2013.05.15 17:42:00' DATE: **May 15, 2013**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Jeffrey Moore** Digitally signed by Jeffrey Moore 2013.05.15 20:23:13
DN: cn=Jeffrey Moore, o=Bank of America Global Corporate & Institutional Banking, ou=Bank of America - High Point, City of High Point, email=jeff.moore@bofa.com, c=US
Date: 2013.05.15 17:42:00' DATE: **May 15, 2013**

CITY MANAGER: **Strib Boynton** Digitally signed by Strib Boynton
DN: cn=Strib Boynton, o=Administration, ou=City of High Point, email=cindy.smith@highpointnc.gov, c=US
Date: 2013.05.15 16:06:49 -0400' DATE: **May 15, 2013**

Bidders List

Contract Number ENG 2011-001
Bid Number 35-050813
Sidewalks – Bus Pads – Curb Ramps
Date: Wednesday, May 8, 2013 @ 2:00 P.M.

<u>BIDDERS</u>	<u>BID</u>	<u>BOND – DBE - Addendum</u>
ASJ Wilson Construction LLC 415 Pisgah Church Road PMB 128 Greensboro, NC 27455 Ph: 336-272-7722 Fax: 336-272-7723		Bid Bond: DBE: Addendum:
Atlantic Contracting P.O. Box 49559 Greensboro, NC 27419 Ph: 336-931-3109 Fax: 336-931-3108	\$304,857.50	Bid Bond: Yes DBE: Yes Addendum: Yes
D's Concrete, Masonry & Demolition 236 S. Blizzard Town Rd. Beulaville, NC 28518 Ph: 919-274-6658 Fax: 919-237-2521		Bid Bond: DBE: Addendum:
Dalton's Quality Concrete, LLC 1167 Edwards Rd. Rural Hall, NC 27045 Ph: 336-969-0241 Fax: 336-969-0241		Bid Bond: DBE: Addendum:
Regional Site Solutions Box 5047 High Point, NC 27262 336-841-3497 336-841-6348	\$312,717.00	Bid Bond: Yes DBE: Yes Addendum: Yes
Triangle Grading & Paving 1521 Huffman Mill Road Burlington, NC 27215 Ph: Fax:	\$289,615.50	Bid Bond: Yes DBE: Yes Addendum: Yes
Turner Asphalt, Inc. 1516 Glendale Drive Greensboro, NC 27406 Ph: 336-294-5002 Fax: 336-294-3133		Bid Bond: DBE: Addendum:
Yates Construction Company 9220 NC 65 Stokesdale, NC 27357 Ph: 336-548-9621 Fax: 336-548-1903	\$326,938.90	Bid Bond: Yes DBE: Yes Addendum: Yes

ENG 2011-001 Sidewalk, Bus Stop and Curb Ramps

LOCATION OF WORK

1. Granby Avenue @ Park Street (North West & North East Corner).
Install five (5) foot wide concrete sidewalk and curb ramps on the North West & North east corner of Granby Avenue @ Park Street.
2. 501 Ashburn Street @ Boundary Avenue.
Install five (5) foot wide concrete sidewalk and curb ramp from existing driveway for 501 Ashburn Street to Boundary Avenue.
3. East Kivett Drive @ East Way Court.
Install five (5) foot by ten (10) foot concrete bus pad on the south side of East Kivett Drive west of East Way Court.
4. Montlieu Avenue @ CVS Pharmacy.
Install 5 foot by 10 foot shelter pad and 2.5 foot by 10 foot sidewalk between back of curb and existing sidewalk.
5. Granville Street (Brentwood Street to YMCA).
Install five (5) wide concrete sidewalks; curb ramps and landscaping along the south side of Granville Street from Brentwood Avenue to YMCA.
6. Chestnut Street South Side (Westchester Drive to Existing Sidewalk).
Install five (5) wide concrete sidewalk, curb & gutter, and curb ramps along the south side of Chestnut Drive from Westchester Drive to existing sidewalk. **(Eliminated due to budget)**
7. Chestnut Drive (Kivett Drive to Meadow Place).
 - A. South West side of Chestnut from Kivett Drive to English Road Install five (5) foot wide concrete sidewalk, driveway aprons, curb & gutter and curb ramps at the locations shown on construction plans.
 - B. North East corner of Chestnut Drive and English Road install concrete sidewalk and driveway along the north side of Chestnut between curb line and building as shown on construction plans.
 - C. On the South side of Chestnut across from the intersection of Meadow Place replace broken concrete sidewalk, driveway aprons and reset granite curb as directed.
8. Burton Avenue (Shelter Pad at Food Lion).
Install five (5) foot wide concrete sidewalk, shelter pad and curb ramp on the east side of Burton Avenue at Food Lion Shopping Center.
9. Westchester Drive at Cornerstone Medical Center:
Install 5-Foot x 10-Foot concrete shelter pad at the location shown on the construction plans.
10. Southwest corner of East Lexington Avenue and Montlieu Avenue:
Install 5-Foot wide concrete sidewalk, shelter pad and curb ramp at the location shown on construction plans or as directed.
11. West side of Westchester Drive (Phillips Avenue to Chestnut Drive):
Install 5 to 6-Foot wide concrete sidewalk; curb ramps, pavement marking, guardrail, and handrail at the locations shown on the construction plans.
12. Chestnut Drive HI-tran Driveway Replacement:

Public Services Department

Richard D. McMillan, P.E.

ASSISTANT DIRECTOR



MEMORANDUM

DATE: May 15, 2013
TO: Pat Pate, Assistant City Manager
W. Chris Thompson, PE, Director of Public Services
FROM: Richard D. McMillan, P.E., Assistant Director of Public Services
SUBJECT: Agenda Item – Stone Materials for City's Operations

A handwritten signature in blue ink that reads "Richard D. McMillan".

I respectfully request that the following be included for consideration on the next City Council Agenda:

Consideration and approval for the contract with Martin Marietta Materials, Inc. for various stone materials under a unit price contract for the 2013-14 fiscal budget. This contract provides stone under unit prices for various City Departments and the contract amount will vary depending on usage.

The quoted unit prices are for stone materials only – either purchased directly or delivered-to-site prices. This contract will be used by all City Departments. Funding for this contract will vary and be made from operating budgets.

If you have any questions, please contact me.

pc: Jeff Moore, Finance Director
Tracey Adams, Purchasing
File



FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services Department

COUNCIL AGENDA DATE: May 20, 2013

BID NO.: EXTEND CONTRACT

CONTRACT NO.: 34-051111

DATE OPENED: EXTENSION

DESCRIPTION:

This contract was originally approved by Council May 16, 2011. This renewal is the last of 2 allowed extensions. The contract is for the supply of Stone for various departments within the City of High Point.

PURPOSE:

Stone for various departments.

COMMENTS:

Bid Tabulation from the original bid is attached.

RECOMMEND AWARD TO: Martin Marietta Aggregates

AMOUNT: \$100,000.00

JUSTIFICATION:

Martin Marietta Aggregates has agreed to extend this contract at the quoted price.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

W. Chris Thompson

DATE:

5-6-13

The Purchasing Division concurs with recommendation submitted by the Public Services Dept. and recommends award to the lowest responsible, responsive bidder Martin Marietta in the amount of \$ 100,000.00.

PURCHASING MANAGER:

J. J. J. J.

DATE:

5/10/13

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR:

J. J. J. J.

DATE:

5/16/2013

CITY MANAGER:

Scott B. B.

DATE:

5/10/2013

Bid Tabulation
Bid #34-051111 STONE - CITY WIDE

	Martin Marietta	
Per Ton	Plant Price	Delivered Price
ABC Stone	\$20.25	\$24.25
#4 Stone	\$23.25	\$27.25
#5 Stone	\$23.25	\$27.25
#6 Stone	\$24.00	\$28.00
#57 Stone	\$23.25	\$27.25
#67 Stone	\$23.25	\$27.25
#78 M Stone	\$24.00	\$28.00
Class B Rip Rap	\$26.50	\$31.25
Class 1 Rip Rap	\$26.50	\$32.50
Class 2 Rip Rap	\$28.50	\$38.50
Screening	\$20.50	\$24.50
3" – 5" Surge	\$24.00	\$28.00
Less Than Load Charge	\$ 65 per trip	
Rip Rap Minimum	\$ 100 per trip	

**Comprehensive Planning Committee
(SoSi Presentation)
May 7, 2013 – 4:00 p.m.
Council Chambers, High Point Municipal Building**

Present:

Chairwoman Becky Smothers and Committee Members Britt Moore, Jeff Golden, Jay Wagner, Jason Ewing

Absent:

Committee Members Bernita Sims, Foster Douglas, Judy Mendenhall and Jim Davis

Staff Present:

Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; Terry Kuneff, Engineering Services; Heidi Galanti, Planning and Development; Lee Burnette, Director of Planning & Development; Lisa Vierling, City Clerk

Others Present:

Andres Duany; Wendy Fuscoe, Executive Director-The City Project, Inc.; Richard Wood, The City Project, Inc.; Peter Freeman; Steve Ilderton; John Kennett; Leah Price; Von Gore; Mark Kirstner; Dorothy Darr; Michael Collins; Jim Bronnert; Jill Lambert; Rosina Santillan; Margarita Kerkado; Janette McNeill, Dean of GTCC's High Point Campus; Aaron Clinard, The City Project, Inc. Margaret Collins, Director-Center for Creative Economy; Bill Moser, Center for Creative Economy

Chairwoman Smothers called the meeting to order and turned the meeting over to Margaret Collins, Director-Center for Creative Economy. Ms. Collins introduced Bill Moser who is working with her on the SoSi project. She explained they engage and do community design workshops throughout the Triad and were asked to work specifically on the site across from GTCC in South High Point. Mr. Moser mentioned the workshops that were held on March 19 and March 20th and explained the next important steps would be to secure property and recombine the tracts, then determine the best location for a pedestrian walk between GTCC and the vacant property. He explained they would perform additional market research and programming to further define site development guidelines and involve SoSi. They will also determine public versus private sector involvement for site development and would seek private sector participation through development opportunities.

Mr. Moser then shared a 25-minute synopsis through a PowerPoint presentation of the 2-day workshop.

Chairwoman Smothers asked if there was any interest to determine destination with this tract of land and asked what kind of neighborhood participation has there been throughout the process so far. Mr. Moser replied the participation has been great and noted 165 people actually responded to the survey that was sent out. Chairwoman Smothers shared one of the challenges she sees is trying to attract retail as well as restaurants in terms of economic ability as far as

income. She noted it will take a mass population for someone who wants to invest with lots of encouragement. Dorothy Darr mentioned an international grocery store for the area and asked how difficult it would be. Janette McNeill, Dean of GTCC's High Point Campus, noted she has heard a lot of the students and others in the area comment about the need for alternative food establishments in the area and suggested improvements to some of the facades might help existing businesses. Council Member Wagner reiterated Ms. McNeill's comments on alternative food establishments and mentioned cultivating designs with a focus on arts.

The meeting adjourned at 5:00 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Rebecca R. Smothers, Chairwoman

Attest:

Lisa B. Vierling, MMC
City Clerk

**High Point City Council
(Mandatory Ethics Training)
May 16, 2013 – 10:00 a.m.
City Manager's Conference Room**

Minutes

Present:

Mayor Bernita Sims, Mayor Pro Tem Britt Moore (At-Large), Council Member Rebecca Smothers (At-Large), Council Member Foster Douglas (Ward 2), Council Member Judy Mendenhall (Ward 3), Council Member Jay Wagner (Ward 4), Council Member James Davis (Ward 5), and Council Member Jason Ewing (Ward 6)

Absent:

Council Member Jeffrey Golden (Ward 1)

Staff Present:

Strib Boynton, City Manager; Pat Pate, Assistant City Manager; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk

This was the date and time scheduled for a live webinar sponsored by the School of Government on Ethics Training for the Mayor and City Council. Frayda Bluestein and Norma Houston facilitated the live discussion. This training was to fulfill the legal requirements for Local Elected Officials pursuant to G.S. 160A-87. [signed verifications for the training are hereby attached as a permanent part of these proceedings]

Respectfully Submitted,

Lisa B. Vierling, MMC
City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS, HIGH POINT MUNICIPAL BUILDING
MAY 6, 2013 – 4:45/5:30 P.M.**

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Upon call of the roll, the following Council Members were present. Council Member Mendenhall offered the invocation; the Pledge of Allegiance followed.

Mayor Bernita Sims, Mayor Pro Tem Britt Moore (At-Large), Council Member Rebecca Smothers (At-Large), Council Member Jeffrey Golden (Ward 1), Council Member Foster Douglas (Ward 2), Council Member Judy Mendenhall (Ward 3), Council Member Jay Wagner (Ward 4), Council Member James Davis (Ward 5), and Council Member Jason Ewing (Ward 6)

SPECIAL PRESENTATIONS

PROCLAMATION- PUBLIC WORKS WEEK

Mayor Sims read the Proclamation proclaiming the week of May 19-25, 2013 as Public Works Week and presented it to Keith Pugh, Director of Engineering Services.

Mr. Pugh explained Public Works Week has been recognized since 1960 by the American Public Works Association. He also shared that another critical piece of Public Works Week is the identification of the top ten leaders of the year in public works and High Point was very fortunate to have one of the recognized leaders on staff, Chris Thompson, Director of Public Services. Mr. Pugh asked Mr. Thompson to share some of the activities that have been planned to educate the citizenry on the value of public works.

Mr. Thompson explained that with the assistance of Rebecca Coplin, they plan to educate students at Hayworth Friends School by presenting an exhibit there where they will bring out some of the equipment that the department uses. Mayor Sims thanked staff for all they do and the fact that they do it right. She also congratulated Mr. Thompson on being named an outstanding leader and the recognition by his peers as being one of the very best at what they do.

REGULAR MEETING ITEMS

FINANCE ITEMS - Council Member Moore, Chair

Committee Members: Wagner, Davis and Sims (all were present)

130120 Contract - Bid No. 32 - Existing Water & Sewer Maintenance Contract

Approval of contract awarding Bid No. 32 for Existing Water & Sewer Maintenance Contract. Purchasing and Engineering Services recommends that contract be awarded to Breece Enterprises, Inc. in the amount of \$369,405.00 which is the lowest responsible and responsive bid meeting specifications.

Attachments: [Bid No. 32 - Existing Water & Sewer Maintenance Contract](#)

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. The Committee recommended this matter be approved.

Approved contract with Breece Enterprises, Inc. in the amount of \$369,405.00 which is the lowest responsible and responsive bid meeting specifications.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

130121 Contract - Bid No. 21 - Short Range Transit Plan

Approval of contract awarding Bid No. 21 for consultant services for the development of the Short Range Transit Plan. Purchasing and the Transportation Department recommends that contract be awarded to HDR Engineering, Inc. in the amount of \$182,180.00 which is the lowest responsible and responsive bid meeting specifications.

Attachments: [Bid No. 21 - Short Range Transit Plan](#)

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. The Committee recommended this matter be approved.

Approved contract with HDR Engineering, Inc. for the development of the Short Range Transit Plan in the amount of \$182,180.00 which is the lowest responsible and responsive bid meeting specifications.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

130122 Contract Extension - Badger Water Meters

Approval of extension to contract to purchase Badger Water Meters. Purchasing and the Customer Service Department recommends that contract with Carolina Meter and Supply be extended to purchase 2,000 new meters at the total amount of \$244,000.00 which is the lowest responsible and responsive bid meeting specifications.

Attachments: [Contract Extension - Water Meters](#)

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. The Committee recommended approval.

Approved an extension to the Carolina Meter and Supply contract to purchase 2,000 new meters at the total amount of \$244,000.00 which is the lowest responsible and responsive bid meeting specifications.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract extension be approved. The motion PASSED by a 9-0 unanimous vote.

130123 Contract Amendment - Hazen & Sawyer, P.C. - Eastside WWTP

Council is requested to approve Amendment No. 1 for engineering services related to Eastside WWTP Solids Handling Facilities and Design of Incinerator Emissions Treatment Equipment in the amount of \$769,480.00.

Attachments: [Hazen & Sawyer - Eastside WWTP](#)

This matter was briefly discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. The Committee recommended approval.

Approved Amendment No. 1 to the Hazen & Sawyer, P.C. contract for engineering services related to Eastside WWTP Solids Handling Facilities and Design of Incinerator Emissions Treatment equipment in the amount of \$769,480.00.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Contract amendment be approved. The motion PASSED by a 9-0 unanimous vote.

130129 Municipal Agreement - NCDOT - Traffic Signal System Upgrades

Council is requested to authorize staff to execute a Municipal Agreement proposed by the North Carolina Department of Transportation (NCDOT) for improvements and enhancements to the City's traffic signal control system.

Attachments: [Municipal Agreement- NCDOT - Traffic Signal System Upgrades](#)

This matter was briefly discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. The Committee recommended this matter be approved.

Approved a Municipal Agreement with the North Carolina Department of Transportation for improvements and enhancements to the city's traffic signal control system and authorized staff to execute same.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Agreement be approved. The motion PASSED by a 9-0 unanimous vote.

130130 Municipal Agreement - NCDOT - E. Lexington Avenue Bridge Replacement

Council is requested to authorize staff to execute a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) in the amount of \$98,000.00 for the re-design and the additional cost for the E. Lexington Avenue Bridge replacement located approximately two hundred feet of east of McGuinn Drive.

Attachments: [E Lexington Ave Bridge Replacement - Municipal Agreement - NCDOT](#)

This matter was briefly discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. The Committee recommended approval.

Approved municipal agreement with North Carolina Department of Transportation in the amount of \$98,000.00 for the re-design and the additional cost for the E. Lexington Avenue Bridge replacement located approximately two hundred feet east of McGuinn Drive.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Mendenhall, that this Agreement be approved. The motion PASSED by a 9-0 unanimous vote.

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Council Member Douglas, Chair

Committee Members: Mendenhall, Ewing and Golden (all were present)

130125 Community Development & Housing Department -Annual Action Plan 2013-2014

Consideration of final approval of the Community Development and Housing Department 2013-2014 Annual Action Plan.

Attachments: [Annual Action Plan](#)
 [Annual Action Plan - Community Development](#)

Chairman Douglas asked Mike McNair, Director of Community Development & Housing, to report on the 2013-2014 Annual action Plan.

Mr. McNair noted a draft of the 2013-2014 Annual Action Plan was available for public inspection from March 11th through April 10th with a public hearing before the Citizens Advisory Council on March 28th and a public hearing before the High Point City Council on April 15, 2013. The Action Plan process has met HUD participation requirements for plan development such as public availability of the proposed plan, public hearings on the Plan and the public comment period. Once the Plan receives Council's approval, it will be forwarded to HUD no later than May 15, 2013. Chairman Douglas asked staff about the feedback received on the Annual Action Plan and staff's satisfaction with the leveraging of the funding. Mr. McNair replied that typically the community feedback has been pretty positive and that the leveraging has been tremendous considering the impacts, putting funds directly into the economy. Mr. McNair shared that Community Development has been around for 37 years and Council Member Smothers noted the department can boast of many accomplishments.

Chairman Douglas asked if there were any additional comments or questions. There being none, the Committee recommended approval of the Plan.

*At this time, Council Member Golden asked to be recused from voting on this particular motion due to some personal ties to items contained in the Action Plan. **Upon motion by Council Member Mendenhall, second by Mayor Pro Tem Moore, Council Member Golden's request for recusal was unanimously approved.***

Approved the 2013-2014 Annual Action Plan as submitted by the Community Development & Housing Department.

A motion was made by Council Member Mendenhall, seconded by Mayor Pro Tem Moore, that this matter be adopted. The motion carried by the following 8-0 vote:

Aye (8): Mayor Sims, Mayor Pro Tem Moore, Council Member Davis, Council Member Douglas, Council Member Ewing, Council Member Mendenhall, Council Member Smothers, and Council Member Wagner
Recused: Council Member Golden

COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair

130126 Ordinance - Reimbursement Agreement

Approval of a Reimbursement Agreement Ordinance to facilitate development in unserved areas and allow for an equitable system for developers to partially recover their costs for making improvements that will serve areas larger than what is needed for their individual development.

Attachments: [Reimbursment Agreement Ordinance](#)
 [Reimbursement Ordinance - Signed copy](#)

Chairwoman Smothers noted the only item on the regular agenda for the Comprehensive Planning Committee is consideration of the adoption of an ordinance that would allow for the establishment of basic procedures and terms under which the city may enter into agreements to reimburse portions of the costs paid by a private developer or property owner to extend or expand the city's facilities within a defined area. She explained the need for this particular ordinance was precipitated by the State of North Carolina requiring that communities have such. She pointed out that although the development agreement does speak to the fact that the city manager and staff will be responsible for the negotiations for this type of agreement, it all would have to be approved by the City Council.

Chairwoman Smothers asked if there were any questions or comments. There being none, the Committee recommended adoption of the ordinance.

Adopted a Reimbursement Agreement Ordinance to facilitate development in unserved areas and allow for an equitable system for developers to partially recover their costs for making improvements that will serve areas larger than what is needed for their individual development.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

**Ordinance No. 6990/13-22
Introduced 5/6/2013; Adopted 5/6/2013
Ordinance Book, Volume XVIII, Page 22**

PUBLIC COMMENT PERIOD - 5:15 P.M.

Mayor Sims announced this is the time set aside for comments from the public and asked those desiring to address Council to come to the podium.

LARRY DIGGS

Larry Diggs, who resides at 1127 Biltmore Avenue, inquired about proposed development plans for the former Presbyterian Home property on Greensboro Road. City Manager Strib Boynton explained that although there have been a lot of things talked about over the last two or three years regarding development of this property, the property owners have not brought any plans forward for this particular piece of property. Mr. Diggs asked if he could possibly offer some suggestions. Council Member Smothers offered to provide the contact information for the property owners to Mr. Diggs.

Mr. Diggs also stated he is pretty excited about IGNITE High Point and hopes it will be a much needed tremendous blessing for High Point because of all the businesses/industries that have closed.

JULIUS CLARK

Julius Clark, 1408 R. C. Baldwin Avenue, addressed Council on behalf of the Rosetta C. Baldwin Foundation and Museum. He expressed appreciation that faith has allowed him to sustain for over 13 years with the museum located at 1408 R.C. Baldwin Avenue. He stated he came to this meeting not to insult, argue or debate, but to express his gratitude for the opportunity to present to the citizens of High Point and the visitors and surrounding community, the Rosetta C. Baldwin African-American Museum and to enlighten Council about his concerns. He pointed out we talk about being united, but yet acts of hypocrisy, discrimination and prejudice are displayed and questioned the underlying attitude and roots of racism that can grow and flourish in our society. He noted from the beginning of November 2000, the creation of the museum was intended for the community to complement, enhance, and broaden the history of High Point and the ultimate outcome of this project would be for the City of High Point to find pride in ownership of such an institution with full support in making it another one of the city's National Register of Historic Places which would make the site a destination stop for tourism. He also expressed belief that the city has a great opportunity to bridge the efforts of the revitalization project for East Central.

Mr. Clark pointed out his strongest concern is the city's organizational values to the area and expressed concerns that the overall intent that the Core City Project [now referred to as City Project] was created for is somewhat going to be committed through other directions of the funding. He questioned why a "Welcome to Washington Street Historical District" flag was not put up on Washington Street as it was on N. Main Street to announce some type of intention as to what was going to happen in the area. He made reference to the yellow flags wrapped around Kilby Hotel and First Baptist Church--a sign of deterioration and possible loss of two National Historic sites. He asked Council to not allow this to happen to the Rosetta Baldwin Museum.

He also mentioned the poor attendance at the Veteran's Day service on November 11th of each year and felt it is incumbent on everyone to work together to make sure that the event is one that is very much talked about especially since it is located in Ward 2, but yet the Ward 2 representative, Council Member Douglas, does not even attend the event. He mentioned the word "responsibility" and stated he and the residents in Ward 2 would very much like to see and hear from their representative. He informed Council Member Douglas that he has been approached on several occasions by residents who have tried to reach him, but have not been successful, so he encouraged them to come to the City Council meetings to express their concerns.

Mr. Clark stated they are humbly grateful for the relationship they have with the City of High Point and pointed out this is the 13th year for the Rosetta C. Baldwin Museum and he has never asked for a salary. He reminded Council that November 29th, they would be celebrating Rosetta Baldwin Day in High Point and Guilford County and he would be stepping down as the director at the Museum. He asked for the city's support and noted they have until June to get the funds needed, and if not, they were only asking for a six-month

extension. He explained the city could not afford to lose this vital asset and he could not beg or plea, but asked for the city's help in saving it in Jesus' name.

Mayor Sims relayed to Mr. Clark that the city understands the plight they are in with the Museum, but are somewhat limited in how they can address what that plight is. She felt it is part of the responsibility and obligation of the larger community to help and assist in the preservation of that history and encouraged residents to visit and tour the museum. She expressed personal appreciation to Mr. Clark for all he has attempted to do over the last 13 years and pointed out money is tough for non-profits today. She thanked Mr. Clark for speaking from his heart and encouraged him not to stop praying and believing that it will happen.

Mr. Clark also shared that as he prepares to step down, they have reached out to Phyllis Bridges, owner of Yalik's Modern Art, to take over the leadership at the Museum in hopes to draw more visitors in. Council Member Mendenhall asked Mr. Clark to share the Museum's hours of operation. The Museum is open on Tuesdays and Thursdays from 10:00 a.m. until 4:00 p.m. and by appointment (phone number is 336-289-1942). Council Member Douglas asked about the number of African-American museums in North Carolina and in High Point. Mr. Clark stated he wasn't sure about the number of museums in North Carolina, but could say that there is only one African-American Museum in High Point and they created the Museum to educate the citizenry on African-Americans who have made strong contributions to the community.

Council Member Douglas also expressed personal appreciation to Mr. Clark for his hard work, commitment and dedication and agreed that the Museum is vital to the education and the heritage of the African-Americans in High Point. He also felt it was important to mention that the Museum received a NC flag that was flown over the State Capitol as well as a US Flag that was flown over the Capitol Building in Washington, DC on November 29, 2010 to honor the legacy of Rosetta C. Baldwin. Mr. Clark noted they have been very proud and honored to fly these flags. Council Member Douglas agreed with Mayor Sims in that funding is tight for non-profits, but felt funding for the Museum needs to be discussed by Council to allow the African-American Museum open so it could be visited by citizens throughout the city. He believed there is room for two museums in High Point and felt as one is funded, so the other should have some consideration on ways that the city may can fund it as well.

PHYLLIS BRIDGES

Phyllis Bridges, owner of Yalik's Modern Art, stated she would also really hate to see the doors of the Rosetta Baldwin Museum close because of all the rich history in the house representing the African-American community. Given the opportunity, she felt she could take the Museum to the next level and shared that for the past five or six years, she has been doing research on the history of the African-American community and has actually earned two awards from the Historical Society of North Carolina for her work on projects, exhibits depicting the African-American community of High Point.

Mayor Sims asked if there was anyone else desiring to speak during the Public Comment Period. There being none, the Public Comment Period was closed.

PUBLIC HEARINGS - 5:30 P.M.COMPREHENSIVE PLANNING COMMITTEE - Council Member Smothers, Chair**130127 Ordinance - Text Amendment 13-04 - City of High Point**

Consideration of a request to amend the Development Ordinance to permit certain setback encroachments for uses in the Heavy Industrial (HI) zoning district, subject to approval of a modification by the Technical Review Committee.

Attachments: [TA 13-04 Staff Report](#)

The public hearing for this matter was held on Monday, May 6, 2013 at 5:30 p.m.

Doug Loveland of Planning and Development provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings. At the conclusion of the staff report, Mr. Loveland entertained questions.

Mayor Sims asked who approves what the encroachment would look like. Mr. Loveland explained anyone in the HI Heavy Industrial zoning district, could request any encroachment up to a 100% encroachment and the discretion lies with the Technical Review Committee (TRC) to establish if there are any public safety hindrances such as site distance and if TRC recognizes a concern, they can deny that request. He also pointed out the modification process already has a built-in appeal that will come back to the City Council should the applicant wish to appeal TRC's decision. Chairwoman Smothers pointed out a major issue of concern would be the visibility and noted that it was specifically mentioned that it would not be a hindrance for site distance.

Chairwoman Smothers opened the public hearing and asked if there was anyone present who would like to speak in favor of or in opposition to Text Amendment 13-04. There being none, the public hearing was closed.

Adopted Ordinance amending the Development Ordinance to permit certain setback encroachments for uses in the Heavy Industrial (HI) zoning district based on consistency with the City's Land Use Plan and adoption of staff's findings as outline in the staff report. Additionally, the City Council finds this action to be reasonable and in the public interest because: 1) It will allow greater flexibility for the placement of necessary equipment associated with more intense industrial uses; and 2) a review of such requests is required to ensure that they do not pose any hazards to public safety.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

**Ordinance No. 6991/13-23
Introduced 5/6/2013; Adopted 5/6/2013
Ordinance Book, Volume XVIII, Page 23**

120302 Rezoning Case 12-11 - 350 South Land Holdings, LLC

A request by 350 South Land Holdings, LLC to rezone approximately 510 acres from the Agricultural (AG), Residential Single Family-40 (RS-40) and Light Industrial (LI) Districts, within Guilford County's zoning jurisdiction, to a Planned Unit Development-Mixed (PDM) District. The property is generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request for an approximately 79 acres portion of the zoning site fronting along Sandy Ridge Road.

Attachments: [Rezoning Case 12-11 - 350 South Land Holdings - Amended Staff Report \(04-30-13\)](#)

*The joint public hearing for this matter and related matter **120303 Development Agreement- 350 South Land Holdings, LLC** was initially held on Monday, November 19, 2012 at 5:30 p.m. and deferred at that time to April 15, 2013 and continued from that meeting to May 6, 2013 at which time final action was taken.*

Chairwoman Smothers announced this is the date and time for the continued public hearing on Rezoning Case 12-11 for 350 South Land Holdings and asked if there was any new information to come before the Council regarding this item. She pointed out there were some amendments that were made by the petitioner and they have all been incorporated into the zoning application. There being none, the public hearing was closed.

Following the conclusion of the public hearing, the Committee recommended adoption.

Adopted Ordinance providing for the rezoning of this property from the Agricultural (AG), Residential Single Family-40 (RS-40) and Light Industrial (LI) Districts, within Guilford County's zoning jurisdiction, to a Planned Unit Development-Mixed (PDM) District based on consistency with the City's adopted plans and finds this action taken to be reasonable and in the public interest by adopting the statements in the Staff Analysis section of the staff report. Rezoning to be effective to coincide with the corresponding annexation with an effective date of May 19, 2013.

A motion was made by Council Member Smothers, seconded by Council Member Mendenhall, that this Ordinance be adopted authorizing the rezoning of this property. The motion PASSED by an 8-1 vote as follows:

Aye (8): Mayor Sims, Mayor Pro Tem Moore, Council Member Davis, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Council Member Wagner
Nay (1): Council Member Douglas

**Ordinance No. 6992/13-24
Introduced 11/19/2012; Adopted 5/6/2013
Ordinance Book, Volume XVIII, Page 24**

120303 Development Agreement - 350 South Land Holdings, LLC

A request by 350 South Land Holding, LLC; Bland Property Investments, LLC; James S. Hedgecock and wife Elizabeth A. Hedgecock; and Michael Raymond Hedgecock and wife Christy M. Hedgecock to enter into a Development Agreement with the City of High Point for properties associated with Zoning Case 12-11, pursuant to N.C. General Statute 160A-400.20 et. seq., for a proposed multi-phased 510-acre development consisting of corporate park, industrial and commercial uses. A copy of the proposed development agreement is available for public inspection in the office of the Planning & Development Department.

Attachments: [350 South Land Development Agreement \(May 6 final\)](#)

The joint public hearing for this matter and related matter **120302 Rezoning Case 12-11- 350 South Land Holdings, LLC** was initially held on Monday, November 19, 2012 at 5:30 p.m. and deferred at that time to April 15, 2013 and continued from that meeting to May 6, 2013 at which time final action was taken.

_____ **Transcript: Continued Public Hearing May 6, 2013** _____

Chairwoman Smothers: *The next item is a development agreement which accompanies the rezoning and annexation. The previous action we have taken this evening outlines the necessity and the specifics for developing such an agreement and this is it. Here again this was discussed at the first public hearing and then also in committee. So is there any question by Council in regard to any new information that has been submitted? I don't think there has been any. We just went over the three different items that were finalized at the committee meeting.*

Council Member Douglas: *I want to make a comment. I would like to comment that I won't be able to support this motion either because of the number of individuals in that community. I think they deserve a level of quality of life and I think what this development would rob from them. A lot of them purchased their homes in that area just for that reason and I think that this....to me I think it's unfair, but I guess the ones that are investing in it see it different and that's fine. I think it robs them of that also. You know not just the quality of life, but the different livestock or different animals in the environment that I think this would disrupt. We have, you know, a business park already although I don't know what the occupation of it is, but I know it's not full. You know....and I also would like to question the amount of funding that will be allocated. I know Strib mentioned about it being broken down into stages. Are we building something again and waiting on someone to come, or is that a good way to go about doing this? You know, so with that being said I will have to vote against this as well.*

Chairwoman Smothers: *Well I think we all appreciate your concerns and certainly sensitivity to the changes that will take place in that part of the city. I would note for the record at least, that the petitioners had made a number of accommodations based on the concerns expressed by some of the neighbors and they are included in this development agreement and in the zoning specifically. So if there is no further.....*

Mayor Pro Tem Moore: Mayor, I want to make a quick comment and I think it just speaks to the times that we're living in. Foster, from an emotional standpoint I certainly understand the sentiment that you expressed. I think it's interesting. There was a big article on the front page a couple of weeks ago of the mega site proposal down in the Chatham County area, but if you look at the speed with which our economy has changed and our world has changed within the last 10 or 15 years, we find ourselves caught in a real dilemma of trying to hold onto that quality of life-yet at the same time trying to meet the needs and demands for jobs, jobs, jobs and growth. So it's a tough dilemma with which to be and I understand both sides of it, but in this particular case I think we're very fortunate to have the quality of investor that we have and to step out with that risk some things are having to change and having to go and nobody dislikes some of that change more than me. But I can go on forever on that part, but I do understand your sentiments from which you expressed that viewpoint. But a lot of these agreements and mergers between the cities have been in place for several years with anticipation of growth out in that area. If we don't try to capture it, somebody else is going to and that just speaks to the times we're in. Thank you.

Chairwoman Smothers: If there's no further....well I can still make a motion and you can still make comments if you choose. **I move that the development agreement be approved.**

Mayor Sims: Is there a second.

Mayor Pro Tem Moore: Second.

Mayor Sims: I have a motion and a second to approve the 350 South Land Development Agreement associated with Zoning Case 12-11. Is there any additional discussion or any questions regarding this motion.

Chairwoman Smothers: And I closed the public hearing to do that.

Mayor Sims: All those in favor, please signify by saying Aye.

Sims, Smothers, Moore, Golden, Mendenhall, Wagner, Davis, and Ewing: Aye. [8]

Mayor Sims: Any opposed?

Council Member Douglas: No. [1]

Mayor Sims: We have one opposed-Councilman Douglas.

Chairwoman Smothers: That completes the public hearings.

_____end of transcript_____

Approved the Development Agreement for 350 South Land Holdings, LLC.

A motion was made by Council Member Smothers, seconded by Mayor Pro Tem Moore, that this Development Agreement be approved. The motion carried by the following 8-1 vote:

Aye (8): Mayor Sims, Mayor Pro Tem Moore, Council Member Davis, Council Member Ewing, Council Member Golden, Council Member Mendenhall, Council Member Smothers, and Council Member Wagner
Nay (1): Council Member Douglas

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

130128 Approval of the following Minutes:

Finance Committee meeting held Monday, April 15th @ 3:30 p.m.
High Point City Council Regular Meeting held Monday, April 15th @ 4:45/5:30 p.m.
Comprehensive Planning Committee meeting held Tuesday, April 16th @ 4:00 p.m.

Attachments: [April 15 2013 Finance Committee.pdf](#)
 [April 15 2013 High Point City Council.pdf](#)
 [April 16 2013 Comprehensive Planning Committee.pdf](#)

Approved the preceding minutes as submitted.

A motion was made by Council Member Mendenhall, seconded by Council Member Ewing, that these minutes be approved as submitted. The motion PASSED by a 9-0 unanimous vote.

130131 Appointment to Board of Adjustment

Council Member Jim Davis is recommending the appointment of Richard Andrews as a full member on the Board of Adjustment to fill the unexpired term of Allan Tarbell, who has resigned. Appointment to be effective immediately and will expire July 1, 2014.

Attachments: [ANDREWS Richard 2013](#)

Motion by Mayor Pro Tem Moore and second by Council Member Mendenhall to suspend the rules to place this matter on tonight's agenda for consideration. The motion carried unanimously.

Approved the appointment of Richard Andrews as a full member on the Board of Adjustment.

A motion was made by Council Member Davis, seconded by Council Member Mendenhall, that this Appointment be approved. The motion PASSED by a 9-0 unanimous vote.

130132 Appointment to Historic Preservation Commission

Council Member Becky Smothers is recommending the appointment of Ray Wheatley to serve on the Historic Preservation Commission to fill the unexpired term of Amy McArthur who has resigned. Appointment effective May 10, 2013 and will expire July 1, 2014.

Attachments: [WHEATLEY Ray 2013](#)

Motion by Mayor Pro Tem Moore and second by Council Member Mendenhall to suspend the rules to place this matter on tonight's agenda for consideration. The motion carried unanimously.

Approved the appointment of Ray Wheatley to the Historic Preservation Commission.

A motion was made by Council Member Smothers, seconded by Mayor Pro Tem Moore, that this Appointment be approved. The motion PASSED by a 9-0 unanimous vote.

120229 Boards and Commissions - Vacancies

Attached is the current list of vacancies for all Boards and Commissions.

Attachments: [term expirations 2013 \(May 6 agenda\).pdf](#)

This information is attached for informational purposes only. No action is required on this item.

Reports from Council

MENDENHALL

Council Member Mendenhall reported that she spent a great deal of her time at the Parson's Table during the Furniture Market had heard very positive comments about how well the Market had been performing for them and how pleased they were with the Market.

GOLDEN

Council Member Golden announced that the Burnshill Neighborhood Association would be having their awards banquet next Monday, May 13th at 6:00 p.m. and tickets could be obtained from Jerry Mingo and reported this association is doing some good work.

MOORE

Mayor Pro Tem Moore also commented on the Furniture Market and early reports that it was well operated by city staff and volunteers with a fairly upbeat mood. He also mentioned IGNITE High Point and the comments that the High Point Enterprise has printed on what the community wants.

EWING

Council Member Ewing shared his comments on the Furniture Market. He explained he was able to spend some time during the Furniture Market talking to some of the exhibitors and it was great to hear that not only was the attendance steady, but the buyers were actually placing orders and spending money, which a lot of the people commenting that this was one of the best Furniture Markets from a dollar standpoint in five to seven years. He also shared that he attended the Senior Games Opening Ceremony and mentioned the good news recently announced that Southern Graphics Systems is moving to High Point.

WAGNER

Council Member Wagner mentioned IGNITE High Point and noted the opening presentation would start on Wednesday and the concluding presentation on Wednesday, May 8th at HPU. He encouraged attendance at the upcoming 15 charettes with most being held at Wright Place. For anyone desiring additional information, he stated there is an IGNITE High Point Facebook page as well as an IGNITE High Point website.

He reported that the SoSi Festival of Cultures would take place in the Southside area on May 11th from 12:00 p.m. to 6:00 p.m. and encouraged folks to attend.

SMOTHERS

Council Member Smothers shared that the Piedmont Authority for Regional Transportation (PART) is developing a strategic plan for the next three years for regional transportation in this 12-county area. She stressed the importance for the continuation for this type of economic growth so the population within this region would have access to jobs.

DOUGLAS

Council Member Douglas announced that there would be another Town Hall meeting for Wards 1 and 2 scheduled for Tuesday, May 14th at The Ritz on Washington Drive. He noted at their last Town Hall meeting held on April 9th, they heard comments about some of the patchwork that's being done in specific communities and one business owner on Washington Drive wanted to know about some street lights promised three years ago that have not been put up.

SIMS

Mayor Sims echoed what had already been said about the Furniture Market and commended the showroom owners and others who did a great deal of lobbying for successfully getting the State of North Carolina to continue funding the Market. She also commented on a successful graduation at HPU on Saturday.

She reminded everyone about the IGNITE High Point opening presentation on Wednesday; the Comprehensive Planning Committee meeting for tomorrow afternoon (May 7th); and the Manager's Briefing on Thursday (May 9th) at 9:00 a.m.

ADJOURNMENT

The meeting adjourned at 6:00 p.m. upon motion by Council Member Wagner and second by Council Member Mendenhall.

Respectfully Submitted,

Bernita Sims, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

Publish four (4) consecutive weeks: May 24 and 31, 2013 and June 7 and 14, 2013

RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENTS
(Case # SA13-06)

WHEREAS, the City Council is requesting to abandon the following right-of-way: An unimproved right-of-way, lying south of the intersection of Dale Place and Chandler Avenue

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the above right-of-way and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-ways above-described and sets Monday, June 17, 2013, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment case.

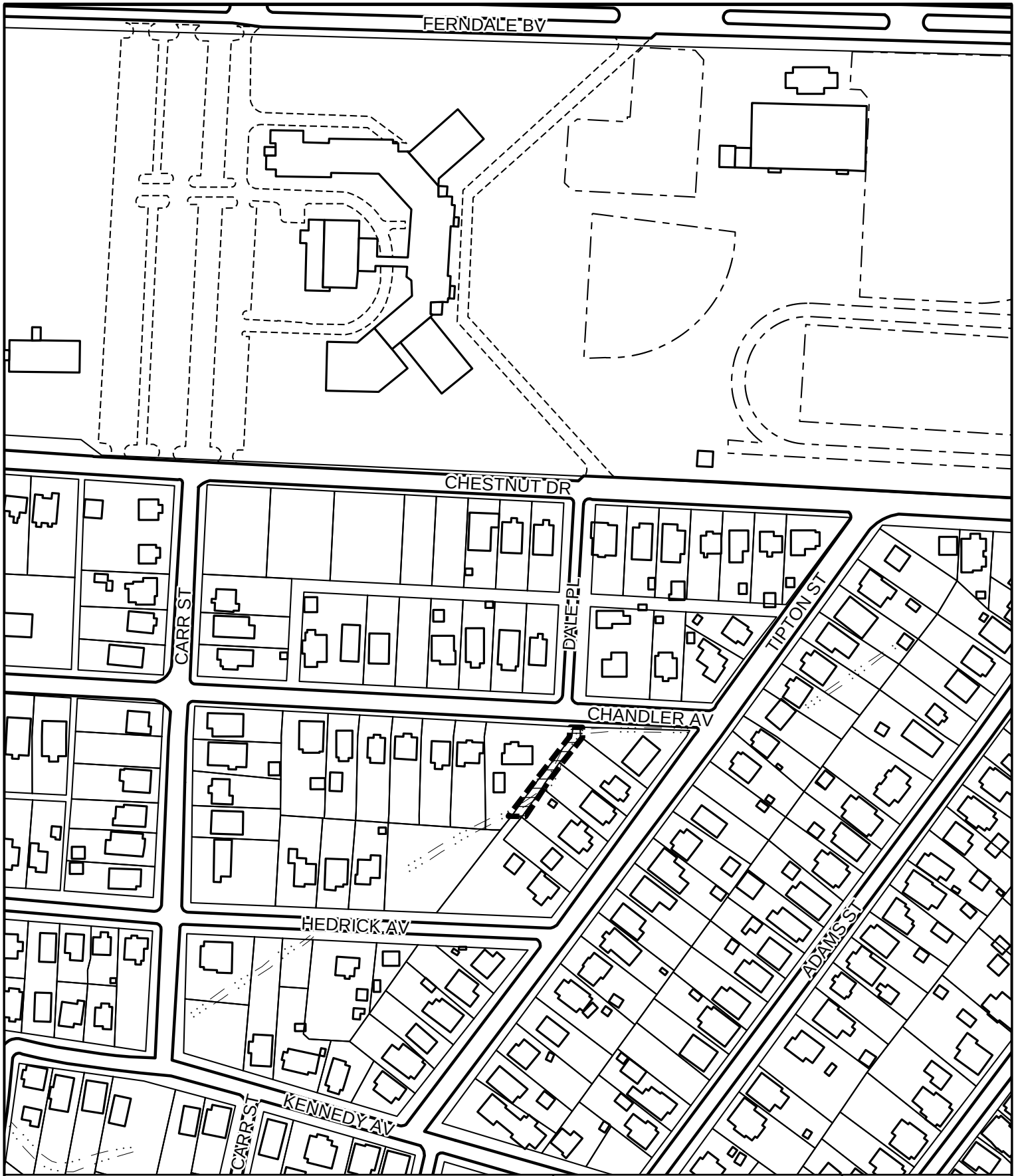
Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3544 or FAX (336) 883-3056.

By Order of the City Council
This the 20th day of May, 2013.

Lisa B. Vierling, City Clerk

Petition Submitted By: City of High Point Technical Review Committee



STREET ABANDONMENT REQUEST SA13-06

Applicant: City of High Point

Area: 0.045 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Planning & Development
Department**

City of High Point

Date: May 13, 2013



Scale: 1"=200'

y:/ba-pz/2013/pz/sa13-06.mxd

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

**STAFF REPORT
MINOR AMENDMENT TO CONDITIONAL USE PERMIT 88-25
May 20, 2013**

Request	
Applicant: SDL Johnson City, LLC S. Lowell Easter, Manager	Owner(s): City of High Point
Proposal: To transfer a portion of public open space to private open space	

Site Information	
Location:	South of Regency Drive and east of Tynning Street
Tax Parcel Numbers:	0207775
Site Acreage:	0.64 acres
Current Land Use:	Open Space

Details of Proposal

The Conditional Use Permit for zoning case 88-25 set aside public and private open space in accordance with an Open Space Exhibit (map) and specific conditions. The purpose of this amendment is to change a small portion of the public open space to private open space, thereby amending the Open Space Exhibit, which is a part of CUP 88-25.

Analysis

The Development Ordinance states that amendments to the conditions of a Conditional Use Permit which will result in equal or better performance and which do not alter the objectives and purposes of the requirements and conditions of the Conditional Use Permit shall be considered minor amendments. The City Council may approve minor amendments without a recommendation from the Planning and Zoning Commission and without a public hearing. In granting minor amendments, the City Council may require such conditions as will secure the objectives of those requirements or conditions amended.

The Planning and Development Department staff has reviewed the applicant's request and offers the following analysis and comment:

The recently approved PDM (case Z12-13) on the property immediately west of the proposed land transfer includes development of an apartment complex with a stormwater retention device designed to treat runoff from that project. This stormwater device is proposed to be located within the public open space controlled by CUP 88-25, as currently shown in the Open Space Exhibit. Since the proposed device is a use that is permitted within both the public and private open space, the issue arises as to whether it is in the best interest of the City to own the 0.64

acres of land that will contain the device, or to transfer it to private ownership. The City Attorney's office has recommended that the City transfer ownership to the applicant, rather than grant easement rights to the applicant. However, in order to do that, the CUP needs to be amended to change the 0.64 acres from public open space to private open space.

The proposed amendment will not change the zoning on the property to be transferred. It will become private open space under CUP 88-25 by amending the Open Space Exhibit for Piedmont Centre (North), and will continue to be subject to the use restrictions in that permit, which prohibit any development except passive recreation, construction of lakes, trails and accompanying parking areas, placement of utilities including stormwater and sedimentation control facilities that are designed to minimize the impact on streams and remaining natural area, removal of dead vegetation and planting of additional vegetation. Therefore, the change will not affect the use of the tract.

The proposed transfer of 0.64 acres from the City to the applicant will not alter the objectives and purposes of CUP 88-25, as previously amended. The permit specifically speaks to improvements within the open space that are designed to minimize the impact on streams and that they shall equal or improve the filtering and runoff detention functions of the existing vegetation. Staff finds that the proposed amendment meets the criteria to be considered as a Minor Amendment.

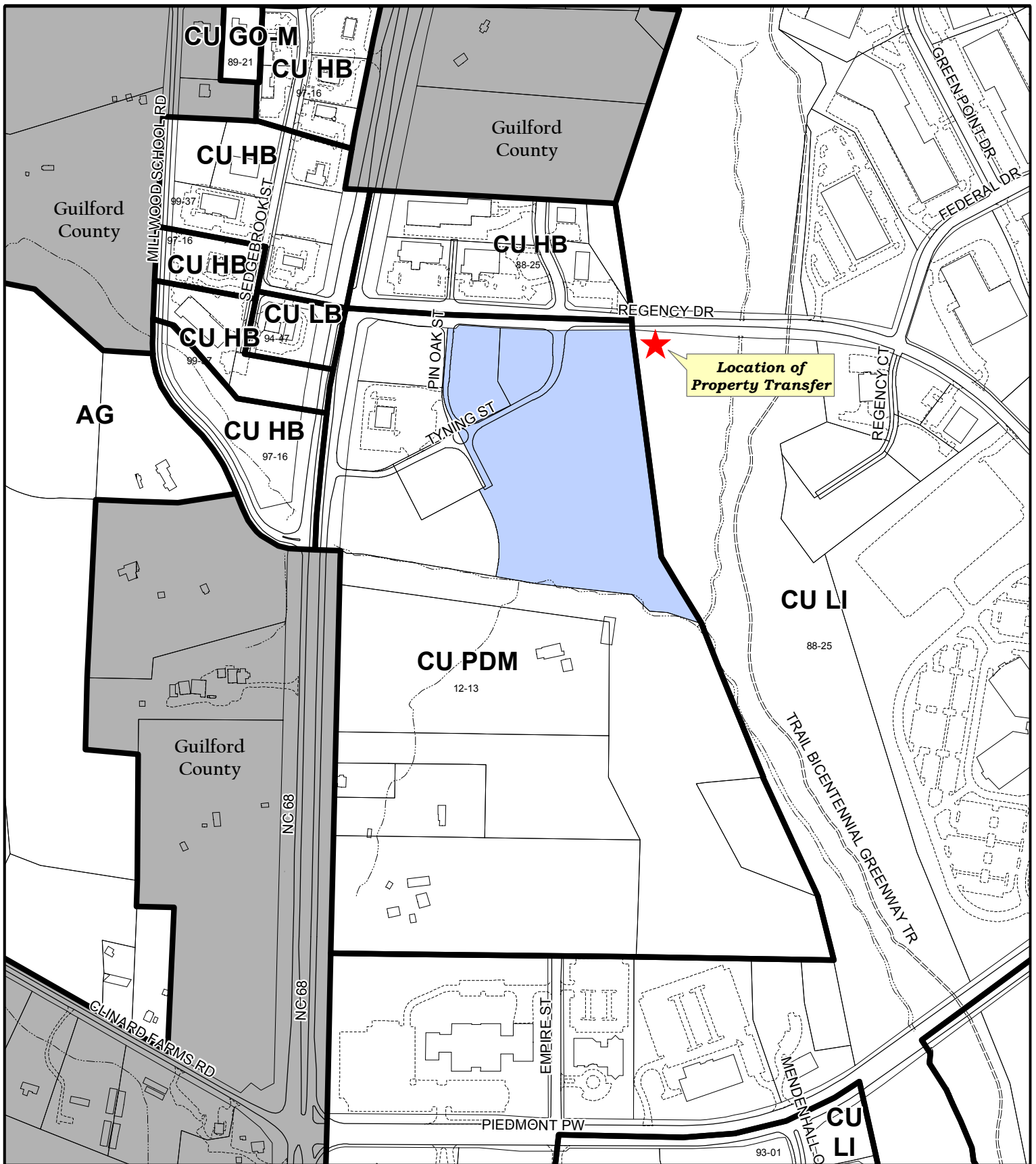
Recommendation

Staff Recommends Approval:

The resulting change in ownership of a relatively small tract (0.64 ac) will not result in a change in zoning, but will result in a change in designation from public to private open space. The tract will remain under the protection of CUP 88-25, which prevents conventional development, but permits its proposed use for stormwater treatment, which is consistent with overall objectives of the open space as stated in the permit.

Report Preparation

This report was prepared by Planning and Development Department staff member Robert L. Robbins, AICP, and reviewed by G. Lee Burnette, AICP, Director.



MINOR AMENDMENT #3

Case: 88-25

Existing Zoning Boundary
Subject Property Boundary



**Planning & Development
 Department**

City of High Point

Date: May 20, 2013



Scale: 1"=500'
 y:/ba-pz/2012/pz/ma88-25.mxd

scale: 1"=2000'

N89°28'48"E (GRID)
S87°38'23"E 290.12' Total

CONTROL
CORNER
N: 842334.09
E: 1,716,913.50
NAD 83 (2011)

7.36'

282.76'
S87°38'23"E

81.8'

S87°38'23"E
200.41'

COMMON
SIGNAGE AND
LANDSCAPING
ESM'T TO BE REMOVED
BY PLAT

20' MBL
20' PDA

798

PROPERTY LINE
REMOVED BY PLAT

20' D.M.U.E. AROUND
AND OVER POND.
ADDITIONAL LAND
ACQUIRED FROM CITY
OF HIGH POINT
0.64 ACS.

To be
transferred

NEW TRACT
"D"
16.736 Ac.

RECONVEYANCE OF
EASEMENT PER DEED
BOOK _____ PAGE _____

179.48' OLD P/L
N04°12'48"W

CH = 54.87'
R = 60.00'
L = 56.99'

61.59'

38.77'

S38°19'00"E
41.82'

S31°09'54"W
24.03'

N15°43'39"W

TOP OF BANK

℄ OF STREAM

ZONE 2

UNDISTURBED AREA OF
VEGETATION BEGINNING
AT THE OUTER EDGE OF
ZONE 1 AND EXTENDING
LANDWARD A MINIMUM OF
20 FEET. EXCEPTIONS
MUST BE APPROVED BY
THE WATERSHED REVIEW
COMMITTEE (WRC) PER
SEC 9-7-6(d)(3)b.

ZONE 1

70' COLONIAL PIPELINE R/W
DB 3249 - Pg 918

50' BUFFER

50' BUFFER

50'

20' 30'

30' 20'

50'