

City of High Point

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



Meeting Agenda

Monday, May 16, 2022

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Monica L. Peters, Mayor Pro Tem

*Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5),
and Michael Holmes (Ward 6)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**FINANCE COMMITTEE - Britt Moore, Chair****CONSENT AGENDA ITEMS****[2022-219](#)**

Contract - WESCO Distribution, Inc. - Warehouse Stock - Underground Cable

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$384,315.00 for the purchase of five (5) various underground cable types used by Electric Utilities to replenish warehouse stock.

Attachments: [1. Contract – WESCO Distribution, Inc. – Warehouse Stock – Underground Cab](#)

[2022-220](#)

Contract - WESCO Distribution, Inc. - Residential Voltage (120/240V) Transformers (25kVa)

City Council is requested to award a contract to WESCO Distribution Inc. in the amount of \$113,221.80 for the purchase of (20) twenty transformers to be installed around the city electric footprint on various projects.

Attachments: [2. Contract – WESCO Distribution – Residential Voltage \(120-240V\) Transforme](#)

[2022-221](#)

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

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$14,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

Attachments: [3. Resolution - Housing Authority of High Point Multifamily Housing – Amended](#)

[2022-222](#)

Budget Ordinance - Purchase of Property 300A Oak Street & 331 W. Russell Avenue

City Council is requested to adopt a budget ordinance to appropriate \$3,000,000 for the purchase of property at 300A Oak Street and 331 W Russell Avenue for development of a small-scale manufacturing facility.

Attachments: [4. Budget Ordinance – Purchase of Property 300A Oak Street & 331 W. Russell](#)

[2022-223](#)

Contract - High Point Convention & Visitors Bureau FY 2022-23

City Council is requested to approve the FY 2022-23 Convention and Visitors Bureau budget and authorize the City Manager to execute a contract with the High Point Convention and Visitors Bureau for FY 2022-23.

Attachments: [5. Contract – High Point Convention & Visitors Bureau FY 2022-23](#)

[2022-224](#) Approval- FY 2022-2023 Annual Budget for the Market Authority
Council is requested to approve the FY 2022-2023 Annual Budget for the Market Authority.

Attachments: [6. Approval of FY 2022-23 Market Authority Budget](#)

[2022-225](#) Budget Ordinance - Community Development Block Grant - Cares Act Funds
City Council is requested to appropriate a special allocation of Community Development Block Grant (CDBG-CV) funds awarded under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to be used to prevent, prepare for, and respond to the coronavirus pandemic.

Attachments: [7. Community Development Block Grant - Cares Act Funds - Budget Ordinance](#)

[2022-226](#) Budget Ordinance - Fleet Services - Excavator Replacement for Water/Sewer Mains Division
City Council is requested to approve the excavator for surplus, appropriate \$77,000 from the sale of the equipment, and utilize the proceeds for a replacement excavator for the Water/Sewer Mains Division.

Attachments: [8. Ordinance - Fleet Services - Excavator Replacement](#)

[2022-227](#) Capital Project Ordinance - Burton/Washington GO Bond Projects
City Council is requested to adopt a budget ordinance to appropriate \$10,605,259 for the Washington Street and Burton Avenue projects funded by 2019 voter approved general obligation bonds.

Attachments: [8-1. Capital Project Ordinance – Burton&Washington GO Bond Projects](#)

[2022-228](#) Capital Project Ordinance - Eastside UV Disinfection
City Council is requested to adopt a budget ordinance to appropriate \$7,980,726 for the Eastside UV Disinfection project and cost of issuance related to the 2022 Combined Enterprise System (CES) Revenue Bond issuance.

Attachments: [8-2. Capital Project Ordinance – Eastside UV Disinfection](#)

[2022-229](#) Budget Amendment to Record Issuance of Series 2022A, 2022B, and Series 2022C General Obligation Bonds
City Council is requested to approve a budget amendment to record the issuance of Series 2022A, 2022B, and 2022C General Obligation Bonds.

Attachments: [8-3. Budget Amendment to Record Issuance of Series 2022A, 2022B, and Serie](#)

[2022-230](#) Resolution - Sale of City Owned Property - 1100 Jefferson Street
Council is requested to adopt a resolution accepting the offer of \$13,000.00 and authorizing the sale of the
Property located at 1100 Jefferson Street, (Parcel No. 174217) through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: [9. Resolution – Sale of City Owned Property – 1100 Jefferson Street](#)

[2022-231](#) Resolution - Rescind Resolution Authorizing Condemnation to Acquire an Easement - 302 Montlieu Avenue (Qubein Avenue)
City Council is requested to adopt a resolution rescinding the February 7, 2020 resolution authorizing condemnation to acquire an easement in connection with the Montlieu Avenue Improvement Project located at 302 Montlieu Avenue (Qubein Avenue).

.Body

[Enter body here.]

Attachments: [10. Resolution - Rescind Resolution Authorizing Condemnation to Acquire an E](#)

REGULAR AGENDA ITEMS

[2022-232](#) One NC Grant - Amada America, Inc. - Performance Based Incentives
City Council is requested to approve the pass through grant of \$50,000 in One North Carolina Incentive Funds to Amada America, Inc..

Attachments: [11. One NC Grant – Amada America, Inc. – Performance Based Incentives](#)

[2022-233](#) Resolution of Support - Metal Works of High Point - Building Reuse Grant
City Council is requested to adopt a resolution of support for Metal Works of High Point being awarded a Building Reuse Grant from the State of North Carolina.

Attachments: [12. Resolution of Support - Metal Works of High Point - Building Reuse Grant](#)

PUBLIC HEARINGS

[2022-234](#) Public Hearing - Metal Works of High Point - Performance Based Incentives - High Point Economic Development (EDC)
City Council is requested to authorize performance-based incentives for Metal Works of High Point in the amount of \$75,000 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [13. Public Hearing – Metal Works of High Point - Performance Based Incentives](#)

[2022-235](#) Public Hearing - Ecolab - Performance Based Incentives- High Point Economic Development (EDC)
City Council is requested to authorize performance-based incentives for the project of up to \$414,863 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives
Attachments: [14. Public Hearing - Ecolab - Performance Based Incentives - High Point Econo](#)

[2022-236](#) Public Hearing - Proposed FY2022-23 City of High Point Annual Budget
Monday, May 16, 2022 at 5:30pm is the date and time established to receive public comments on the proposed FY2022-2023 City of High Point Annual Budget.
Attachments: [15. Public Hearing - Proposed FY 2022-23 City of High Point Budget](#)

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, **Chair**

[2022-237](#) Memorial - Henry "Hank" Wall - Washington Terrace Park
City Council is requested to approve the naming of an entry way at Washington Terrace Park "Hank Wall Way" to establish a permanent memorial honoring his years of service to youth in High Point.
Attachments: [Memorial – Henry "Hank" Wall – Washington Terrace Park](#)

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, **Chair**

[2022-238](#) Ordinance - Rescind Demolition Ordinance - Multiple Properties - Minimum Housing Code
City Council is requested to rescind ordinances for demolition for dwellings located at 1834 Willard St., 908 Richardson Ave., 1615 Long St., 1220 Lakeview Heights Dr., 262 Dorothy St., 523 N. Centennial St., 605 Langford Ave., 1310 Ragan Ave., 1336 Cox Ave., 317 Fourth St., 811 Willow Pl., 308 Fourth St., 1441 Madison St., and 412 Walnut St, due to properties being demolished and in compliance with the City of High Point's minimum housing code.
Attachments: [Ordinance - Rescind Demolition Ordinance - Multiple Properties](#)

PENDING ITEMS

[2022-198](#) Ordinance - Demolition of Dwelling - 900 Anderson Place
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 900 Anderson Place belonging to Emis Chirinos.
Attachments: [900 Anderson Council Packet](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner**PUBLIC HEARINGS**

- [2022-239](#) Ordinance-Historic Designation Request- Fli-Back Building
A request by Bricks & Beams, LLC to designate the Fli-Back Building at 710 and 716 W Green Drive as a Guilford County Landmark.
Attachments: [02. Fli-Back Building GC Landmark Designation](#)
- [2022-241](#) Resolution- Leoterra Development, Inc. - Plan Amendment 22-01
A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 28.5 acres from the Low-Density Residential classification to the Medium Density Residential classification. The site is located at the southeast corner of Old Mill Road and Skeet Club Road.
Attachments: [03. Staff Report PA-22-01 \(Council\)](#)
- [2022-242](#) Ordinance- Leoterra Development, Inc. - Zoning Map Amendment 22-08
A request by Leoterra Development, Inc. to rezone approximately 75.3 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District, a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District and a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located along the south side of Old Mill Road and east of Skeet Club Road.
Attachments: [04. Staff Report ZA-22-08](#)
- [2022-243](#) Resolution- HEPHIGHPT, LLC-Plan Amendment 22-02
A request by HEPHIGHPT, LLC to change the Land Use Plan classification for approximately 12.5 acres from the Low-Density Residential classification to the Local Convenience Commercial classification. The site is located at the southeast corner of Johnson Street and Skeet Club Road.
Attachments: [05. Staff Report PA-22-02 \(Council\)](#)
- [2022-244](#) Ordinance- HEPHIGHPT, LLC-Zoning Map Amendment 22-09
A request by HEPHIGHPT, LLC to rezone approximately 12.5 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District and a Conditional Zoning Limited Business (CZ-LB) District. The site is located at the southeast corner of Johnson Street and Skeet Club Road.
Attachments: [06. Staff Report ZA-22-09 \(Council\)](#)
[CZ Ordinance Case 22-09 \(Revised 05-11-2022\)](#)

[2022-245](#)

Ordinance- Crescent Acquisitions, LLC- Zoning Map Amendment 22-10
A request by Crescent Acquisitions, LLC to rezone approximately 85 acres from the Agricultural (AGR) District to a Conditional Zoning Employment Center (CZ-EC) District. The site is located along the north side of Clinard Farms Road, approximately 900 feet west of NC 68.

Attachments: [07. Staff Report ZA-22-10 \(Revised - Council\)](#)

[CZ Ordinance ZA-22-10 \(Revised 05-11-2022\)](#)

[2022-246](#)

Ordinance- 350 South Land Holdings, LLC - Annexation 22-02
A request by 350 South Land Holding, LLC for a voluntary non-contiguous annexation of approximately 60.9 acres in the northwestern portion of the City's Planning Area. The request consists of:

Part A: Four parcels, totaling approximately 11.74 acres, lying west of the intersection of Sandy Ridge Road and Gallimore Dairy Road. These parcels are also known as Guilford County Tax Parcels 170825, 170854, 170866 and 170855 (2503 Sandy Ridge Road, 2505 Sandy Ridge Road, 2419 Sandy Ridge Road and 750 Margate Drive);

Part B: An approximate 18.07 acre parcel lying north of the intersection of Sandy Ridge Road and Sandy Camp Road. The parcel is also known as Guilford County Tax Parcel 170893 (2301 Sandy Ridge Road);

Part C: An approximate 4.89 acre parcel lying west of the intersection of Adkins Road and Boylston Road. The parcel is also known as Guilford County Tax Parcel 171057 (8545 Adkins Road).

Part D: An approximate 12.18 acre parcel lying along the south side of Adkins Road, approximately 800 feet east of Staples Road. The parcel is also known as Guilford County Tax Parcel 170740 (8423 Adkins Road);

Part E: An approximate 12.77 acre parcel lying along the north side of Staples Road, approximately 160 feet west of Staples Road. This parcel is also known as Guilford County Tax Parcels 170728 (8702 Staples Road); and

Part F: An approximate 1.31 acre parcel lying along the north side of Staples Road, approximately 215 feet west of Staples Road. The parcel is also known as Guilford County Tax Parcel 170714 (8706 Staples Road).

Attachments: [08. Staff Report AN-22-02 \(Council\)](#)

- [2022-247](#) Ordinance- 350 South Land Holding, LLC - Zoning Map Amendment 22-11
A request by 350 South Land Holding, LLC to rezone approximately 558 acres from the Planned Development Mixed (PDM) district, and the Agricultural (AG) District and the Residential Single Family - 40 (RS-40) Districts both within Guilford County's zoning jurisdiction, to the Planned Development Periphery (PD-P) District. The zoning site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road.

Attachments: [09. Staff Report ZA-22-11 \(Council\) \(1\)](#)

GENERAL BUSINESS AGENDA

- [2022-240](#) Ordinance - Fair Housing Assistance Program (FHAP) - Human Relations Commission
City Council is requested to adopt the following three recommendations of the HRC for the City of High Point to become a FHAP: (1) Accept the HRC recommendation that High Point become a Fair Housing Assistance Program and direct City staff to undertake the required steps for FHAP certification. (2) Adopt a Fair Housing Ordinance that is substantially equivalent to federal fair housing laws. (3) Create a "Human Relations Specialist" position, enabling the Division to offer additional Fair Housing trainings to residents and housing professionals and to process Fair Housing complaints.

Attachments: [Ordinance – Fair Housing Assistance Program \(FHAP\) – Human Relations Com](#)

- [2022-250](#) Appointments- Board of Adjustment (Tyler Walsh/John Kennett)
Council is requested to accept the resignation of John Kennett as a regular member on the Board of Adjustment; approve the appointment of Tyler Walsh as a regular member; and approve the appointment of John Kennett as an alternate member on the Board of Adjustment. The appointment of Tyler Walsh as a regular member will be effective immediately and will expire on June 30, 2024; the appointment of John Kennett as an alternate member will be effective immediately and will expire on June 30, 2023.

Attachments: [Appointments BOA.pdf](#)

- [2022-248](#) Minutes To Be Approved
The following minutes will be submitted for approval at the June 6, 2022 City Council Meeting.

May 2, 2022 Special Meeting @ 3:30 p.m.

May 2, 2022 Regular Meeting @ 5:30 p.m.

May 3, 2022 Community Development Committee @ 4:00 p.m.

May 4, 2022 Prosperity & Livability Committee @ 9:00 a.m.

May 11, 2022 Special Meeting (Budget Review) @ 3:00 p.m.

May 12, 2022 Finance Committee @ 4:00 p.m.

ADJOURNMENT

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 15TH DAY OF
NOVEMBER, 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1834 WILLARD RD.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on November 15th, 2021, the High Point City Council adopted an ordinance requiring Heirs of Blanche Kinley, owner of the property located at 1834 Willard Rd., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

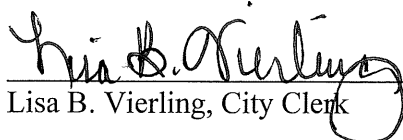
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

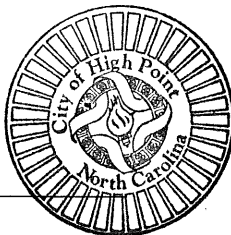
NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1834 Willard Rd., High Point, North Carolina, recorded in Deed Book 8542, Page 2952, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of the Heirs of Blanche Kinley in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



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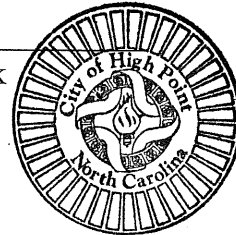
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

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 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7828/22-49, page 145, Legislative File No. 2022-238 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 17th day of May 2022.

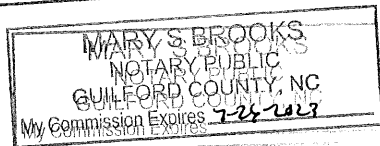
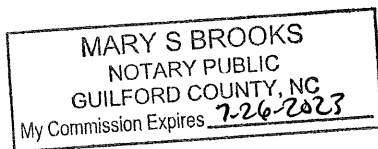
Lisa B. Vierling
Lisa B. Vierling, City Clerk



ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.



Mary S. Brooks
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 18TH DAY OF
SEPTEMBER, 2017, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 523 N. CENTENNIAL
ST., HIGH POINT, NORTH CAROLINA**

WHEREAS, on September 18th, 2017, the High Point City Council adopted an ordinance requiring NTH Realty, LLC, owner of the property located at 523 N. Centennial St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

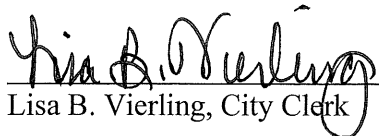
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 523 N. Centennial St., High Point, North Carolina, recorded in Deed Book 7976, Page 2492, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of NTH Realty, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



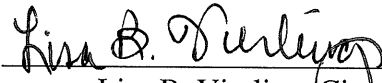
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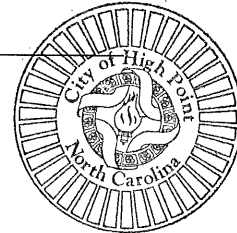
Certification

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 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7833/22-54, page 150, Legislative File No. 2022-238 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 17th day of May 2022.



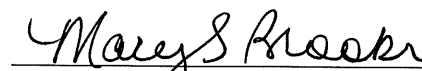
Lisa B. Vierling, City Clerk



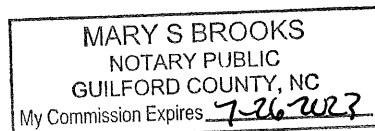
ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.



Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 18TH DAY OF
DECEMBER, 2017 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 412 WALNUT ST.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on December 18th, 2017, the High Point City Council adopted an ordinance requiring owner Nancy Bailey Hughes of the property located at 412 Walnut St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

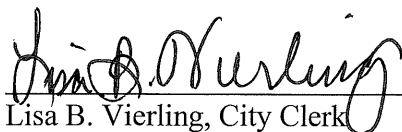
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

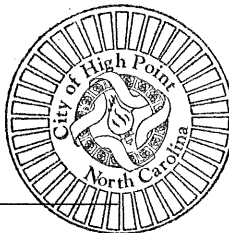
NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 412 Walnut St., High Point, North Carolina, recorded in Deed Book 8006, Page 2247, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Nancy Bailey Hughes in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, 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 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7841/22-62, page 158, Legislative File No. 2022-238 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 17th day of May 2022.

Lisa B. Vierling
Lisa B. Vierling, City Clerk

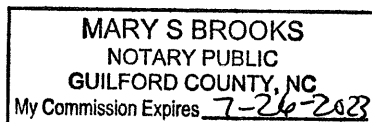


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.

Mary S. Brooks
Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023



Fox Rothschild LLP
ATTORNEYS AT LAW

230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
WWW.FOXROTHSCHILD.COM

TOM TERRELL
Direct No: 336.378.5412
Email: T.Terrell@Foxrothschild.com

April 29, 2022

Mr. Herb Shannon
herb.shannon@highpointnc.gov
City of High Point, Planning Department
211 S. Hamilton Street
High Point, NC 27261

Re: Leoterra Development Request for Remand to P&Z
Zoning Map Amendment ZA 22-08

Dear Herb:

After the Planning and Zoning Commission meeting, Leoterra decided to make substantial changes to its zoning request at the Skeet Club and Old Mill intersection. Those changes would include the replacement of apartments with townhomes, substantially lowered density, and a request to HPDOT that no roundabout be installed. Please include this letter with the City Council packet notifying council members that Leoterra will request a remand to the Planning and Zoning Commission for a second review in light of these substantial changes. We spoke with council member Jones who represents this Ward, and he indicated he would be willing to make the motion to remand the matter in light of these changes. Leoterra is working on new site plans and clearer expression of conditions that it will share with neighbors. Of course, Leoterra will send a letter to neighbors as well.

Sincerely,

Thomas E. Terrell, Jr.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Missouri Nevada
New Jersey New York North Carolina Oklahoma Pennsylvania South Carolina Texas Washington

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 22-01
(Leoterra Development, Inc.)

From: Chris Andrews,
Interim Planning and Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 4, 2022, and
May 11, 2022

Attachments: A. Staff Report
B. Draft Resolution

Advertised By: Planning & Development

PURPOSE:

A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 28.5 acres from the Low-Density Residential classification to the Medium Density Residential classification. The site is located at the southeast corner of Old Mill Road and Skeet Club Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its April 26, 2022 public hearing. All members of the Commission were present. Mr. Andy Piper, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro. Mr. Terrell provided an overview of Leoterra's proposal to develop an approximately 73-acre tract of land to support a mixed-residential project consisting of multifamily, townhomes, twin homes and single family detached dwellings. To support this project Leoterra Development has submitted this plan amendment request to change the land use map classification of the western 28.5 acres of this larger development site from Low Density Residential to Medium Density Residential to support a 360-unit multifamily development at a density of approximately 12.5 units per acre. Mr. Terrell explained that the western 28.5 acres of this larger tract of land is an ideal location for higher density development because it abuts the I-74 corridor and two thoroughfares (Skeet Club Road and Old Mill Road), and it is situated away from the adjacent single family neighborhoods. He pointed out that it is not unusual to have a multifamily use adjacent to single family neighborhoods and he provided examples of similar development situations in High Point. Mr. Terrell concluded by stating that similar plan amendments have been granted for lands along the opposite side of Skeet Club Road.

Speaking in opposition to the request were:

- Mr. Michael Gay, 3707 Wheat Street
- Ms. Beth Koonce, 142-B Old Mill Road
- Ms. Debra Adams, 3907 Kim Drive
- Mr. Ken Kennedy, 121 Old Mill Road
- Mr. Thomas Burton, 1073 St. Michaels Lane
- Ms. Terry Greene, 111 Windmill Trail

- Ms. Sara Painter, 173-B Old Mill Road
- Mr. Tom Lugarich, 153-C Old Mill Road
- Ms. Sherry Roach, 136-B Old Mill Road
- Mr. John Mickler, 170 Windmill Trail

As part of his presentation Mr. John Mickler asked everyone in opposition to stand and approximately 30 people stood in opposition to the request. These speakers noted the following concerns:

- Density of Development: Concern that the requested Medium Density Residential land use classification would support development that is too intense for this area and would be out of character with the surrounding development pattern. Speakers also noted that the higher intensity Medium Density Residential land use classification and RM-16 zoning have only been granted along the west side of Skeet Club Road, and not along the east side of this corridor.
- Traffic Impact: Higher intensity development should not be considered until Skeet Club Road is widened to a 4-lane profile from Johnson Street to Old Plank Road.

Once the public hearing was closed, the Commission had a lengthy deliberation and had multiple questions for the applicant and staff.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended *approval* of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

The Planning and Zoning Commission recommended *denial* of this request by a vote of 5-4 with Mr. Kirkman, Mr. Moore, Mr. Morgan, and Mr. Wheatley voting against the motion.

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

**STAFF REPORT
PLAN AMENDMENT 22-01
April 26, 2022**

Requests		
Applicant: Leoterra Development, Inc.	Owner: Frogs Haven Limited Partnership	
Plan Amendment Proposal: To change the future land use classification for approximately 29 acres to the Medium-Density Residential land use classification.	From:	Low Density Residential
	To:	Medium-Density Residential

Site Information	
Location:	The site is located east of Skeet Club Road, south of Old Mill Road, and north of I-74.
Acreage:	Approximately 29 acres
Current Land Use:	The site is currently undeveloped except for a few vacant agricultural buildings and house.

Adjacent Property Current Land Use	
North:	Single-family detached dwellings
South:	I-74 corridor
East:	Undeveloped with vacant agricultural buildings
West:	Single-family detached dwellings

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

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	Low-Density Residential: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	Medium-Density Residential: This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement:	<u>Obj. 1C</u> : Protect the city's water supply through compatible use and design innovations, and minimizing the disturbance of land.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas. Obj. #5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development. 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. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	No area plans are applicable to this site.
LUPA History:	The Land Use Plan was amended in the vicinity of this case as follows: <u>PA-14-01</u>: On April 7, 2014 approximately 193 acres west of Skeet Club Road and north of the I-74 corridor were amended from Low-Density Residential and Future Growth Area to Medium-Density Residential. This was a City-initiated plan amendment in response to the extension of water and sewer lines into the area. An additional 258 acres northwest of this area were amended to Restricted Industrial in part to accommodate a zoning map amendment request for the Ralph Lauren distribution center on NC 66.

Details of Proposal

Summary of Land Use Plan Amendment Request:

This is a request to change the Land Use Plan classification for approximately 29 acres east of Skeet Club Road, south of Old Mill Road, and north of the I-74 corridor from the Low-Density Residential classification to a Medium-Density Residential classification. The request is being made in

conjunction with a Zoning Map Amendment request (ZA-22-08) to facilitate the development of an approximately 74-acre site that will include a combination of multi-family apartments, and single-family attached and/or detached dwelling units. The portion of the site that is anticipated to be developed as multi-family residential is the subject of the Land Use Plan amendment, while the remainder of the site will retain the current Low-Density Residential designation. The site abuts the north side of the I-74 corridor and is separated from Skeet Club Road by an existing single-family detached dwelling. Skeet Club Road is anticipated to be widened to multiple lanes from Johnson Street to N. Main Street by 2045. Old Mill Road, which is categorized as a minor thoroughfare, forms the northern boundary of the site. There are several existing single-family detached homes on the opposite side of Old Mill Road from the plan amendment request, but there are also three single-family attached developments located just to the east. The site is currently undeveloped except for a few vacant agricultural buildings and a farmhouse dating from its time as Frog's Haven Farm.

Staff Analysis

The site has been designated as Low-Density Residential on the Land Use Plan map for many decades, although its primary use has been agricultural. The Low-Density Residential land use designation primarily supports single-family development at a density of five dwelling units per acre. While the historic land use pattern in the area has been consistent with this designation, including the house on the immediate corner of Skeet Club Road and Old Mill Road and the properties to the north of the site across Old Mill Road; two townhome condominium developments (Old Mill North and Old Mill Estates) have been located just to the east along Old Mill Road since the early 1980s, and another twin home subdivision (Stone Mill Village) developed on the north side of Old Mill Road more recently in the late 2010s. In addition, a Land Use Plan amendment to establish a Medium-Density Residential designation for a large area west of Skeet Club Road to the northwest of the site was approved in 2014 after the extension of water and sewer lines to the area. This resulted in two recent Zoning Map Amendments being approved near Joyce Circle to accommodate residential developments of up to 16 dwelling units per acre. This has combined to form an emerging land use pattern of higher density residential development in this part of the city that is consistent with the request.

There are also several land use policies supporting the request. This includes the goal of providing a wide range of affordable housing options at appropriate locations that are accessible to employment, shopping, and other services. Allowing for this housing in areas with existing utilities in the vicinity and where the ability to provide public services is possible without needing to build additional facilities also helps the city grow more efficiently and preserves land on the outskirts of the planning area. To do so responsibly means taking into consideration the impacts on the environment, particularly the water supply, as well as addressing how the new development will provide a transition with neighboring uses and how it will appear from adjacent roadways. The fact that the I-74 corridor forms the southern boundary of the site and includes stands of mature trees within its right-of-way somewhat mitigates these last two issues. However, these are matters better handled through the Conditional Zoning Map Amendment process and the application of Development Ordinance requirements when the project seeks site plan and subdivision approval from staff. The bottom line regarding the change in Land Use Plan classification is that the request for a Medium-Density Residential designation for this portion of the site seems appropriate.

Recommendation

Staff Recommends Approval:

Staff recommends approval of the request to change the future land use classification for approximately 29 acres to Medium-Density Residential because it is consistent with the emerging land use pattern in the area and supports several goals and objectives outlined in the Land Use Plan.

Report Preparation

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

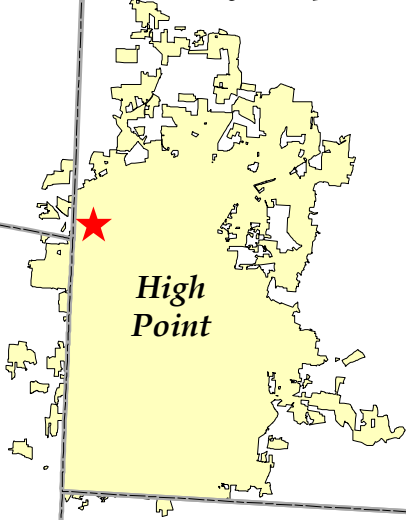
List of Attachments:

Land Use Map

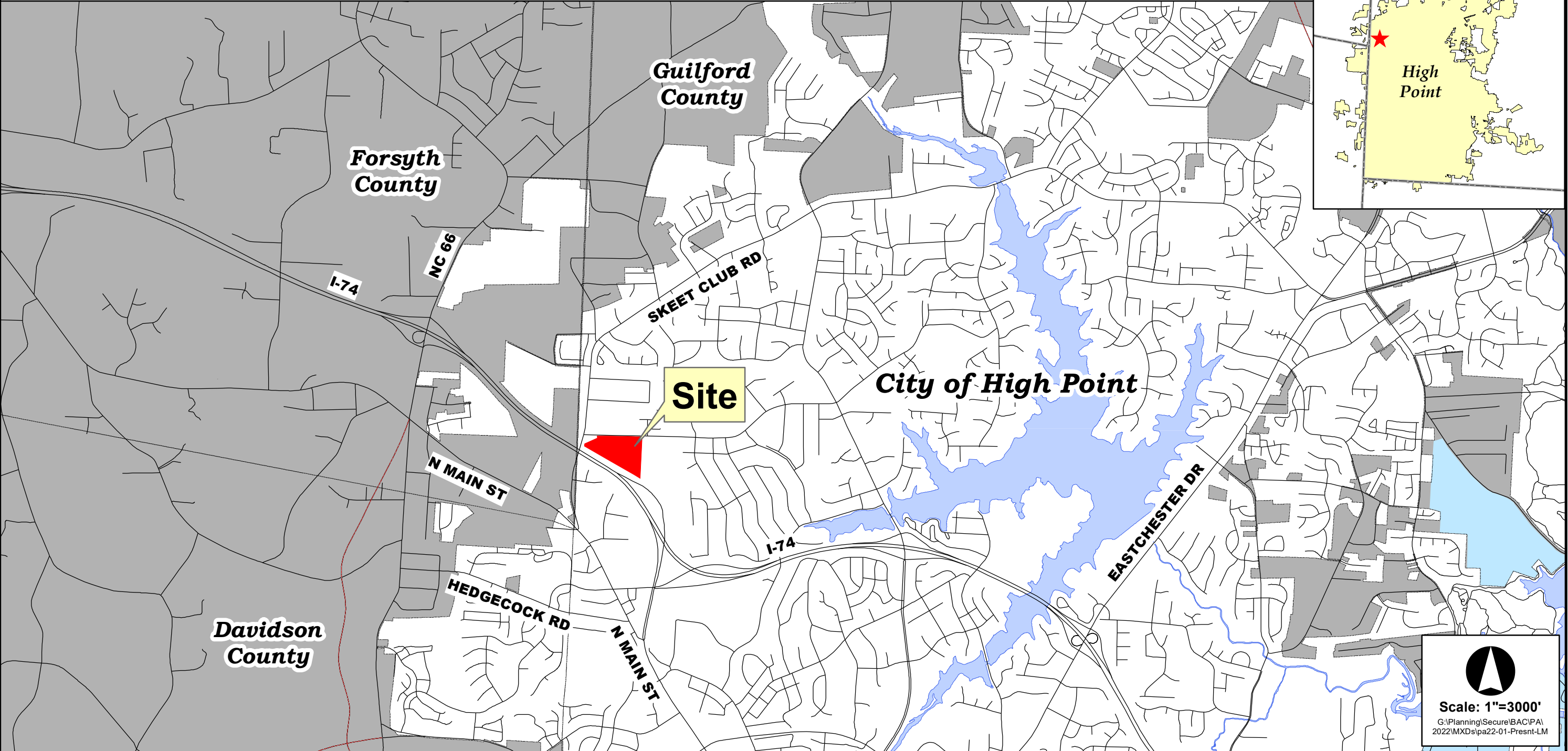
LOCATION MAP

LAND USE PLAN AMENDMENT: PA-22-01
Applicant: Leoterra Development, Inc.

Vicinity Map



High Point



Site

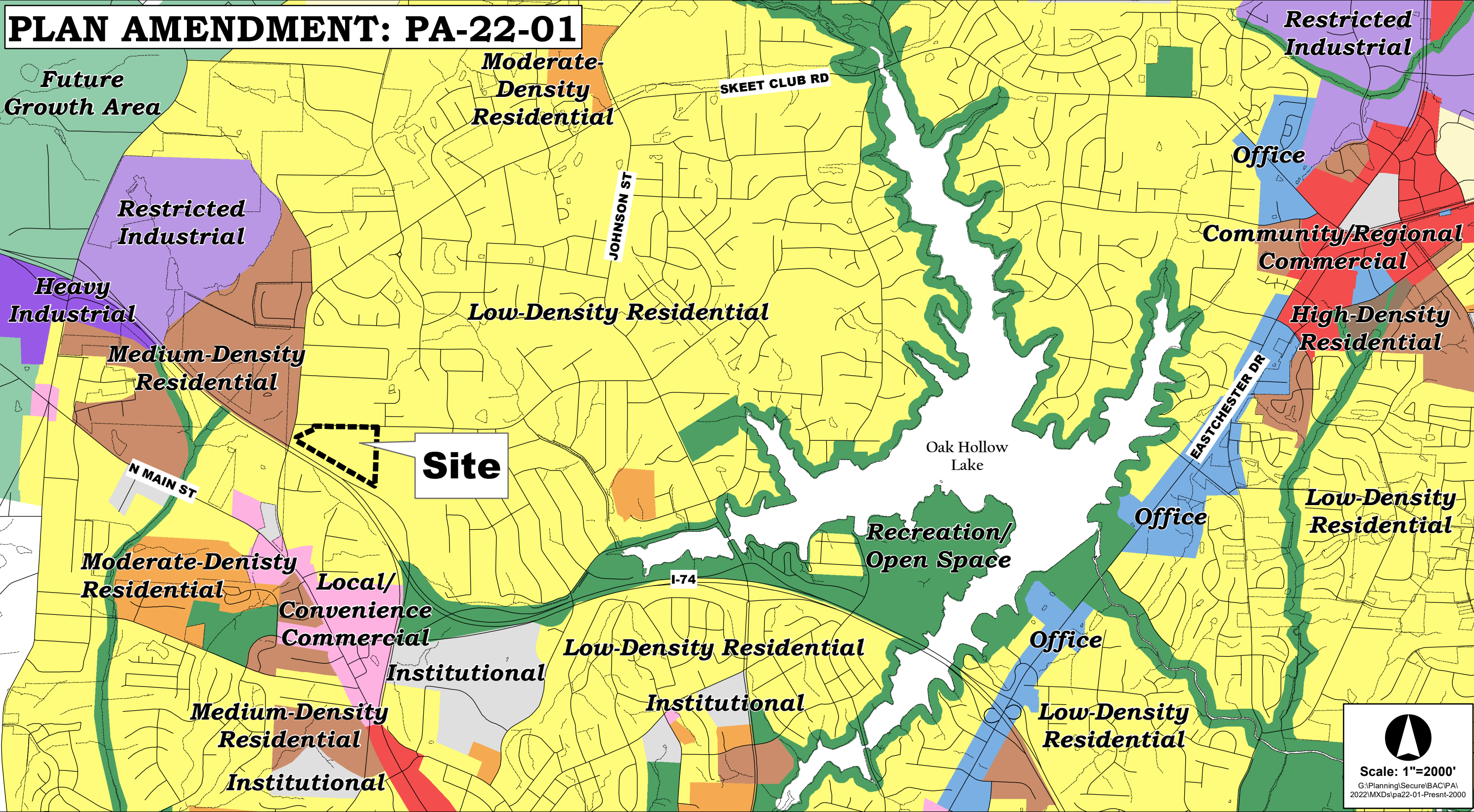
City of High Point



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PLAN AMENDMENT: PA-22-01



A RESOLUTION AMENDING THE *LAND USE PLAN FOR THE HIGH POINT PLANNING AREA*

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on April 26, 2022 and before the City Council of the City of High Point on May 16, 2022, regarding this proposed amendment (PA 22-01) to said *Land Use Plan for the High Point Planning Area*.

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

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 29 acres (as shown on the attached map) from Low Density Residential to Medium Density Residential.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

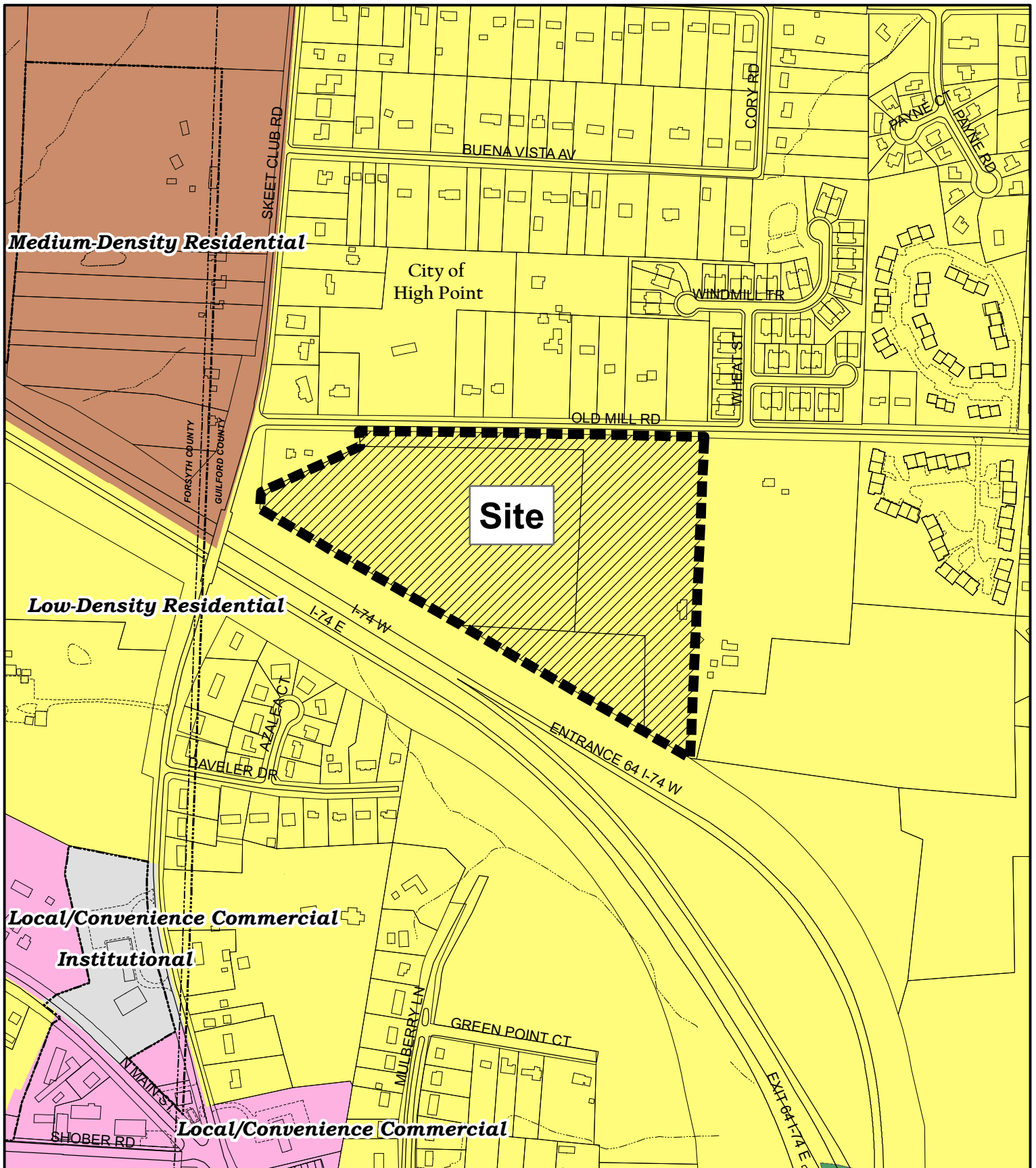
Adopted by City Council
City of High Point, North Carolina
The 16th day of May 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



PLAN AMENDMENT: PA-22-01

From: Low-Density Residential
To: Medium-Density Residential

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

**Planning & Development
 Department**

City of High Point



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 2022/MDXs/pa22-01-NM

CITY OF HIGH POINT

AGENDA ITEM



Title: Memorial for Henry “Hank” Wall

From: Lee Tillery –Parks and Recreation Director

Public Hearing: N/A

Meeting Date: May 16, 2022

Advertising Date: N/A

Advertised By: N/A

Attachments: Entry Way Rendering – Washington Terrace Park

PURPOSE:

Establish a permanent memorial for Henry “Hank” Wall at Washington Terrace Park honoring his years of service to youth in the High Point community through his leadership with Brothers Organized to Serve Others (BOTSO). Mr. Wall passed away this past March.

BACKGROUND:

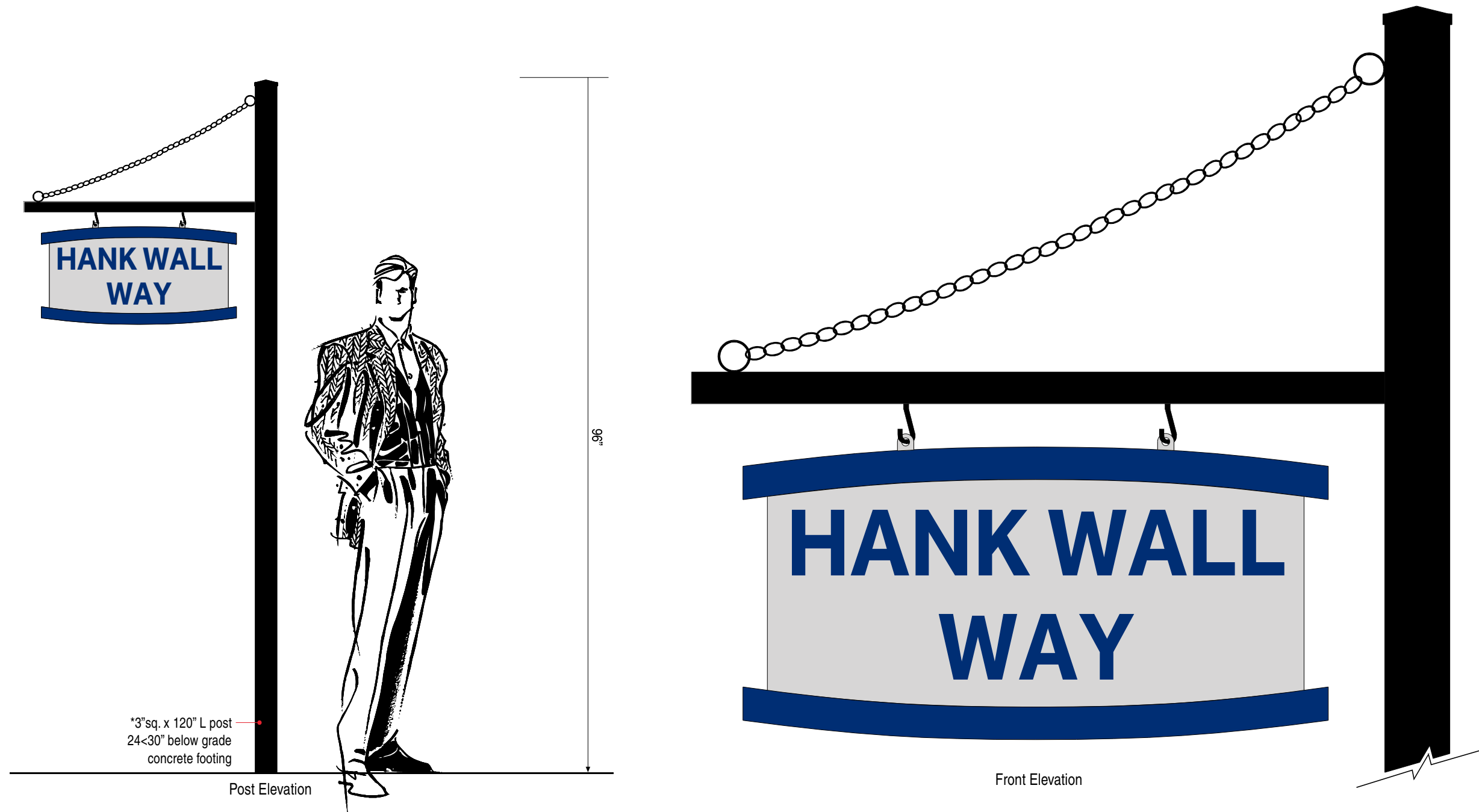
Hank helped start, organize and lead BOTSO in High Point for many years and provided a leadership and mentoring program for youth in our area. A great deal of these programs were housed at Washington Terrace Park and other venues managed by High Point Parks and Recreation. He was a true leader in the community and impacted countless lives in a positive manner. We want to honor his long time service to High Point and recognize his work that has impacted and benefited so many. The proposed memorial would be a permanent entry way sign located at one of the two entrances at Washington Terrace Park. The entry way would then become “Hank Wall Way”.

BUDGET IMPACT:

Funds within Parks and Recreation operating budget will cover expense for the sign and associated landscaping.

RECOMMENDATION / ACTION REQUESTED:

The Parks and Recreation Department recommends Council approve the naming of an entry way at Washington Terrace Park “Hank Wall Way”. Initial renderings of the proposed sign are included.



Scale:3/16"=1' 0"

*Signature: _____ Date: _____ ☐ Approved ☐ Not Approved ☐ Approved per changes ☐ Resubmit per changes

SPECIFICATIONS

Type:CUSTOM STREET ID

Size:13 1/2" high x 27" wide (PANEL SIZE)

Text:Effra Bold 3"high PMS 072 Blue

Color:Akzo Nobel Brushed Alum. Silver (panel face), PMS 072 CVU Blue (cap / band), Akzo Nobel Black (custom post/hanger w/ chain / deco cap)

Mounting:ground buried in concrete footing

Qty:1 (D/F)

Construction:1/4" CNC precision cut aluminum panel with eyelit tabs for hook mounting to 1 1/2" aluminum tube hangers welded to 3"sq. x 108" aluminum tube post. First surface applied 3M grade

opaque vinyl film graphics both sides. Custom decorative post cap EMS76 part no. 21-00-170.



paul@asgsigns-graphics.com
336.686.3813mobile
asgsigns-graphics.com

Client:High Point City
Project:Parks and Recreation
Date:April 29, 2022

CITY OF HIGH POINT

AGENDA ITEM



Title: Human Relations Commission Fair Housing Recommendation

From: Jeron Hollis, Managing Director

Meeting Date: May 16, 2022

Public Hearing: N/A

**Advertising Date /
Advertised By:** N/A

Attachments: A. Amendment to the Fair Housing Ordinance

PURPOSE:

To consider the Human Relations Commission's (HRC) favorable recommendation that the City of High Point become a Fair Housing Assistance Program.

BACKGROUND:

On Feb. 1, 2021, City Council approved the Commission's January to June 2021 work plan by a vote of 9-0, which included tasking the Commission to explore the feasibility of High Point becoming a Fair Housing Assistance Program (FHAP).

At the May 17, 2021, Manager's Briefing, Human Relations staff reported the Commission's initial Fair Housing findings to inform Council's consideration of potentially including an additional Human Relations position in the FY 2021-2022 budget; if High Point were to become a FHAP. This position would offer additional Fair Housing trainings and process Fair Housing complaints.

In July and August of 2021, the HRC hosted a Housing Security Workshop series to seek public feedback on the feasibility of High Point becoming a FHAP. Over fifty attendees representing a diverse body of community stakeholders, including housing providers, the Family Justice Center, and other community advocates, attended these workshops and provided input.

On August 12, 2021, after the conclusion of the Workshop Series, the Commission voted 7-0 to recommend that the City of High Point become a FHAP agency, including adopting a substantially equivalent Fair Housing ordinance.

On May 3, 2022, the Community Development Committee received both the Commission's recommendation, as presented by Communications and Public Engagement staff, and an overview of a substantially equivalent Fair Housing ordinance, as presented by the City Attorney's office. The Committee voted 4-0 to send the recommendation to Council for full consideration at the May 16 regular City Council meeting.

BUDGET IMPACT:

Based on comparable roles in the City of Greensboro, City of Durham, and City of Winston-Salem, an additional Human Relations position to offer additional trainings and process complaints is estimated to cost between \$60,000 and \$75,000. Additional training and supplies are estimated at \$15,000 for a total estimated program budget of \$72,000-\$90,000. HUD provides annual funds for FHAP agencies that may offset some program costs.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the Council adopt the following three recommendations of the HRC for the City of High Point to become a FHAP:

Accept the HRC recommendation that High Point become a Fair Housing Assistance Program and direct City staff to undertake the required steps for FHAP certification.

Adopt an Amendment to the Fair Housing Ordinance that is substantially equivalent to federal fair housing laws. This will require an amendment to the City of High Point's Code of Ordinance amending Sec 4.3.1, Article A, Chapter 3, Title 4.

Create a "Human Relations Specialist" position, enabling the Division to offer additional Fair Housing trainings to residents and housing professionals and to process Fair Housing complaints.

**AN ORDINANCE AMENDING SECTION 4.3.1, ARTICLE A, CHAPTER 3,
TITLE 4 OF THE CITY OF HIGH POINT CODE OF ORDINANCES
ENTITLED “FAIR HOUSING ORDINANCE”**

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of High Point that Section 4, Article A, Chapter 3, Title 4 of the City of High Point Code of Ordinances is amended as follows:

Sec. 4-3-1. - ~~Procedures.~~ Title.

~~The manager will establish a procedure for addressing citizens' concerns relating to fair housing issues.~~

This article shall be known and may be cited as the “Fair Housing Ordinance” of the City of High Point.

Sec. 4-3-2. Purpose.

The general purpose of this article is to:

- (a) Provide for all individuals within the City of High Point freedom from housing discrimination because of race, color, national origin, religion, sex, familial status, and handicap or disability in real estate transactions, including, but not limited to, the sale, rental, or advertising of dwellings, the provision of brokerage services, and the availability of residential real estate-related transactions; and
- (b) Provide for local resolution of housing discrimination disputes in a timely and effective manner; and
- (c) Provide rights and remedies for violation of the Fair Housing Ordinance that are substantially equivalent to the rights and remedies embodied in Title VIII of the Federal Civil Rights Act of 1968, as amended.

The City of High Point may adopt ordinances prohibiting discrimination on the basis of race, color, national origin, religion, sex, familial status, handicap or disability in real estate transactions. Such ordinances may regulate or prohibit any act, practice, activity or procedure related, directly or indirectly, to the sale or rental of public or private housing, which affects or may tend to affect the availability, accessibility or desirability of housing on an equal basis to all persons; may provide that the City of High Point may apply to the court or the aggrieved persons in a private right of action instituted under the ordinance may apply to the court for appropriate legal and equitable remedies including mandatory and prohibitory injunctions, temporary restraining orders, orders of abatement, actual and punitive damages, the assessment of civil penalties in accordance with the

Fair Housing Amendments Act, and attorney's fees to the prevailing party and the court shall have the power to grant such remedies.

Sec. 4-3-3. Severability.

The provisions of this article are severable, and, if any part or provision of this article is held invalid, the remainder of the article, and the application of the provision to other persons not similarly situated or to other circumstances, shall not be affected or impaired thereby.

Sec. 4-3-4. Definitions.

When used in this article, the following words, terms, and phrases shall have the meanings ascribed to them in this section:

"Aggrieved person" includes any person who:

- (a) Claims to have been injured by a discriminatory housing practice; or
- (b) Believes that such person will be injured by a discriminatory housing practice that is about to occur.

"Broker or Agent" includes any person authorized to perform an action on behalf of another person regarding any matter related to the sale or rental of dwellings, including offers, solicitations or contracts, and the administration of matters regarding such offers, solicitations or contracts or any residential real estate-related transactions.

"Complainant" means a person (including the Director) who files a complaint under this article.

"Conciliation" means the attempted resolution of issues raised by a complaint, or by the investigation of such complaint, through informal negotiations involving the aggrieved person, the respondent, and the Director.

"Conciliation agreement" means a written agreement setting forth the resolution of the issues in conciliation.

"Covered multifamily dwellings" means:

- (a) Buildings consisting of four (4) or more residential units if such buildings have one or more elevators; and
- (b) Ground floor residential units in other buildings consisting of four (4) or more residential units.

"Director" means the Director of the City's Department overseeing the Human Relations Division, or the designee of the Director.

“Disability” or “Handicap” means, with respect to an individual:

- (a) A physical or mental impairment that substantially limits one or more major life activities of such individual;
 - (b) A record of having such an impairment; or
 - (c) Being regarded as having such an impairment.
- (1) This term does not apply to current, illegal use of, or addiction to, a controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802).

“Discriminatory housing practice” means an act that is unlawful under this article.

“Division” means the City’s Human Relations Division.

“Dormitory” means a residential dwelling located on the premises of a college, business college, trade school, university, or other educational institution utilized for the primary purpose of housing students registered and attending such institution.

“Dwelling” means:

- (a) Any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families; and
- (b) Any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

“Familial status” means one or more individuals (who have not attained the age of 18 years) being domiciled with:

- (a) A parent or another person having legal custody of such individual or individuals; or
- (b) The designee of such parent or other person having such custody, with the written permission of the parent or other person.

The protections afforded against discrimination on the basis of familial status shall apply to any person who is pregnant or is in the process of securing legal custody of an individual who has not attained the age of 18 years.

“Family” includes a single individual.

“Person” includes one or more individuals, political subdivisions of the state and instrumentalities thereof, including the city or any governmental entity or agency thereof, corporations,

partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, bankruptcy trustees, receivers, fiduciaries, or any other legal or commercial entity.

“Prevailing party” has the same meaning as such term has in Section 722 of the Revised Statutes of the United States (42 U.S.C. 1988).

“Race” and “National origin” include hair texture and hairstyles that are commonly associated with race or national origin.

“To rent” includes to lease, to sublease, to let and otherwise to grant for a consideration the right to occupy premises not owned by the occupant.

“Residential real estate–related transaction” means:

- (a) The making or purchasing of loans or providing other financial assistance:
 - (1) For purchasing, constructing, improving, repairing, or maintaining a dwelling; or
 - (2) Secured by residential real estate.
- (b) The selling, brokering, or appraising of residential real property.

“Respondent” means:

- (a) The person or other entity accused in a complaint of an unfair housing practice; and
- (b) Any other person or entity identified in the course of investigation and notified as required with respect to respondents so identified under Section 16(a) of this article.

“Sex” includes sexual orientation, gender expression, and gender identity.

Sec. 4-3-5. Exemptions – Sales and Rentals

- (a) Nothing in Section 9 of this Article (entitled “Discrimination in Sale or Rental”) other than subsection (b) of this section shall apply to:
 - (1) The sale or rental of any single-family house by an owner: Provided that such private individual owner does not own or have any interest in more than three (3) such single-family houses at any one time: Provided further, that in the case of the sale of any such single-family house by a private individual owner not residing in such house at the time of such sale or who was not the most recent resident of such house prior to such sale, the exemption granted by this subsection shall only apply with respect to one such sale within any twenty-four (24) month period: Provided further, that

such bona fide private individual owner does not own any interest in, nor is there owned or reserved on his behalf, under any express or voluntary agreement, title to or any right to all or a portion of the proceeds from the sale or rental of, more than three (3) such single-family houses at any one time: Provider further, that the sale or rental of any such single-family house shall be excepted from the application of this subchapter only if such house is sold or rented:

- (i) Without the use in any manner of the sales or rental facilities or the sales or rental services of any person in the business of selling or renting dwellings, or of any employee of any such broker, agent or salesman, or person; and
- (ii) without the publication, posting or mailing, after notice of any advertisement or written notice in violation of the ordinance.

Nothing in this provision shall prohibit the use of attorneys, escrow agents, abstractors, title companies and other such professional assistance as necessary to perfect or transfer the title; or

- (2) Rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four (4) families living independently of each other, if the owner actually maintains and occupies one (1) of such living quarters as his, her, or their residence.
- (b) For purposes of subsection (a) of this section, a person shall be deemed to be in the business of selling or renting dwellings if:
- (1) He, she, or they have, within the preceding twelve (12) months, participated as principal in three (3) or more transactions involving the sale or rental of any dwelling or any interest therein, or;
 - (2) He, she, or they have, within the preceding twelve (12) months, participated as agent, other than in the sale of their own personal residence, in providing sales or rental facilities or sales or rental services in two (2) or more transactions involving the sale or rental of any dwelling or any interest therein; or
 - (3) He, she, or they are the owner of any dwelling designed or intended for occupancy by, or occupied by, five (5) or more families.
- (c) This article does not prohibit conduct against a person because such person has been convicted under federal law or the law of any state of the illegal manufacture or distribution of a controlled substance as defined in Section 201 of the Controlled Substances Act (21 U.S.C. 802).

Sec. 4-3-6. Exemptions – Religious Organizations, Private Clubs, and Dormitories.

- (a) Nothing in this article shall prohibit a religious organization, association, or society, or any nonprofit institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association, or society, from limiting the sale, rental or occupancy of dwellings which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons, unless membership in such religion is restricted on account of race, color, or national origin. Nor shall anything in this subchapter prohibit a private club not in fact open to the public, which as an incident to its primary purpose or purposes provides lodgings which it owns or operates for other than a commercial purpose, from limiting the rental or occupancy of such lodgings to its members or from giving preference to its members.
- (b) Nothing in this article shall prohibit the rental or leasing of dwelling accommodations based on sex in single-sex dormitories that involve shared bedrooms or bathrooms to the extent such single-sex dormitory designation is predicated on protecting values of personal safety or privacy.

Sec. 4-3-7. Exemptions – Housing for Older Persons.

- (a) The provisions of this article relating to familial status do not apply to housing for older persons.
- (b) “Housing for Older Persons” means housing:
 - (1) Provided under any State or Federal program that the U.S. Department of Housing and Urban Development determines is specifically designed and operated to assist elderly persons (as defined in the State or Federal program); or
 - (2) Intended for, and solely occupied by, persons 62 years of age or older; or
 - (3) Intended and operated for occupancy by persons 55 years of age or older, and:
 - (i) At least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or older;
 - (ii) The housing facility or community publishes and adheres to policies and procedures that demonstrate the intent required under this subparagraph; and

- (iii) The housing facility or community complies with rules issued by the U.S. Department of Housing and Urban Development for verification of occupancy, which shall:
 - (A) Provide for verification by reliable surveys and affidavits; and
 - (B) include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of subsection b(3)(B). Such surveys and affidavits shall be admissible in administrative and judicial proceedings for the purposes of such verification.
 - (c) Housing shall not fail to meet the requirements for housing for older persons by reason of:
 - (1) The existence of unoccupied units, if such units are reserved for occupancy by persons who meet the age requirements of this section;
 - (2) The existence of units occupied by employees of the housing (and family members residing within the same unit) provided they perform substantial duties directly related to the management or maintenance of the housing.
 - (d) A person shall not be held personally liable for monetary damages for a violation of this article if such person reasonably relied, in good faith, on the application of the exemption under this subsection relating to housing for older persons. A person may only show good faith reliance on the application of this exemption by showing that:
 - (1) Such person has no actual knowledge that the facility or community is not, or will not be, eligible for such exemption; and
 - (2) The facility or community has stated formally, in writing, that the facility or community complies with the requirements for such exemption.

Sec. 4-3-8. Effect on Other Law.

- (a) Nothing in this article repeals any other section of this Code or any other City ordinance relating to discrimination on the basis of race, color, national origin, religion, sex, familial status, handicap or disability. However, all such ordinances and portions thereof that are in conflict with this article are repealed to the extent of such conflict.
- (b) Nothing in this article limits any right, procedure, or remedy available under the Constitution or any other Act of the Congress.

- (c) Nothing in this article limits any reasonable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling.
- (d) Nothing in this article nullifies any provisions of the North Carolina Building Code applicable to the construction of residential housing for persons with disabilities.

Sec. 4-3-9. Discrimination in Sale or Rental and Other Prohibited Acts.

- (a) Except as otherwise exempted by this article, it shall be unlawful to:
 - (1) Refuse to sell or rent after the making of a bona fide offer, or refuse to negotiate for the sale or rental of, or fail to transmit or refuse to receive, consider, or accept a bona fide offer to sell or rent a dwelling, or otherwise make unavailable or deny, a dwelling to any person because of race, color, national origin, religion, sex, familial status, handicap or disability;
 - (2) Discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, national origin, religion, sex, familial status, handicap or disability;
 - (3) Make print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, national origin, religion, sex, familial status, handicap or disability, or an intention to make any such preference, limitation, or discrimination based on race, color, national origin, religion, sex, familial status, handicap or disability;
 - (4) Represent to any person because of race, color, national origin, religion, sex, familial status, handicap or disability that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available;
 - (5) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, national origin, religion, sex, familial status, handicap or disability;
 - (6) Restrict or attempt to restrict the choices of a person by word or conduct in connection with seeking, negotiating for, buying, or renting a dwelling to perpetuate, or tend to perpetuate, segregated housing patterns, or to discourage or obstruct choices in a community, neighborhood, or development on the basis of particular race, color, national origin, religion, sex, familial status, handicap or disability;

- (7) Discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap or disability of (a) that buyer or renter, (b) a person residing in or intending to reside in that dwelling after it is sold, rented or made available, or (c) any person associated with that buyer or renter;
 - (8) Discriminate against any person in the terms, conditions, or privileges of sale of rental or a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a handicap or disability of (a) that person, (b) a person residing in or intending to reside in that dwelling after it is sold, rented, or made available, or (c) any person associated with that person.
- (b) For purposes of this subsection, discrimination includes:
- (1) A refusal to permit, at the expense of the handicapped or disabled person, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises; except that, in the case of a renter, the landlord may, where it is reasonable to do so, condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted;
 - (2) A refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling; or
 - (3) In connection with the design and construction of covered multifamily dwellings for first occupancy after the date that is 30 months after the enactment of this article, a failure to design and construct those dwellings in a manner that:
 - (i) The public use and common use portions of the dwellings are readily accessible to and usable by handicapped or disabled persons;
 - (ii) All the doors designed to allow passage into and within all premises within the dwellings are sufficiently wide to allow passage by handicapped or disabled persons in wheelchairs; and
 - (iii) All premises within such dwellings contain the following features of adaptive design:
 - (A) An accessible route into and through the dwelling;

- (B) Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;
 - (C) Reinforcements in bathroom walls to allow later installation of grab bars; and
 - (D) Usable kitchens and bathrooms so that an individual in a wheelchair can maneuver about the space.
- (c) The requirements of subsection (b)(3)(C) of this section can be satisfied through compliance with the appropriate requirements of:
 - (1) The fair housing accessibility guidelines established by the United States Department of Housing and Urban Development; and
 - (2) The American National Standard for Buildings and Facilities Providing Accessibility and Usability for Physically Handicapped People (commonly cited as “ANSI A117.1”).
- (d) Nothing in this article shall be construed to require the Director to review or approve the plans, designs or construction of covered multifamily dwellings, to determine whether the design and construction of such dwellings are consistent with the requirements of paragraph (b)(3).
- (e) Nothing in this article should be construed to invalidate or limit any law that requires dwellings to be designed and constructed in a manner that affords handicapped or disabled persons greater access than is required by this article.
- (f) Nothing in this subsection requires that a dwelling be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

Sec. 4-3-10. Discrimination in Residential Real Estate-Related Transactions.

- (a) It shall be unlawful for any person or other entity whose business includes engaging in residential real estate-related transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of such a transaction, because of race, color, national origin, religion, sex, familial status, handicap or disability.
- (b) As used in this section, the term “residential real estate-related transaction” means any of the following:

- (1) The making or purchasing of loans or providing other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling; or secured by residential real estate;
 - (2) The selling, brokering, or appraising of residential real estate property.
- (c) Unlawful residential real estate-related transactions under this section including, but are not limited to:
 - (1) Using a form of application for financial assistance, or making or keeping a record or inquiry in connection with applications for financial assistance, that indicates, directly or indirectly, an intent to make a limitation, specification, or discrimination as to race, color, national origin, religion, sex, familial status, handicap or disability;
 - (2) Failing or refusing to provide to any person, in connection with a residential real estate-related transaction, information regarding the availability of loans or other financial assistance, application requirements, or procedures or standards for the review and approval of loans or financial assistance or providing information that is inaccurate or different from that provided other, because of race, color, national origin, religion, sex, familial status, handicap or disability.
 - (3) Discriminating against the applicant in the sale, brokerage, or appraisal of real property because of race, color, national origin, religion, sex, familial status, handicap or disability.
- (d) Nothing in this article prohibits a person engaged in the business of furnishing appraisals of real property to take into consideration factors other than race, color, national origin, religion, sex, familial status, handicap or disability.

Sec. 4-3-11. Discrimination in Provision of Brokerage Services.

It shall be unlawful to deny any person access to, or membership or participation in, any multiple-listing service, real estate brokers' organization or other service, organization or facility relating to the business of selling or renting dwellings, or to discriminate against any person in the terms or conditions of such access, membership, or participation, of making available such services, or in the performance of such services, because of race, color, national origin, religion, sex, familial status, handicap or disability.

Sec. 4-3-12. Interference, Coercion, or Intimidation.

It shall be unlawful to coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of, his having exercised or enjoyed, or on account of his having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by sections 9, 10, and 11 of this article.

Sec. 4-3-13. Administration, Rules, and Regulations.

- (a) The Director will administer this article in consultation with the City Attorney's Office.
- (b) The Director may delegate any of its functions, duties, and authority to a designee; the Director, or its designee, has the authority to:
 - (1) Initiate, receive, investigate, seek to conciliate, and take action on complaints arising from alleged violations of this article;
 - (2) Make recommendations to the parties to complaints;
 - (3) Approve or disapprove internal policies and procedures to assist in the reduction or elimination of discriminatory housing practices, and to monitor compliance with such policies and plans; and
 - (4) Report, or otherwise manage and engage in any business arising out of, or related to, administration of this article.
- (c) The Director, or its designee, has the authority, but is not obligated, to engage in studies regarding the nature and extent of discriminatory housing practices within the City of High Point.
- (d) The Director, or its designee, may adopt, promulgate, amend, and rescind interpretive and procedural guidelines, rules and regulations necessary to implement this article, so long as such guidelines, rules, and regulations do not intend to limit, or have the effect of limiting, the protections contained in the Federal and State rules and regulations regarding race, color, national origin, religion, sex, familial status, handicap, or disability. A copy of the text of the rule, amendment, or rescission will be available for public inspection and copying at the office of the Director.

Sec. 4-3-14. Cooperation.

- (a) The City of High Point shall cooperate with Federal and State fair housing agencies and, as appropriate, may provide technical and other assistance to Federal, State, local, and other public or private entities that are formulating or operating programs to prevent or eliminate discriminatory housing practices.
- (b) The City of High Point may apply for recognition by the United States Department of Housing and Urban Development as having adopted an ordinance that provides rights and remedies that are substantially equivalent to those granted under federal law. In furtherance of such cooperative efforts, the City of High Point may enter into written agreement(s) reflecting same.

Sec. 4-3-15. Complaints.

- (a) An aggrieved person may, no later than one year after an alleged discriminatory housing practice occurred or was terminated, file a complaint with the Director alleging such discriminatory housing practice. An authorized representative, including an organization, may assist an aggrieved person in filing the complaint. The Director, on the Director's own initiative, may also file such a complaint.
 - (1) The Director may also investigate housing practices to determine whether a complaint should be brought under this section.
 - (2) The Federal or State government may refer a complaint alleging a discriminatory housing practice or defer jurisdiction over the subject matter of such a complaint, to the Division.
- (b) A complaint shall be in writing and shall contain such information and be in such form as the Director requires:
 - (1) A complaint must be signed and affirmed by the aggrieved person filing the complaint;
 - (2) If the complaint is filed by the Director on behalf of the Division, it must be signed and affirmed by the Director;
 - (3) A complaint may be reasonably and fairly amended at any time.
- (c) Upon the filing of a complaint, the Division shall:
 - (1) Serve the aggrieved person with notice that the complaint has been filed;
 - (2) Advise the aggrieved person of the time limits and choice of forums under this article.
- (d) The Director shall, no later than ten days after the filing of the complaint, or the identification of an additional respondent under Section 17 of this article, serve on each respondent:
 - (1) A notice identifying the alleged discriminatory housing practice and advising the respondent of the procedural rights and obligations of respondents under this article, together with a copy of the original complaint.
- (e) Documents required to be served under this article may be served as described in Section 20(d) of this article.

Sec. 4-3-16. Answers to Complaints.

- (a) Each respondent may file an answer to the complaint no later than 10 days after receipt of notice from the Director.
- (b) An answer must be in writing, in the form prescribed by the Director, and must be signed and affirmed by the respondent.
 - (1) An answer may be reasonably and fairly amended at any time.
 - (2) The substance of an answer will not inhibit the Director's ability to investigate the allegations contained in the complaint.

Sec. 4-3-17. Additional or Substitute Respondents.

- (a) A person who is not named as a respondent in a complaint, but who is identified as a respondent in the course of investigation, may be joined as an additional or substitute respondent upon written notice from the Director to such additional or substitute respondent.
- (b) Such notice, in addition to meeting the requirements of Section 15(d)(1), shall explain the basis for the Director's belief that such person is properly joined as an additional or substitute respondent.

Sec. 4-3-18. Investigations and Investigative Reports.

- (a) The Director will initiate an investigation within 30 days of a complaint being filed with, or otherwise referred to, the Division. The Director will investigate all complaints.
- (b) Except as provided by subsection (b)(1) of this section, the Director shall, within 100 days after filing the complaint, determine based on the facts whether reasonable cause exists to believe that a discriminatory housing practice has occurred or is about to occur, unless it is impracticable to do so, or unless the Director has approved a conciliation agreement with respect to the complaint.
 - (1) If the Director is unable to make the determination within 100 days after the filing of the complaint, the Director shall notify the complainant and respondent in writing of the reasons for not doing so.
- (c) At the end of each investigation, the Director will prepare a final investigative report showing:
 - (1) The names and dates of contacts with witnesses;
 - (2) A summary and the dates of correspondence and other contacts with the aggrieved person and the respondent;

- (3) A summary description of other pertinent records;
- (4) A summary of witness statements; and
- (5) Answers to interrogatories.
- (d) A final report under this section may be amended if additional evidence is discovered.
- (e) Documents required to be served under this article may be served as described in Section 20(d) of this article.

Sec. 4-3-19. Subpoenas.

The Director may issue subpoenas and compel the production of documents and the giving of testimony, as provided by Section 20 of this article.

Sec. 4-3-20. Right to Examine and Copy Evidence; Summoning Witnesses and Documents; Taking Testimony; Right to Counsel; Court Aid; Process; Service and Return; Witness Fees.

- (a) In connection with the investigation of a complaint filed under this article, the Director, or its designee, shall at all reasonable times have access to, for the purpose of examination, and have the right to copy any evidence of any person being investigated, provided such evidence relates to unlawful practices covered by this article and is relevant to the subject matter of the investigation or hearing.
- (b) For all investigations conducted by the City of High Point under this article:
 - (1) The Director, on his, her, or their own initiative or upon application of any party to the proceeding, may issue subpoenas compelling the attendance and testimony of witnesses or requiring the production for examination or copying of documents, provided such evidence relates to unlawful practices covered by this article and is relevant to the subject matter of the investigation. Within five (5) days after the service of a subpoena on any person requiring the production of evidence in his, her, or their possession or under his, her, or their control, such person may petition the Director to revoke, limit, or modify the subpoena. The Director shall revoke, limit, or modify the subpoena if in his, her, or their opinion, the required evidence:
 - (i) Does not relate to unlawful practices covered by this article;
 - (ii) Is not relevant to the subject matter of the investigation;
 - (iii) Does not describe with sufficient particularity the evidence whose production is required; or

- (iv) Is unduly burdensome or oppressive.
 - (2) The Director, may administer oaths or affirmations, examine witnesses, and receive evidence.
 - (3) Any person appearing before the Director, or its designee, has the right to be represented by counsel.
 - (4) The Director, in consultation with the City Attorney, may file a petition in the Superior Court in the County where the discriminatory housing practice allegedly occurred, or the County wherein respondent resides or regularly transacts business, requesting enforcement of a subpoena and other appropriate temporary relief. A copy of the petition must be filed in Superior Court with the relevant record, and a copy must be served on all parties to the proceeding by personal delivery or registered mail.
- (c) The Superior Court, upon application by the Director, its designee, the subpoenaed individual, or its counsel, shall have jurisdiction to issue an order:
- (1) Requiring an individual to appear before the Director, or its designee, to produce evidence relating to the subject matter of the investigation or action;
 - (2) Revoking, limiting, or modifying the subpoena or conditioning issuance of the subpoena upon payment of costs or expenses incurred to comply with the subpoena if in the Court's opinion the required evidence does not relate to unlawful practices covered by this article, is not relevant to the investigation or action, does not describe with sufficient particularity the evidence whose production is required, or is unduly burdensome or oppressive;
 - (3) Finding punishable contempt for the failure to obey an order of the Court issued under this Section.
- (d) Complaints, notices, charges, orders, and other process and papers of the Director may be served either personally or by registered mail. The verified return by the individual so serving the same, setting forth the manner of such service, will be proof of service. The return post office receipt, when registered and mailed as described in this subsection, will be proof of service.
- (e) Witnesses summoned by a subpoena under this article shall be entitled to the same witness and mileage fees that are paid witnesses in the Superior Court, and witnesses whose depositions are taken, and the persons taking the same, are entitled to the same fees as are paid for like service in the Superior Court.

- (1) Fees payable to a witness summoned by a subpoena issued at the request of a party shall be paid by that party or, where a party is unable to pay the fees, by the Division.

Sec. 4-3-21. Conciliation.

- (a) The Director shall, to the extent feasible, engage in conciliation, including mediation or other alternative dispute resolution methods, with respect to the complaint.
- (b) A conciliation agreement arising out of such conciliation shall be a written agreement between a respondent and the complainant and is subject to approval by the Director.
- (c) A conciliation agreement may provide for binding arbitration of the dispute or another method of alternative dispute resolution. Any such arbitration, or alternative dispute resolution, that results from a conciliation agreement may award appropriate relief, including monetary relief.
- (d) A conciliation agreement will be made public unless all parties otherwise agree and the Director determines that disclosure is not required to further the purposes of this article.
- (e) Nothing said or done in the course of conciliation may be made public or used as evidence in a subsequent proceeding under this article without the written consent of the persons concerned.
- (f) Whenever the Director has reasonable cause to believe that a respondent has breached a conciliation agreement, the Director will refer the matter to the City Attorney with a recommendation that a civil action be filed under Section 26 of this article for the enforcement of such agreement.

Sec. 4-3-22. Confidentiality.

- (a) Materials in the investigative file may be disclosed to any party to the extent reasonably necessary to further the investigation or conciliation discussions.
- (b) Materials in the investigative file may be disclosed to the complainant for the purpose of deciding whether to file a complaint in court and may be disclosed to the respondent for the purpose of formulating its answer.
- (c) Except as prohibited by Section 21(e) of this article:
 - (1) The Division, upon completion of the investigation, will make available to the aggrieved person and the respondent, at any time upon request,

information derived from an investigation and any final investigative report relating to that investigation.

- (2) After a court action has been filed, information derived from the investigation and the final investigation report relating to the investigation will be subject to discovery.

Sec. 4-3-23. Temporary or Preliminary Relief.

- (a) If the Director and the City Attorney conclude at any time after the filing of a complaint that prompt judicial action is necessary to carry out the purpose of this article, the City Attorney will file a civil action for appropriate temporary or preliminary relief, pending final disposition of the complaint. The commencement of a civil action under this section does not affect the initiation or continuation of administrative proceedings under this article.

Sec. 4-3-24. Dismissal of Complaints.

- (a) If the Director determines that no reasonable cause exists to believe that a discriminatory housing practice has occurred or is about to occur, the Director will promptly dismiss the complaint and shall make public disclosure of the dismissal, including written notice of the dismissal to the complainant(s) and respondent(s).

Sec. 4-3-25. Reasonable Cause Determinations.

- (a) The Director will consult with the City Attorney regarding any case in which there is evidence that a discriminatory housing practice has occurred or is about to occur. The Director and the City Attorney will determine based on the facts whether reasonable cause exists to believe that a discriminatory housing practice has occurred or is about to occur.
- (b) The Director and the City Attorney will make the determination under subsection (a) of this Section within 100 days after the filing of the Complaint unless either:
 - (1) It is impracticable to make the determination; or
 - (2) The Director has approved a conciliation agreement with respect to the complaint.
- (c) If it is impracticable to make the determination within the period prescribed by subsection (b) of this Section, the Director must notify the complainant(s) and respondent(s) in writing of the reasons for not doing so.
- (d) If the Director and the City Attorney determine that reasonable cause exists to believe that a discriminatory housing practice has occurred or is about to occur, the

City Attorney shall file a civil action under Section 26 of this article, absent a conciliation agreement being reached.

Sec. 4-3-26. Civil Action by City Attorney.

- (a) If the Director and the City Attorney determine that reasonable cause exists to believe that a discriminatory housing practice has occurred or is about to occur, the City Attorney may attempt conciliation in furtherance of effectuating a conciliation agreement, and the City Attorney shall file a civil action in Superior Court, absent a conciliation agreement being reached.
 - (1) In an action under this subsection, the Court may:
 - (i) Award, on behalf of the complainant, actual and punitive damages;
 - (ii) Except as described in Section 29(b) of this article, issue a permanent or temporary injunction, temporary restraining order, or other order, including an order enjoining the defendant from engaging in the practice or ordering appropriate affirmative action.
 - (iii) Award court costs and reasonable attorney's fees to the aggrieved person if the person incurred such costs and fees. The City Attorney will not be awarded court costs and attorney's fees.
- (b) If the Director and the City Attorney find reasonable cause to believe that a respondent has breached a conciliation agreement, the City Attorney will immediately file a civil action for enforcement of the agreement.
 - (1) In an action under this subsection, the Court may:
 - (i) Award, on behalf of the complainant, actual and punitive damages;
 - (ii) Except as described in Section 29(b) of this article, issue a permanent or temporary injunction, temporary restraining order, or other order, including an order enjoining the defendant from engaging in the practice or ordering appropriate affirmative action.
 - (iii) Award court costs and reasonable attorney's fees to the aggrieved person if the person incurred such costs and fees. The City Attorney will not be awarded court costs and attorney's fees.
- (c) A person aggrieved by the alleged discriminatory housing practice or damaged by the alleged breach of the conciliation agreement may intervene in a civil action brought under this Section or commence a civil action under Section 27 of this article.

Sec. 4-3-27. Civil Actions by Private Persons.

- (a) An aggrieved person may commence a civil action in Superior Court, or any appropriate United States District Court or State Court, no later than two (2) years after either of the following, whichever occurs last:
 - (1) An alleged discriminatory housing practice occurred or was terminated; or
 - (2) A conciliation agreement entered into under this article was breached.
- (b) The computation of such two-year period does not include any time during which an administrative proceeding under this article was pending with respect to a complaint or the filing of any court proceeding under this article based upon such discriminatory housing practice. This subsection does not apply to actions arising from a breach of a conciliation agreement.
- (c) An aggrieved person may file a civil action under this section whether or not a complaint has been filed under this article and without regard to the status of any such complaint, but if the Director has obtained a conciliation agreement with the consent of an aggrieved person, such person may not file an action relating to the same alleged discriminatory housing practice(s) which form the basis of such complaint, except to enforce the terms of such agreement.
- (d) The filing of an action under this Section does not affect the Director's power and duty to investigate and make determinations based on such complaint.
- (e) An aggrieved person may intervene in a civil action filed by the City Attorney if based on such aggrieved person's complaint.
- (f) Upon timely application, the City Attorney may intervene in such civil action, if the City Attorney certifies that the case is of general public importance. Upon such intervention, the City Attorney may obtain such relief as would be available to the City Attorney under Section 26 in a civil action to which such section applies.
- (g) Any party aggrieved by any final determination of the Director under this article has the right to petition the Superior Court for any such temporary relief, restraining order, or other order as the Court determines is just and proper, or to affirm, modify, or set aside, in whole or in part, the determination for further proceedings; or to enforce the determination to the extent that the determination is affirmed or modified.
- (h) The rights granted by 42 U.S.C. §§ 3603, 3604, 3605, and 3606 may be enforced in a civil action brought pursuant to this section.

Sec. 4-3-28. Court-appointed Attorneys.

- (a) Upon application by a person alleging a discriminatory housing practice or a person against whom a discriminatory housing practice is alleged, the court may:
 - (1) Appoint an attorney for the person; or
 - (2) Authorize the commencement or continuation of a civil action under Section 27 of this article without the payment of fees, costs, or security, if in the opinion of the Court such person is financially unable to bear the costs of such action.

Sec. 4-3-29. Relief Which May Be Granted.

- (a) In a civil action under Section 27 of this Article, if the court finds that a discriminatory housing practice has occurred or is about to occur, the court may award to the plaintiff:
 - (1) Actual and punitive damages; and
 - (2) Except as described in subsection (b) of this section, and as the court deems appropriate, a permanent or temporary injunction, temporary restraining order, or other order, including an order enjoining the defendant from engaging in such practice or ordering such affirmative action as may be appropriate; and
 - (3) Court costs and reasonable attorney's fees to the prevailing party, other than the City of High Point, as within the Court's discretion. The City of High Point shall be liable for such fees and costs to the same extent as a private person.
- (b) Relief granted under Section 26, Section 27, and Section 30 shall not affect any contract, sale, encumbrance, or lease consummated before the granting of such relief and involving a bona fide purchaser, encumbrancer, or tenant, without actual notice of the filing of a complaint with the Director or civil action under this article.

Sec. 4-3-30. Pattern or Practice.

- (a) The City Attorney may file a civil action in Superior Court whenever the City Attorney has reasonable cause to believe that either:
 - (1) A person or group of persons is engaged in a pattern or practice of resistance to the full enjoyment of any rights granted by this article; or
 - (2) Any group of persons has been denied any of the rights granted by this article and such denial raises an issue of general public importance.
- (b) In an action under this section, the Court may:

- (1) Except as described in Section 29(b) of this article, award such preventive relief, including a permanent or temporary injunction, restraining order, or other order against the person responsible for a violation of this article as is necessary to assure the full enjoyment of the rights granted by this article;
- (2) Award such other relief as the court deems appropriate, including monetary damages to persons aggrieved; and
- (3) To vindicate the public interest, assess a civil penalty against the respondent(s) in an amount that does not exceed:
 - (i) \$50,000 for a first violation.
 - (ii) \$100,000 for a second or subsequent violation.
- (c) Upon timely application, any person aggrieved by the alleged discriminatory housing practice or damaged by the alleged breach of the conciliation agreement may intervene in a civil action brought under this section.

Adopted this the 16th day of May, 2022.

Mayor Jay W. Wagner

ATTEST:

Lisa B. Vierling, City Clerk

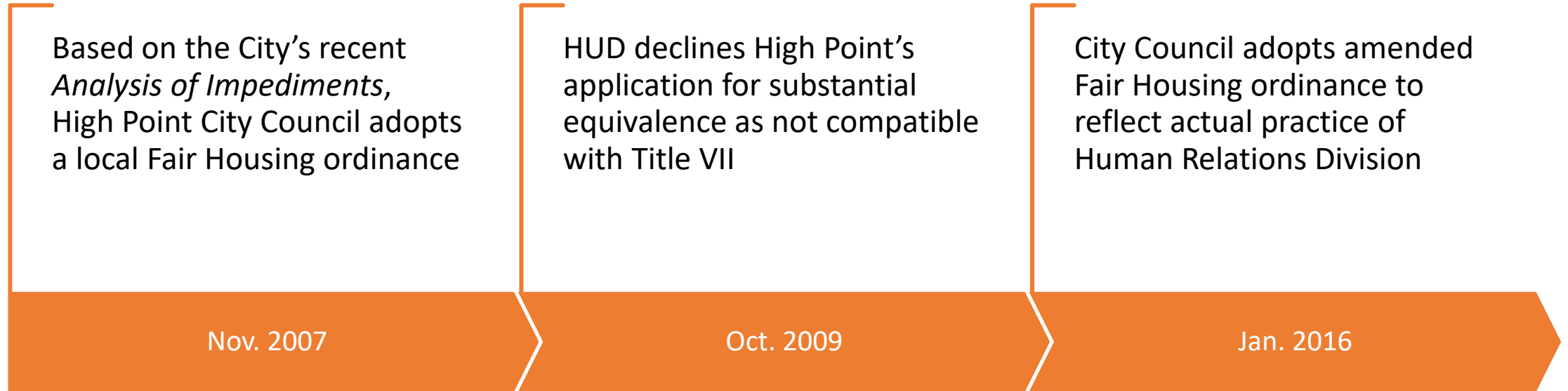


Fair Housing Updates

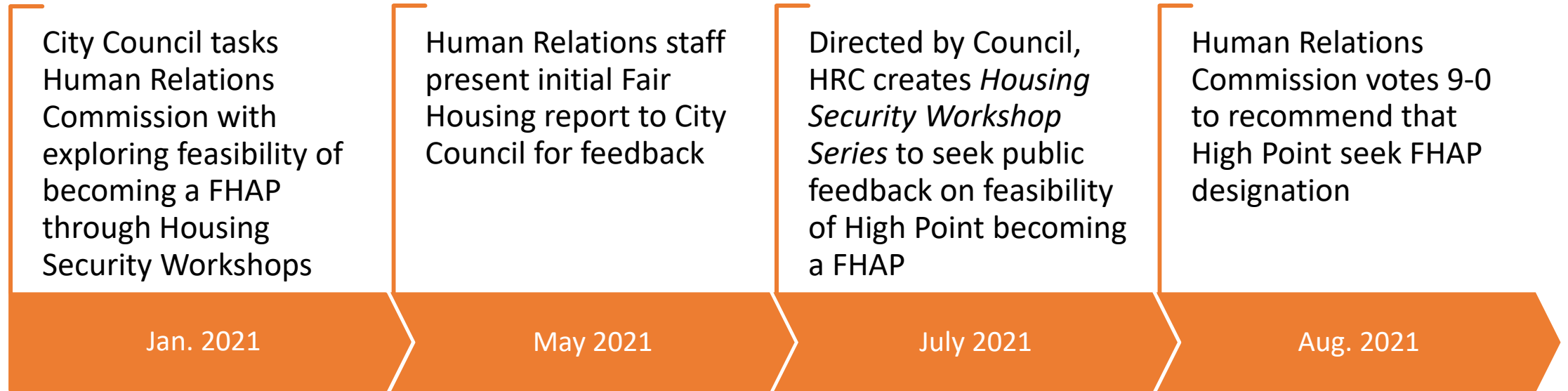
Jeron Hollis
Managing Director



Fair Housing Timeline (pre-2021)



Fair Housing Timeline (2021)





Purpose of Fair Housing Assistance Programs

- Local access to highly-trained Fair Housing experts and data systems
- Robust Fair Housing education, outreach, and partnership opportunities
- Local Fair Housing complaint processing and conciliation
- Services designed for High Point residents and housing professionals

Criteria for Substantial Equivalency

Ordinance must offer same protections, rights, and remedies as Fair Housing Act

- Must provide a civil enforcement action, including judicial power to award damages and grant relief as appropriate

FHAP agency must be empowered with decision-making authority

- To receive, accept, process, and dismiss complaints
- To investigate the allegations of complaints, including to issue and seek enforceable subpoenas
- To fully conciliate complaints
- To decide whether a particular matter will or will not be pursued

Acknowledgements

- City Attorney's Office
- U.S. Housing and Urban Development: Office of Fair Housing
- North Carolina Human Relations Commission
- Hight Point Regional Association of REALTORS
- Guilford County Family Justice Center
- Community Builders

Summary of HRC Recommendation

If the will of Council is that the City of High Point should become a FHAP, the HRC recommends the following three actions:

- Adopt a resolution to accept the HRC recommendation that High Point become a Fair Housing Assistance Program and direct City staff to undertake the required steps for FHAP certification
- Adopt an amended Fair Housing Ordinance that is substantially equivalent to federal fair housing laws
- Create a “Human Relations Specialist” position, enabling the Division to offer additional Fair Housing trainings to residents and housing professionals and to process Fair Housing complaints

CITY OF HIGH POINT

AGENDA ITEM



Title: Designation of Fli-Back Building as a Guilford County Historic Landmark
(City of High Point)

From: Chris Andrews, Interim Planning & Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 6, 2022 and May 11, 2022

Attachments:

- A. Landmark Designation Ordinance
- B. Guilford County Historic Preservation Commission Recommendation
- C. High Point Historic Preservation Commission Memo
- D. Local Landmark Report

Advertised By: Planning & Development

PURPOSE:

To consider designation of the Fli-Back Building at 710/716 W Green Drive as a Guilford County Historic Landmark.

BACKGROUND:

Guilford County's Historic Landmark program began in 1980 to recognize sites with important elements of culture, history, architectural history, or prehistory for the education, pleasure, and enrichment of area residents. The landmark designation process begins when an application is submitted to the Guilford County Historic Preservation Commission. Privately owned landmark properties are eligible for a property tax deferral of up to 50 percent. Landmarks may not be materially altered or demolished without the approval of the Guilford County Historic Preservation.

Currently, there are 113 Historic Landmarks in Guilford County with 20 located within High Point.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Guilford County Historic Preservation Commission unanimously recommended that the Fli-Back Building be designated a Guilford County Historic Landmark property at its meeting on March 15, 2022.

At its meeting on April 13, 2022, the High Point Historic Preservation Commission also unanimously recommended that the City Council approve the local historic landmark designation for the property.

AN ORDINANCE ADOPTED BY THE MAYOR AND THE HIGH POINT CITY COUNCIL
DESIGNATING THE FLI-BACK BUILDING AN HISTORIC LANDMARK

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed in chapter 160D, Article 9, Part 4 of the North Carolina General Statutes, have been met;

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended in a public hearing that the property described below be designated as an historic landmark;

WHEREAS, appropriate notice has been given of the public hearing as required by law;

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure, and enrichment of the residents of the City and County.

NOW, THEREFORE, BE IT ORDAINED BY THE HIGH POINT MAYOR AND CITY COUNCIL.:

Section 1. The Mayor and the High Point City Council accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the subject property by the authority set forth in Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes and local ordinance adopted pursuant thereto.

Section 2. The designation includes the interior and exterior of the building and the entire 0.30-acre parcel at 710/716 W Green Drive and as described by Guilford County Parcel Identification Number 172331 and Guilford County Registry Deed Book 8556, page 0651.

Section 3. The Guilford County Landmark Plaque shall be installed on the property, and such sign shall indicate that such property has been designated as an Historic Landmark. Details of the display of the plaque are to be approved by the Guilford County Historic Preservation Commission before installation.

Section 4. The procedures provided by law, including waiting periods, shall be observed prior to demolition, alteration or remodeling referred to as the Certificate of Appropriateness process or removal of the designation from the property.

Section 5. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Tax Department, and Inspections Department in accordance with provisions of Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.

Section 6. This ordinance shall be effective from and after its adoption.

Adopted by the City Council
City of High Point, North Carolina
The ___ day of _____

By: _____
Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
Guilford County Historic Preservation Commission

Recommendation for Local Historic Landmark Designation

Date: May 5, 2022

To: Mayor Wagner and High Point City Council

From: Guilford County Historic Preservation Commission

Property: Fli-Back Toy Factory Bldg., 710/716 W. Green Dr, High Point, NC

Property designation details: The designation comprises the entire parcel and building, includes the interior as well as the exterior of the building.

Statement of Significance summary: The Fli-Back Toy Company was one of the most important manufacturers in High Point history. The Fli-Back Toy Factory *building* has retained a high level of integrity and is representative of High Point's industrial boom in the first half of the 20th century. Built in 1945, the building was the manufacturing location for the Fli-Back Corporation, which popularized, assembled, and distributed the iconic paddle ball toy to worldwide markets. The building's period of significance ranges from its construction date in 1945 to its last year of production, 1983.

Motion to recommend: Following review and discussion of the Landmark application at its regular meeting on March 15, 2022, the Guilford County Historic Preservation Commission voted 6 to 0 with 1 abstention to recommend Historic Landmark designation for the entire property.



To: Historic Preservation Commission Members

From: David Fencl, Senior Planner

Meeting Date: April 13, 2022

Subject: Designation of the Fli-Back Building (710/716 W. Green Drive) as a Guilford County Historic Landmark

PURPOSE:

The Guilford County Historic Preservation Commission voted unanimously at its meeting on March 15, 2022 to recommend landmark designation for the Fli-Back Building to the High Point City Council. As is the City's procedure, the application is next reviewed by the City's HPC, and a recommendation accompanies the application to the City Council for its consideration.

STAFF ANALYSIS:

The Fli-Back Building is being proposed for designation on account of its local historical significance as the place where the Fli-Back Corporation manufactured wooden toys, including the Fly-Back, a paddle ball toy, from 1945 to 1983. Founded in 1931, by James E. Gibson, a High Point businessman, the Fly-Back Company was incorporated in 1950 and employed between 100-200 people to work in its factory. The Fly-Back Company made millions of Fly-Back toys for a worldwide market. At the time of Gibson's death in 1968, the Fli-Back Corporation was producing over 150 different toy products and doing business in more than 20 countries around the world. In 1972, The Fli-Back Company was sold to the Ohio Art Company, the makers of Etch-A-Sketch, with toys continuing to be produced at the W. Green Drive factory until it was closed in 1983.

The Fli-Back Building proposed for designation housed the company's enameling and drying process on the first level and toy assembly on the second level. Another Fli-Back building located to the south, that was demolished between 1993 and 1998, was utilized for woodworking and assembly.

The Fli-Back Building has retained a high level of integrity. The steel-frame, two-level, painted brick building rests on a brick foundation. The building is four bays wide and eight bays deep. A tiered terracotta tile parapet rises across the center two bays of the front and rear facades. Every window on the façade is an identical 30-light steel-framed window. On the first level, poured concrete floors, brick walls, and the steel-frame windows contribute to the building's industrial feeling. Metal beams and columns, painted white, are positioned throughout the space to provide adequate support for the second level. The original metal sprinkler system is still intact and runs

underneath the second level. A two-level, one-bay wide wing that was built shortly after construction of the original building is located on the north elevation and contained a small apartment with a full bathroom and bedroom.

The proposed boundary for the Local Landmark Designation is the property's current 0.26 acre parcel. The property is currently owned by Bricks & Beams, LLC.

RECOMMENDATION / ACTION REQUESTED:

Staff finds that the application supports approval of the landmark designation. Furthermore, staff recommends that the Historic Preservation Commission recommend to the City Council that the ordinance designating the Fli-Back Building at 710/716 W. Green Drive a Guilford County Historic Landmark be approved.

Attachments: Guilford County Local Landmark Report



FLI-BACK TOY FACTORY LOCAL LANDMARK REPORT

710 West Green Drive
High Point, North Carolina 27260

Application for Guilford County Local Landmark Designation
Prepared by Gate City Preservation L.L.C.
February 2022



Guilford County Planning & Development Department

Guilford County Historic Preservation Commission

HISTORIC NAME(S) OF PROPERTY

Fli-Back Toy Factory
Fli-Back Building

ADDRESS OF PROPERTY

710 West Green Drive, High Point, North Carolina 27260

PIN # 6890928227

DEED BOOK & PAGE # 4429-01518

PLAT BOOK AND PAGE # N/A

ZONING HI

Amount of land/acreage to be designated
0.26 acres

Interior to be designated
☒ Yes ☐ No

Property Owner's Address & Phone:

Rudi Nijssen (Eric O'Leary Project Lead)
501 South Centennial Street
High Point, North Carolina 27260

E-mail

eric.oleary@tariki.com
rudi@schwnunghome.com

Applicant's Address & Phone:

Gate City Preservation L.L.C.
211 Tate Street
Greensboro, North Carolina 27403

E-mail

samantha@gatecitypreservation.com

The application is due no later than twelve noon (12 noon) on the **last** Tuesday of the month, 21 days before the regularly scheduled meeting held on every third (3rd) Tuesday of the month. Please address to:

**Guilford County Planning Department
ATTN: Historic Preservation Commission
PO Box 3427
Greensboro, NC 27402**

II. Maps and Floor Plans

Guilford County Tax Map

Search
Details
Map

Zoom all
Mailing labels
CSV

Table view
Clear

THAYERCRAFT INDUSTRIES
Zoom to

716 W GREEN DR

[Property Report](#)
[Community Info](#)

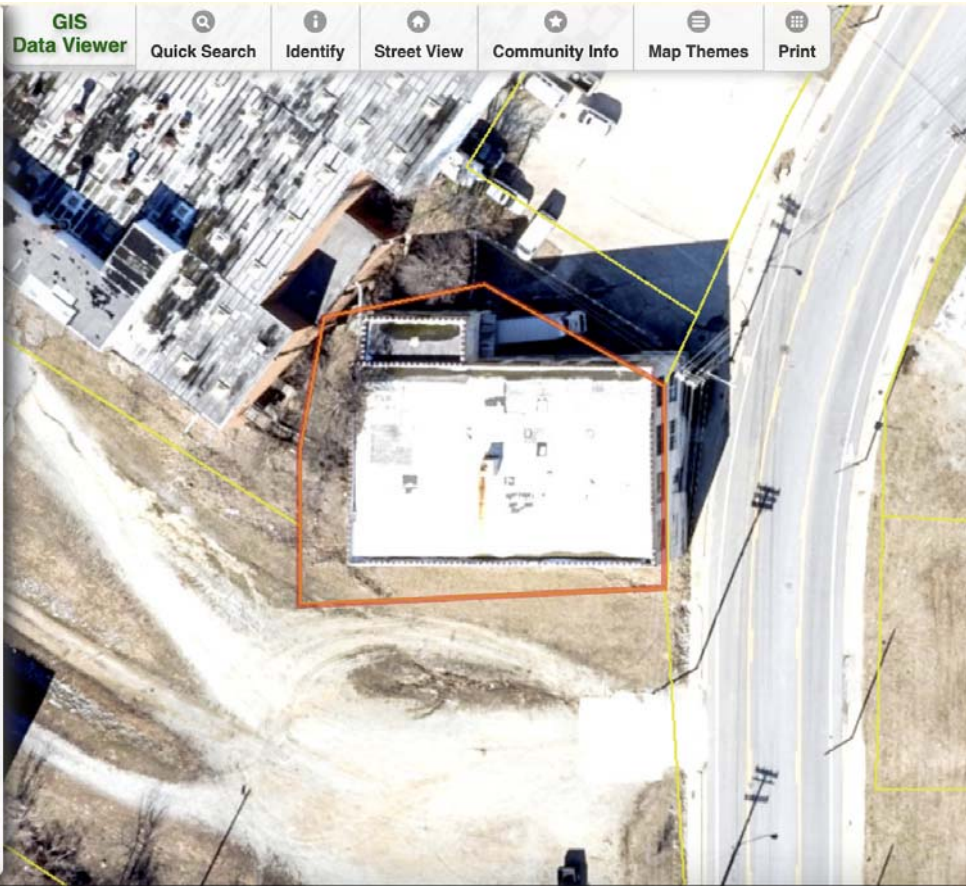
[Water Quality](#)
[Neighborhood Sales](#)

[Parcel Verify](#)
[Tax Appraisal Information](#)

[Tax Bill](#)
[Map Links](#)
[Oblique Photos](#)

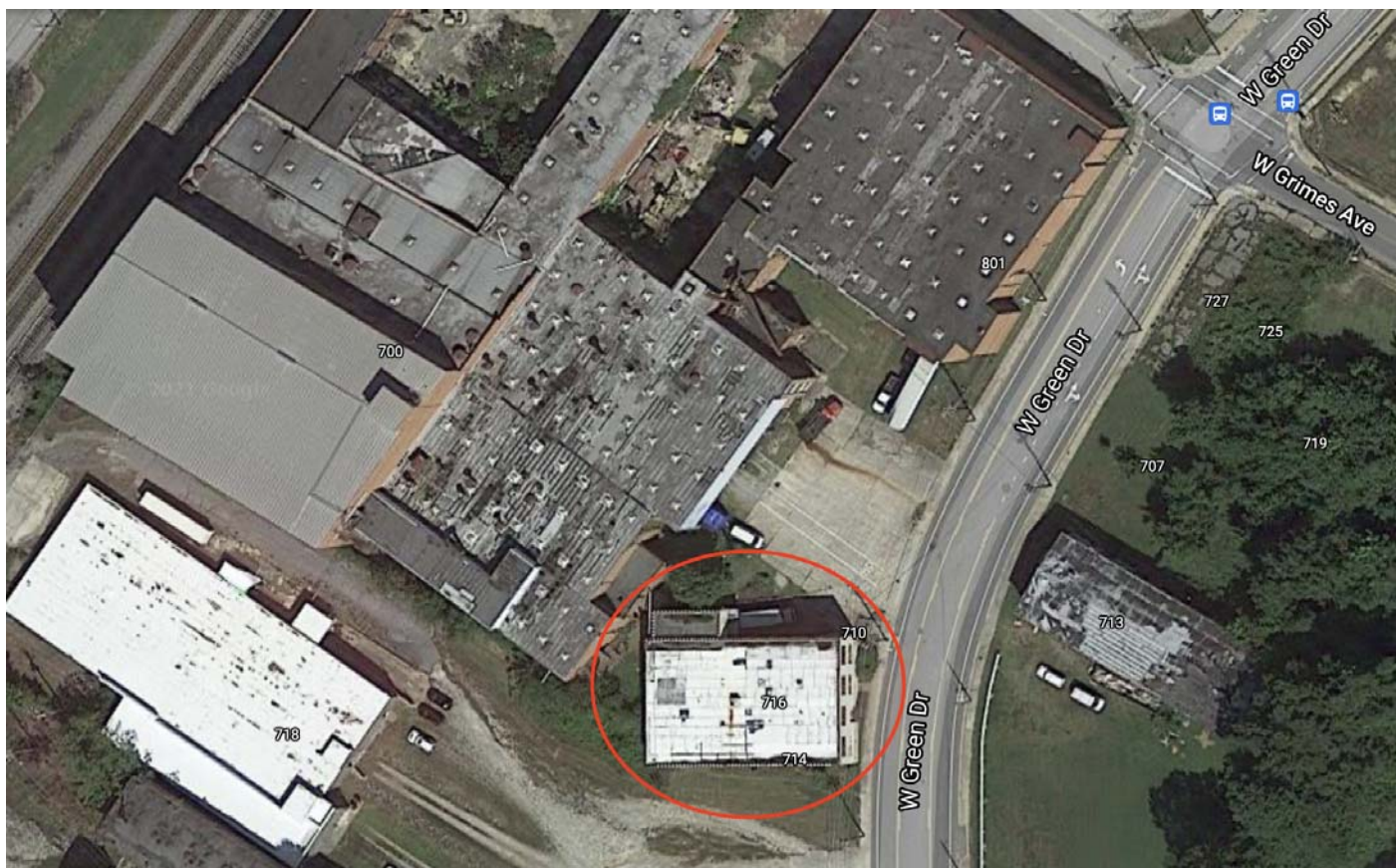
Parcel Number	172331
PIN	6890928227
Owner	THAYERCRAFT INDUSTRIES
Owner History	Card Image
Mail Address	710 W GREEN DR
Mail City	HIGH POINT
Mail State	NC
Mail Zip	27260
Property Address	716 W GREEN DR
Legal Description	W GREEN DR
Deed	004429-01518
Plat	

GIS Data Viewer
Quick Search
Identify
Street View
Community Info
Map Themes
Print



Completed February 2022

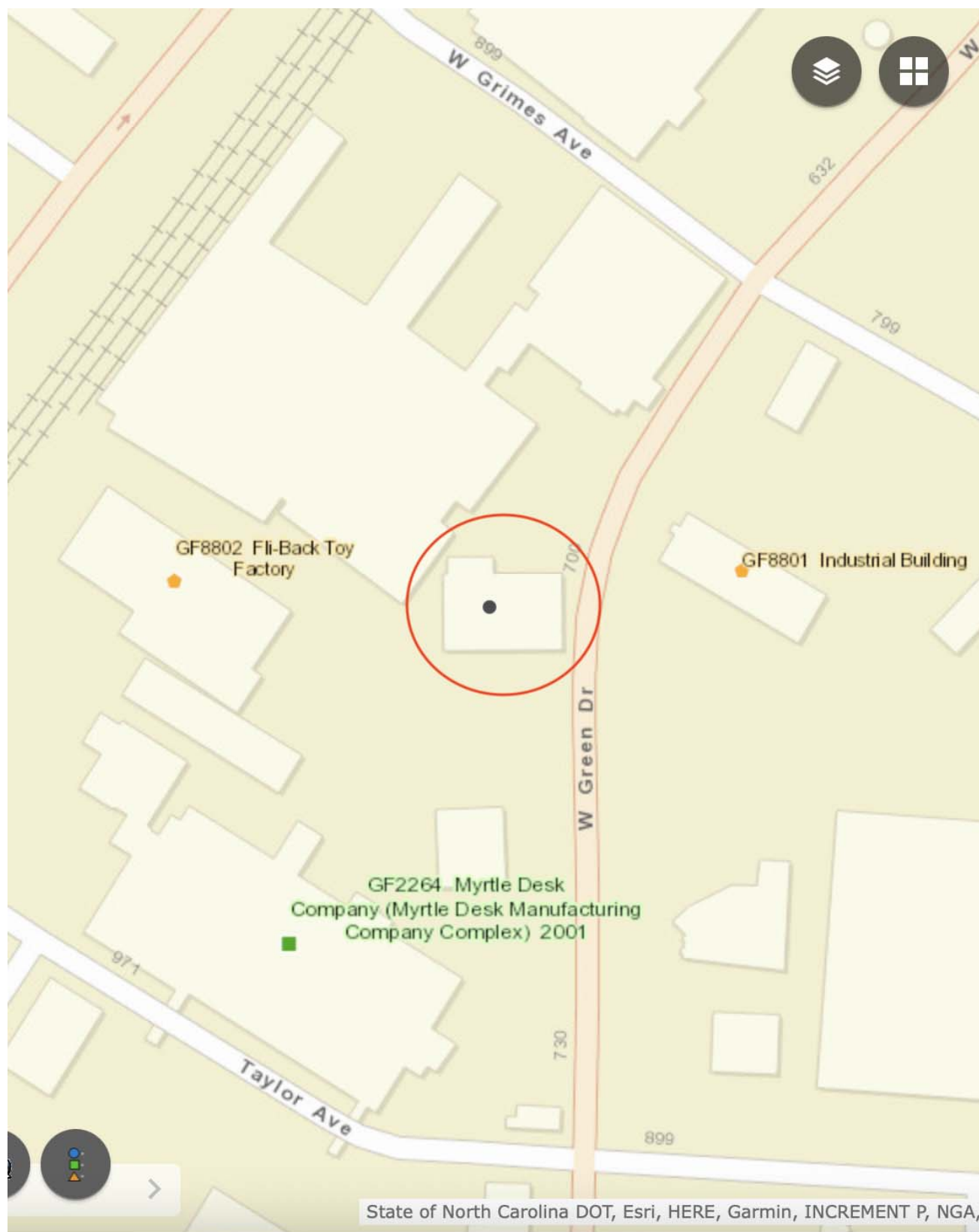
Aerial Map



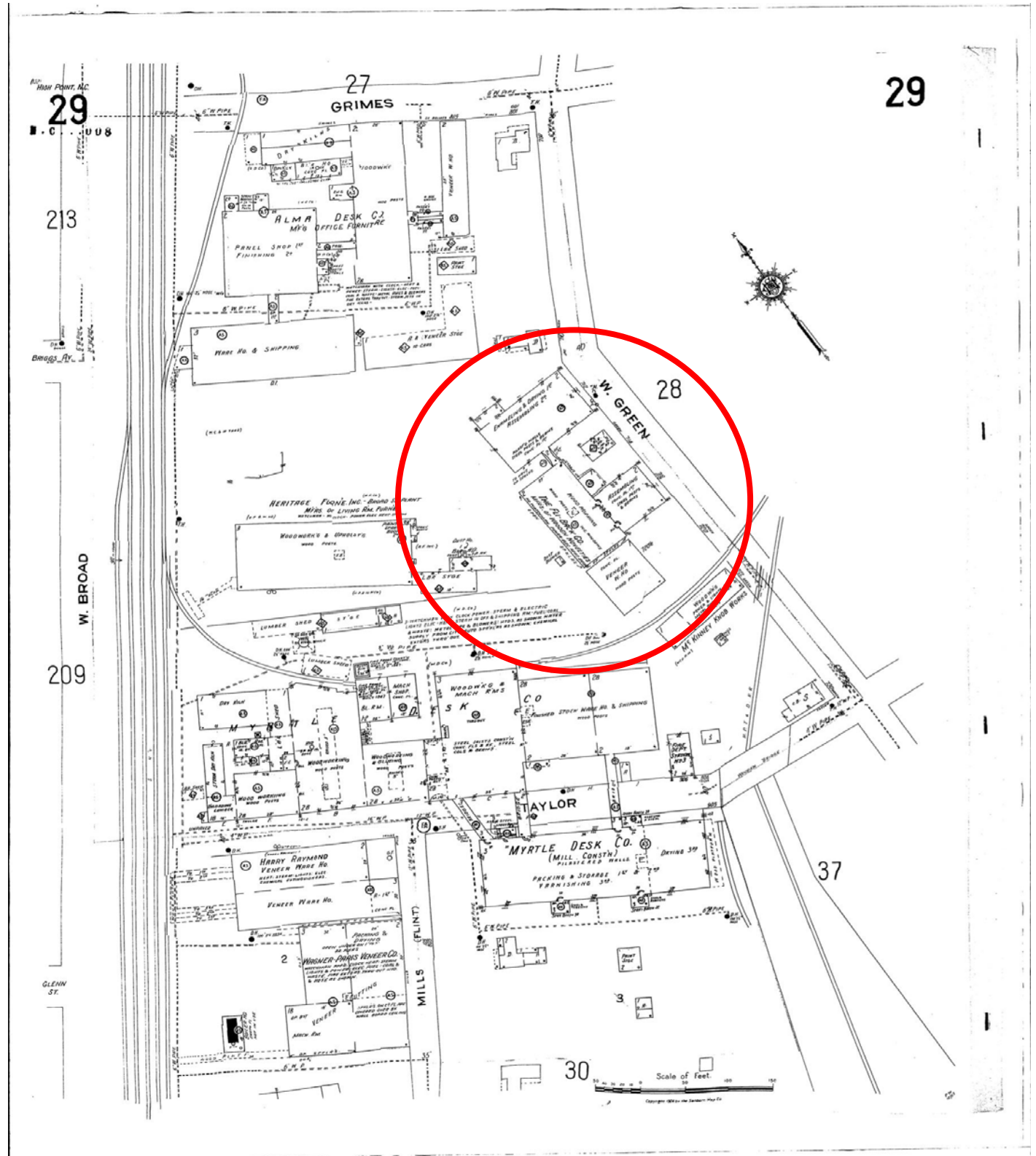
Aerial View



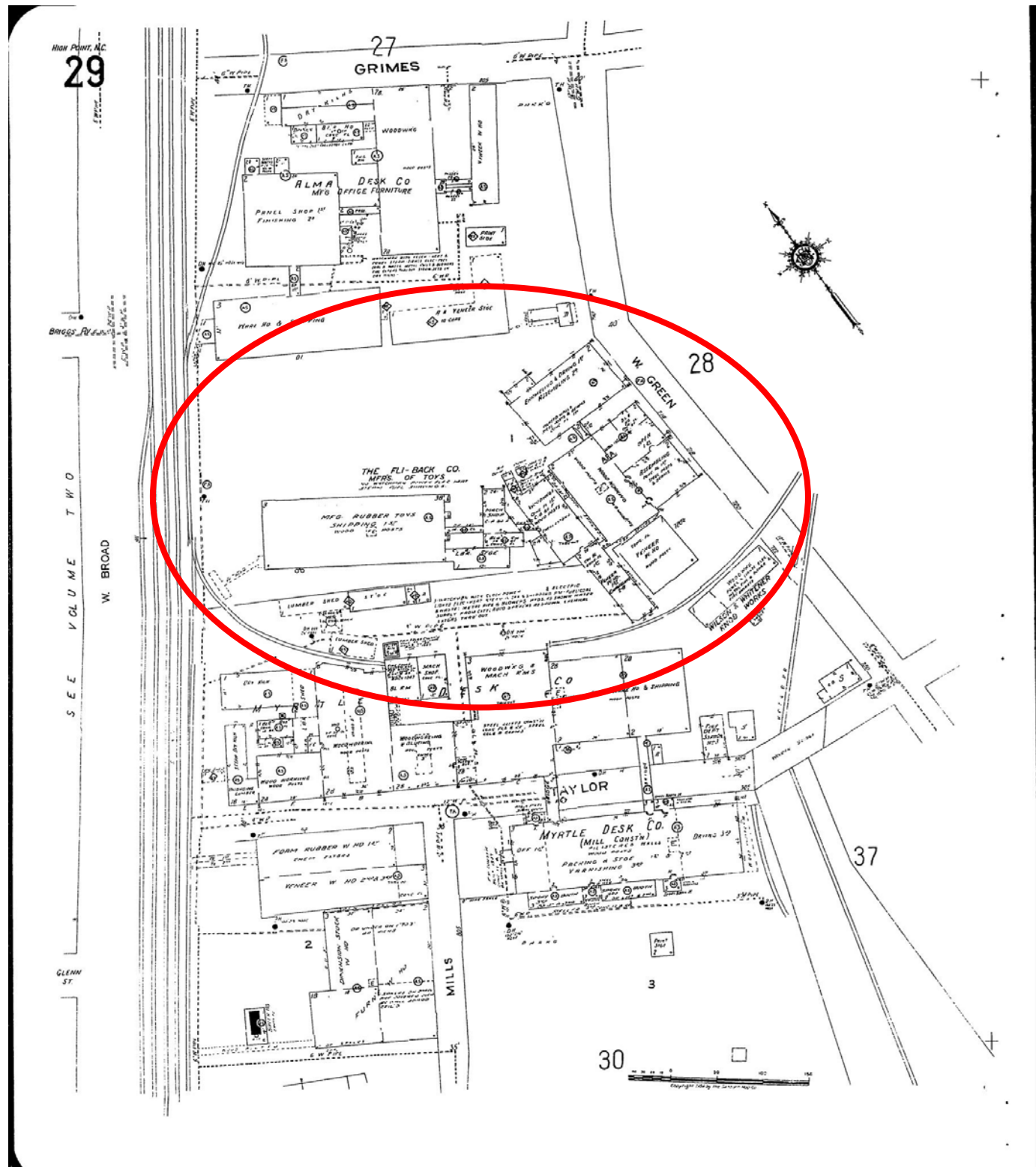
HPOWeb Map



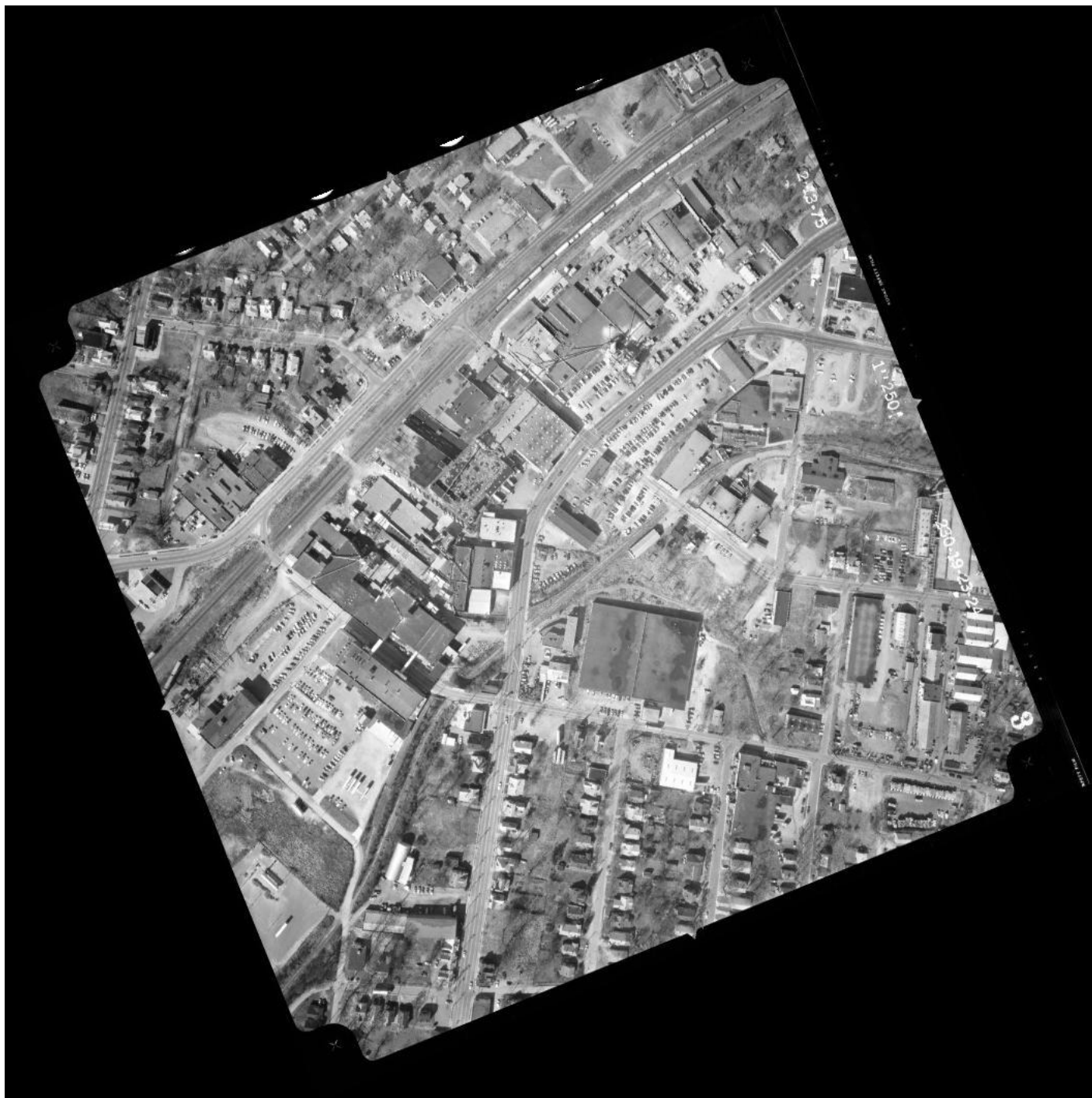
Sanborn Map, 1950



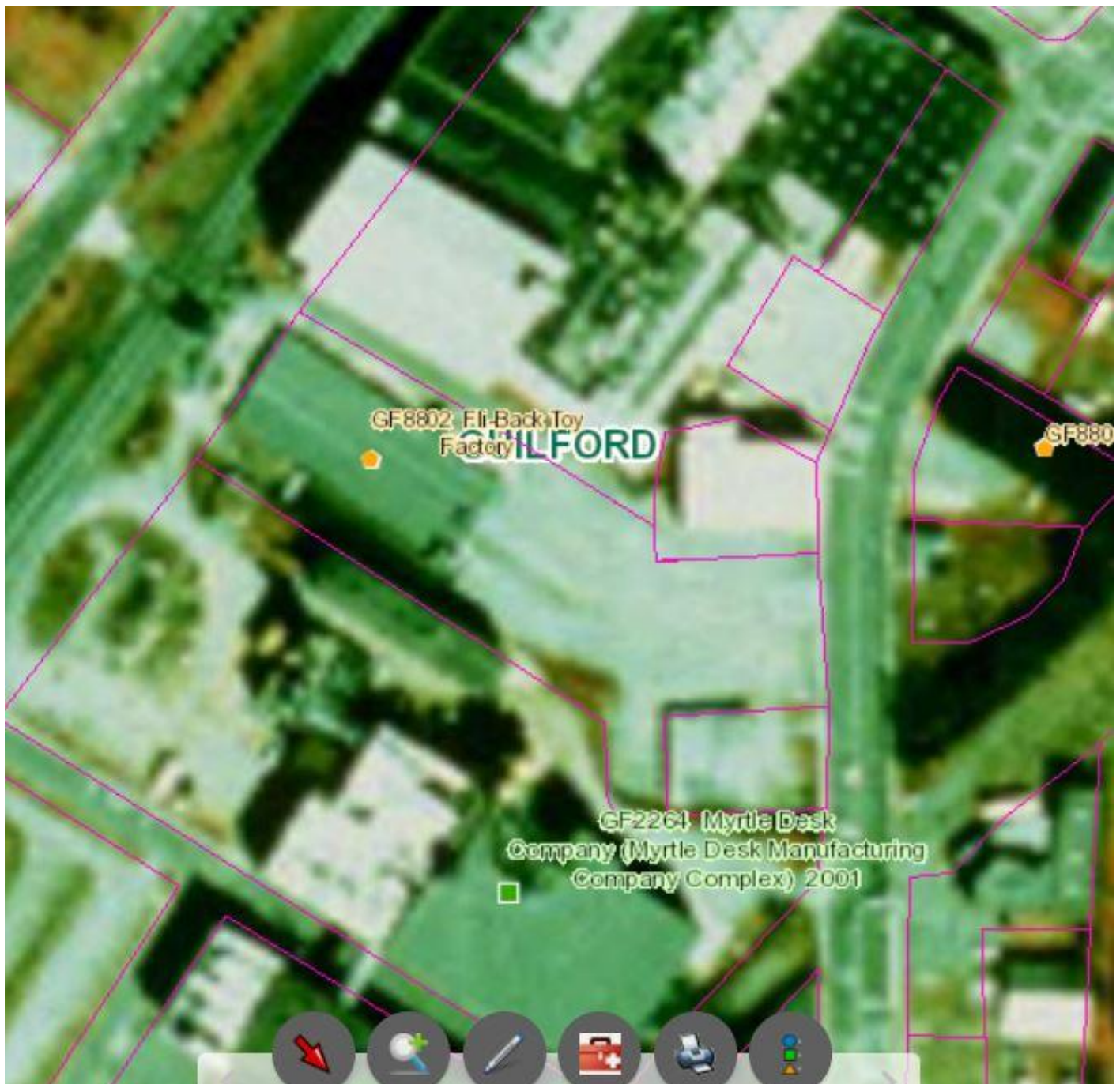
Sanborn Map, 1956



Aerial Map, 1975

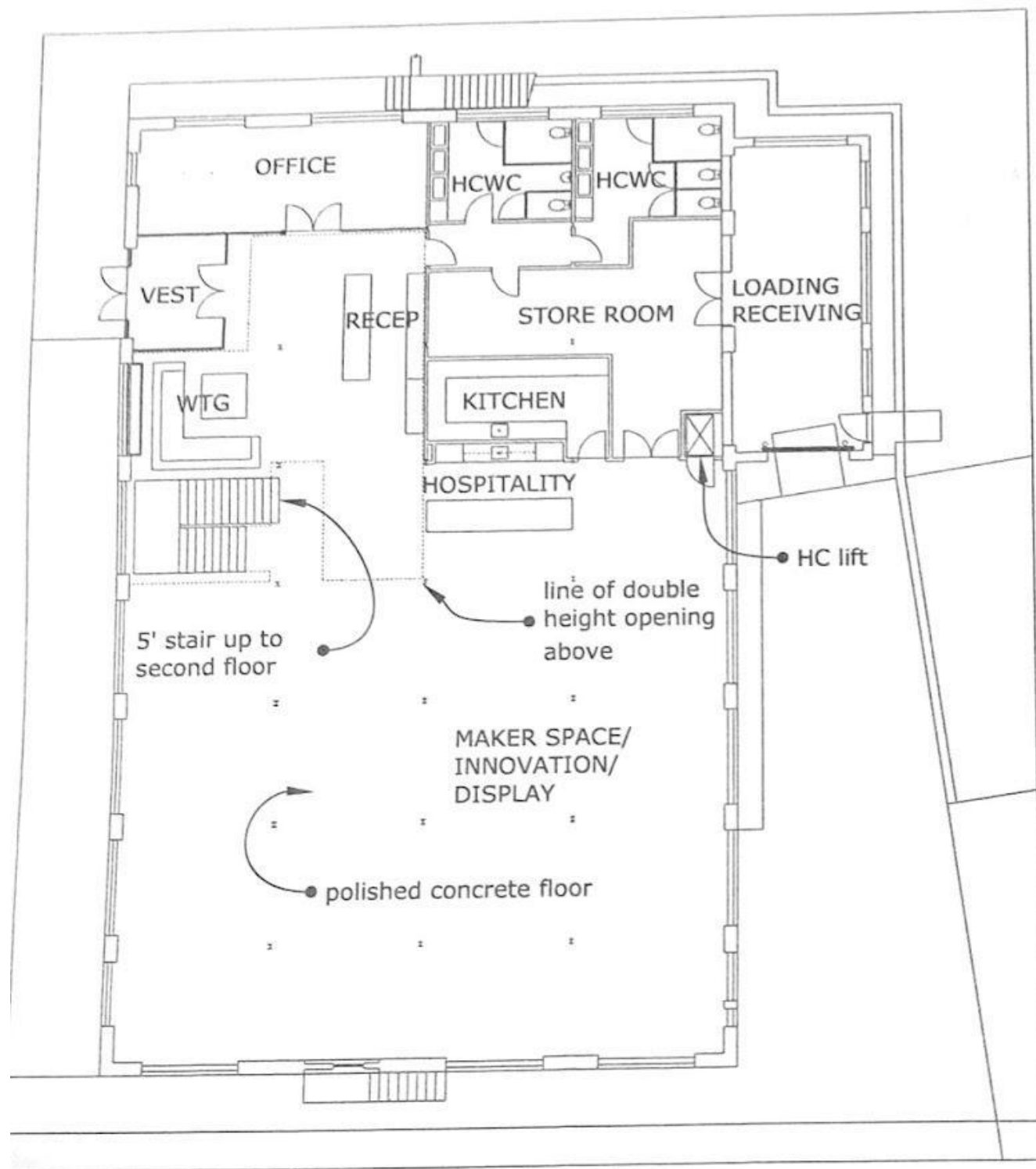


Aerial Map, 1998

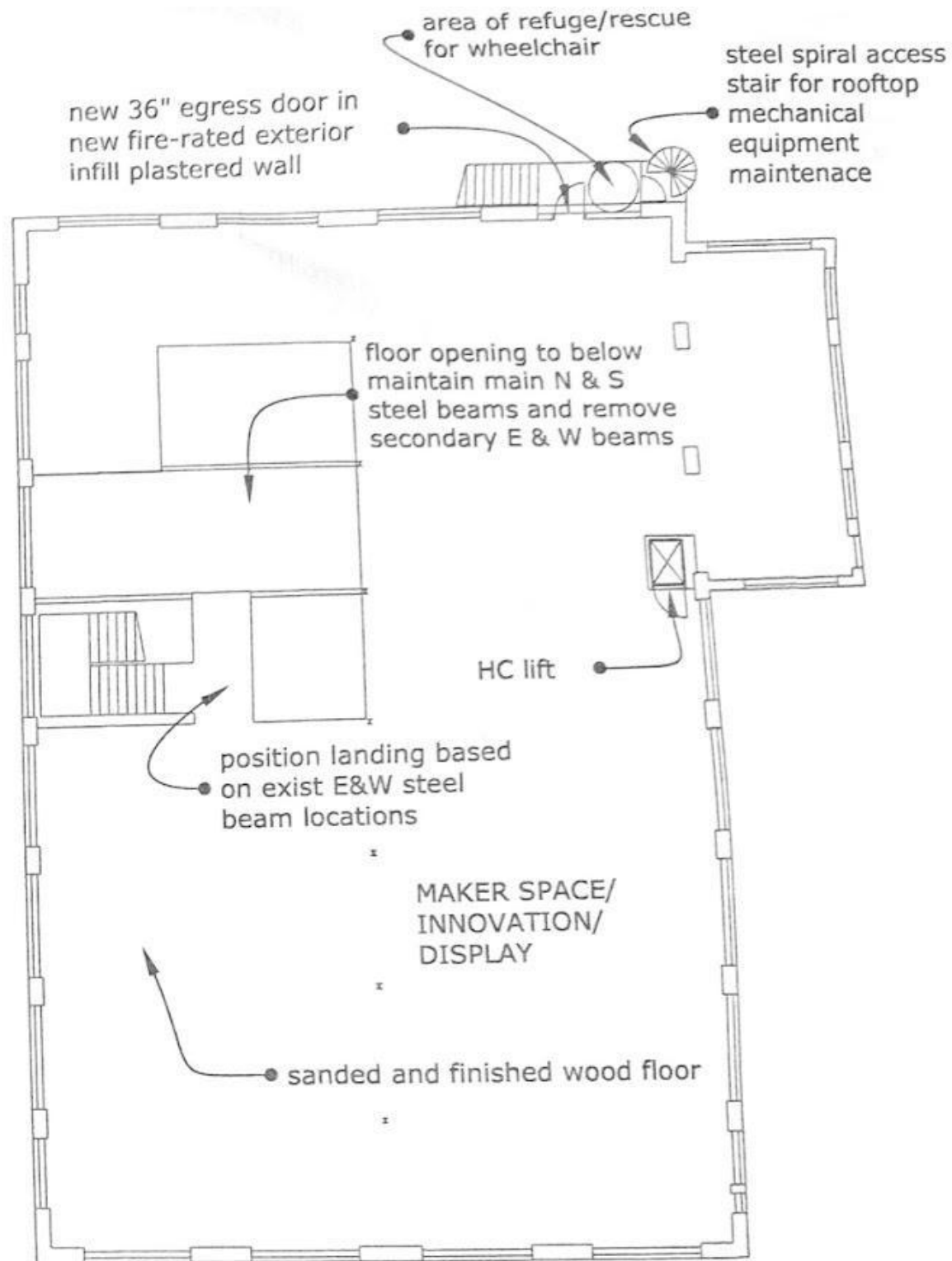


Architectural Drawings

First Level



Second Level



III. Architectural Assessment

Architectural Description

Setting

The Fli-Back Building is located on the west side of West Green Drive between Taylor Avenue to the south and West Grimes Avenue to the north (Fig. 1). The lot is small with minimal vegetation and the building takes up most of its lot, similar to other industrial and commercial buildings in Guilford County. The topography of the lot rises to the northwest. A sidewalk runs down its east exposure. The building is positioned close to the sidewalk and to West Green Drive. The Myrtle Desk Company (Study List, 2001) is located south of the Fli-Back Building, across the vacant lot where the demolished building, used for woodworking and assembly, once stood. The building used for shipping, though altered, is still located to the west of the Fli-Back Building. To the north of the Fli-Back Building is another significant mid-century modern industrial building that was operated by the Alma Desk Company (Surveyed in 2014, GF1996). Although one building is now gone and another has been substantially altered, the feeling of this industrial area as an important manufacturing district is still present.

Front (East) Elevation

The Fli-Back Building has high integrity. The steel-frame, two-level, painted brick building rests on a brick foundation. The bricks for the building were wire cut and laid in common bond with a row of ten stretchers to one row of headers (Fig. 8). The building is four bays wide and eight bays deep (Fig. 2). The tiered, terracotta tile parapet rises across the center two bays of the façade (east) and rear (west) elevations (Fig. 6). The building has a flat roof. A painted line of faded blue runs across the entire cream-colored building between the first and second levels and a block-lettered “710” marks the building’s address on the bottom corner of the north side of the façade (east elevation) (Fig. 7). The building has retained its large thirty-light and fifteen-light steel-framed windows with central openings (Fig. 9).

Every window on the façade is an identical thirty-light steel-framed window. The windows vary in condition. Some have been painted and some have lights that have been replaced, but the steel frames have retained a high level of integrity. From south to north, the first bay is comprised of a window, followed by an inset, metal pedestrian door, then two identical windows which make up the northern end of the façade. The number “710” is painted in block letters under the far north window. The first level sits significantly higher than street grade, so a set of concrete stairs with eight treads leads from the sidewalk on West Green Drive to the front door (Fig. 10). On the second level, there are four bays of identical thirty-light steel windows.

Side (North) Elevation

The first level of the side (north) elevation, from east to west, is comprised of a vertical window with three horizontal lights and a fifteen-light window, both steel frame, four more bays of thirty-light windows identical to the façade, and a steel fire escape leads to the second level, which has a nearly identical configuration (Fig. 3). The second level differs from the first to accommodate a metal pedestrian door at the top of the fire escape. Directly to the east of the door is a fifteen-light steel frame window. On the rear of the north elevation there is a two-level, one-bay-wide wing that was constructed a few years after the building’s original construction, as evidenced by the enclosed windows on the second level to the rear of the north elevation. On the east-facing side of the wing on the first level, there is a loading dock with a large, metal garage door, protected by a simple flat-roof overhang. On the north elevation of the wing, there is a metal pedestrian door, a fifteen-light steel frame window and a thirty-light steel-frame window. On the second

level of the wing on the east elevation, there is evidence of an enclosed thirty-light window, which adds privacy to the bathroom. A vertical steel-frame window with four horizontal lights has been installed in its place. On the second level of the north elevation, two thirty-light windows have been enclosed and replaced with smaller, fifteen-light windows.

Side (South) Elevation

On the side (south) elevation, the first level, from west to east, is comprised of a metal pedestrian door (boarded), six thirty-light windows, and one fifteen-light window (Fig. 4). On the second level, there is a fifteen-light window, two thirty-light windows, large metal double doors with strap hinges, a row of three thirty-light windows, and a fifteen-light window.

Rear (West) Elevation

The first level of the rear (west) elevation, from north to south, is comprised of three thirty-light steel frame windows, and a large metal sliding door (Fig. 5). The second level is comprised of four thirty-light windows. The stepped terracotta parapet is visible from this elevation.

Interior

The interior of the building has retained a high level of integrity (Fig. 11). On the first level, poured concrete floors, brick walls, and the steel-frame windows contribute to the building's industrial feeling. Metal beams and columns, painted white, are strategically positioned throughout the space to provide adequate support for the second level. The original metal sprinkler system is still intact and runs underneath the second level subfloor. On the south elevation, a steep wooden staircase leads to the second level.

The second level flooring material is severely deteriorated oak plank flooring. Where flooring is missing, plywood has been laid. The northeast quadrant of the second level is missing its flooring entirely, revealing the metal support beams below. Other than the differentiation in floor material, the second level is similar, in materials and design, to the first level.

In the wing addition on the north elevation there is a small apartment with a full bathroom and bedroom. The bathroom is accessed first through the entryway. The floors are linoleum and the walls have been covered with a vinyl sheet that resembles faux-wood paneling. The bedroom walls are painted brick. Thirty-light windows, once located on the south wall of the north elevation, were removed to accommodate the construction of the wing addition. The materials used in this addition are exact matches to the original building, making it likely that the wing addition was completed soon after the original construction.

IV. Historical

By the beginning of the twentieth century, High Point's mass industrialization had already begun. In Charles Hart's 1913 aerial view of the city, factories were already lining the south side of the railroad tracks west of South Main Street.¹ Most manufacturing at this time was of low-to-mid-end furniture, but all non-war-related manufacturing stopped during World War I in order to redirect time, attention, and resources to the war effort. In the post-war period, High Point industries expanded their markets to reach other regions of the country, but the boom was short-lived. After about a decade of prosperity and growth, the Great Depression hit (1929-1941), resulting in the closure of nearly half of the city's furniture factories.²

¹ Laura A. Philips, *High Point's Industrial History*, 4.

² Laura A. Philips, *High Point's Industrial History*, 8.

It was during this time that James E. Gibson, a High Point Businessman, was struck with inspiration. In 1931, as businesses were floundering, Gibson was inspired when his 13-year-old daughter Josephine came home one day with a paddle ball toy from the ice cream shop.³ After examining the toy, Gibson decided to start his own business producing high quality paddle ball toys at affordable prices. The business started in a frame shed in the backyard of Gibson's father-in-law, where the family's buggy was housed (Appendix 4).⁴ Gibson started distributing the toys to stores around North Carolina, loading them up in his Model A Ford and selling them from the trunk of his car. ⁵ In 1932, either Gibson's wife, Rozena Perryman Gibson, or Gibson's brother, Walter Irving Gibson, (both are credited by different sources) coined the name "Fli-Back" along with its iconic symbol of the bronc-riding, paddle ball-playing cowboy.⁶

Although paddle ball toys had already been invented in the late 1840s, Gibson made the toy an international sensation. He began marketing his version of the paddle ball toy, the Fli-Back, up and down the east coast. After a trip to New York where Gibson introduced the toy to Macy's Department Store, sales exploded on a national level. Even during the Great Depression, business was booming, and the factory outgrew its buildings four times in eight years before making plans for a new complex on West Green Drive. On June 6, 1945, *The High Point Enterprise* reported,

"The Fli-Back corporation, manufacturer of toys and novelties, today was issued a permit for construction of two semi-fireproof buildings on West Green Street near Grimes Street at an initial cost of \$30,000...The two buildings will be of brick, steel and concrete construction and will contain a sprinkler system. Each will be two stories in height. One structure will be 68 by 106 feet. Construction will be of the most modern factory and mill type. Work is scheduled to get under way within a few days...It is the largest single new construction project to be announced here within several months...Building officials said that just as soon as the necessary labor and materials can be released, High Point will experience one of the largest new construction and modernization booms in the city's history."⁷

It is likely that the Fli-Back factory complex on West Green Drive was a point of pride for company executives because an illustrated rendering of the factory was featured in the Fli-Back Corporation logo for decades (Appendix 1). Originally, the factory was comprised of two structures. The extant Fli-Back Building housed the enameling and drying process on the first level and toy assembly on the second level. The other building, located to the south, was utilized for woodworking and assembly. It was demolished sometime between 1993 and 1998. From what can be interpreted from 1950 and 1956 Sanborn maps and the illustration of the complex used as the Fli-Back Corporation logo, the southern building, demolished sometime between 1993 and 1998, was a two-level masonry building with two large wings, one to the east and one to the south. Inside the main block, the building had wood posts rather than steel. The eastern wing, used for assembling, had steel posts and beams. The southern wing, labeled as "veneer warehouse," had wooden posts. Concrete flooring was used throughout.

³ "Thwap! Thwap! Thwap! Paddleball Isn't As Big Today As It Was In The '30s But High Point's Fli-Back Co. Proves It Isn't Dead Yet," *Charlotte Observer*, Sunday, May 30, 1976. Newspapers.com. Accessed on December 27, 2021.

⁴ Laura A. Philips, High Point Industrial Survey (2014). Newspaper excerpt. *The High Point Enterprise*, Sunday, July 4, 1976.

⁵ "Thwap! Thwap! Thwap! Paddleball Isn't As Big Today As It Was In The '30s But High Point's Fli-Back Co. Proves It Isn't Dead Yet," *Charlotte Observer*, Sunday, May 30, 1976. Newspapers.com. Accessed on December 27, 2021.

⁶ Both Rozena Gibson and Gibson's brother have been credited with branding the product. "The Fli-Back Company," a narrative history found in the High Point Museum research files claims the name was coined by Rozena Perryman. "Thwap! Thwap! Thwap!" an article from the *Charlotte Observer* (1976) claims it was Gibson's brother. Ancestry.com research shows Gibson's brother's name as Walter Irving Gibson.

⁷ "Two Brick, Concrete and Steel Structures To Be Built At A Cost Of \$30,000," *High Point Enterprise*. June 6, 1945. Newspapers.com. Accessed on December 27, 2021.

By 1956, Fli-Back Corporation had acquired the large three-level building to the west, previously owned by Heritage Furniture Company, to be used for shipping on the first level and for the manufacture of rubber toy parts on the second and third levels. This building is still extant; however, it has been significantly altered and is now a one-level building, likely due to the significant fire damage the building sustained in 1969.⁸ According to the Sanborn map of 1956, this building originally stood at three levels and there were no openings in the main block. Between 1950 and 1956, the Fli-Back Corporation constructed several accessory buildings and additions between the south and west buildings.

With a finished manufacturing complex and a few years of exceptional marketing strategy, the paddle ball toy became known to the world as a “Fli-Back.” In January of 1950, the business was officially incorporated, with an authorized capital stock of \$500,000 and subscribed to J.E. Gibson, Rozena Gibson, and J. E. Gibson, Jr. (Appendix 3).⁹ The corporation was employing anywhere between 100-200 people to work in the factory, the majority of whom were Black women. Women were employed in various capacities at the plant, including “the manufacture, inspection, packing, and shipping of the toys.”¹⁰ Although the source has not yet been found, several reports claim that all workers at the Fli-Back factory, regardless of race, were paid the same wage.¹¹

As the *High Point Enterprise* reported in “High Pointers of High Point (1976), “One of the most amazingly successful industrial developments to make High Point famous in the 1930s was the paddleball boom in which the late J. E. Gibson developed the Fli-Back Company which poured them out by the millions for a market that was worldwide...the Fli-Back plant is wedged between two giant desk manufacturers [Myrtle Desk and Alma Desk] in a lineup of great firms dominating their respective fields.”¹² According to Steven Reddicliffe from the *Dallas Times Herald* in 1985, The Fli-Back was among the “great toys, in the playroom pantheon with [Etch-A-Sketch], Silly Putty, the Slinky, the Wiffle Ball...Play-Doh, Lincoln Logs, [and] Tinker Toys.”¹³

All over the country, from North Carolina to Florida to Ohio to California, the Fli-Back toy became ubiquitous. A 1972 photograph from South Carolina’s *The Columbia Record* shows two young boys, devoting “some vacation time to figuring out the intricate operation of a ‘fli-back’” (Appendix 2). It was affordable, costing only 10 cents, which made it accessible to children of all socioeconomic backgrounds. J. E. Gibson’s son, Walter, remarked, “Since the company’s inception it has been its aim to provide toys that each child could afford, regardless of the economic strata or conditions.”¹⁴ Dozens of newspaper entries can be found referencing Fli-Backs given to guests as party favors at children’s events or as prizes in competitions.

The Fli-Back became an even bigger sensation when the corporation sponsored one of the first 3D movies to come to theaters, *House of Wax* (1953), which involved a massive distribution of 10 million paddle balls ahead of the movie premiere, each toy stamped with, “Featured in Warner Bros.’ Thrilling Natural Vision 3-

⁸ “Fli-Back Plant Guttled By Fire,” *The High Point Enterprise*, Wednesday, May 7, 1969. Newspapers.com. Accessed on December 27, 2021.

⁹ “New Corporations,” *The News and Observer*, Wednesday, January 25, 1950. Newspapers.com. Accessed on December 27, 2021.

¹⁰ “Santa Claus Carrying Toys of High Point Origin This Year,” *The High Point Enterprise*, Sunday, December 3, 1950. Newspapers.com. Accessed on December 27, 2021.

¹¹ This claim is found in the High Point Museum research files as well as a North Carolina Museum of History blog post by Katie Edwards, Curator of Popular Culture for the North Carolina Museum of History, “Fli-Back to North Carolina,” <<https://www.ncmuseumofhistory.org/blog/fli-back-to-nc>>.

¹² Holt McPherson, “High Pointers of High Point,” *High Point Enterprise*, 1976. Newspapers.com. Accessed on December 27, 2021.

¹³ “An Eternal Clean Slate,” *The Modesto Bee* (Modesto, California) reprint of *Dallas Times Herald*, Sunday, May 19, 1985. Newspapers.com. Accessed on December 27, 2021.

¹⁴ Holt McPherson, “Walter L. Gibson, High Pointer of the Week,” *The High Point Enterprise*, Sunday, April 13, 1969. Newspapers.com. Accessed on December 27, 2021.

Dimension Motion Picture ‘House of Wax,’ color by WarnerColor.”¹⁵ The movie begins with a gratuitous paddle ball scene that utilizes the three-dimensional technology of the film. *The Misfits* (1961), starring Marilyn Monroe, featured an iconic paddle ball scene as well. The Fli-Back paddle ball became a major part of American entertainment and recreation in the post-war period and continued to be a popular game for the young and old alike until the 1980s.

By the time the company started reaching international markets, The Fli-Back Corporation was producing more than its iconic paddleball. An article from the *High Point Enterprise* in 1965 announced a notable claim that the Fli-Back Corporation had become the number one producers of yo-yos after the bankruptcy of the Luck factory in Wisconsin.¹⁶ By Gibson’s death in 1968, the Fli-Back Corporation was producing over 150 different toy products and was doing business in more than 20 countries around the world.¹⁷ As the production grew, so did the complex on West Green Drive. To keep up with demand, the company began to expand outside of High Point, establishing warehouses in the Midwest and on the West Coast.¹⁸

After J. E. Gibson’s death, his widow, Rozena Perryman Gibson became company president. In 1972, the company was sold to the Ohio Art Company, the makers of Etch-A-Sketch. In an open letter to Fli-Back employees, President Rozena Gibson emphasized, “The Fli-Back Company will continue to operate under its present management, at its present facilities and with the same office and factory personnel.”¹⁹ Rozena and J. E. Gibson’s son, Walter Gibson, continued to advise with the company after the acquisition. The factory continued making toys until it was shut down in 1983.

Chain of Title

- **Book 8556 Page 651-653**
 - Recorded on December 15, 2021
 - Grantor: Thayercraft Industries
 - Grantee: Bricks & Beams, LLC
- **Book 4429 Page 1518-1534**
 - Recorded on June 21, 1996
 - Grantor: Alma Desk Company (Bankruptcy) (J. Brooks Reitzel, Jr., Trustee in Bankruptcy for All Liquidation Inc., ADC Liquidation, Inc., and CII Liquidation, Inc.)
 - Grantee: Thayercraft Industries
- **Book 333 Page 0947**
 - Recorded on November 8, 1983
 - Grantor: Brown Group Recreational Products, Inc.
 - Grantee: Alma Desk Company

¹⁵ “3-D Movie Brings Promotion Tie-Up With Paddle Firm,” *The Paris News* (Paris, TX), Sunday, April 19, 1953. Newspapers.com. Accessed on December 27, 2021.

¹⁶ Holt McPherson, “Good Afternoon,” *High Point Enterprise*, Monday, July 26, 1965. Newspapers.com. Accessed on December 27, 2021.

¹⁷ “It Happened in N.C.: His Invention Still Popular,” *The Daily Times News*, Saturday, March 2, 1968. Newspapers.com. Accessed on December 27, 2021.

¹⁸ “It Happened in N.C.: His Invention Still Popular,” *The Daily Times News*, Saturday, March 2, 1968. Newspapers.com. Accessed on December 27, 2021.

¹⁹ “Ohio Outfit Buys Fli-Back Company,” *High Point Enterprise*, article excerpt found in High Point Museum research files.

- **Book 3185 Page 934**
 - Recorded on October 14, 1981
 - Grantor: Eagle Rubber Co., Inc
 - Grantee: Alma Desk Company
- **Book 3127 Page 506**
 - Recorded on January 27, 1981
 - Grantor: Fli-Back Company, Inc.
 - Grantee: Eagle Rubber Co., Inc.
- **Book 2600 Page 572**
 - Recorded on June 30, 1972
 - Grantor: Sock-It Company
 - Grantee: Fli-Back Company, Inc.
- **Book 1083 Page 357 (Correction Deed made in 1964: Book 2137 Page 664)**
 - Recorded on July 2, 1945
 - Grantor: Rozena M. Gibson
 - Grantee: J. E. Gibson, Sr.

V. Finding Aid for Photographs

- Fig. 1: Setting
- Fig. 2: Front (East) Elevation
- Fig. 3: Side (North) Elevation
- Fig. 4: Side (South) Elevation
- Fig. 5: Rear (West) Elevation
- Fig. 6-10: Exterior Features
 - Fig. 6: Parapet
 - Fig. 7: Painting
 - Fig. 8: Brickwork
 - Fig. 9: Windows
 - Fig. 10: Doors
- Fig. 11: Interior Features

VIII. Figures

Fig. 1: Setting



Fig. 2: Front (East) Elevation



Fig. 3: Side (North) Elevation



Fig. 4: Side (South) Elevation



Fig. 5: Rear (West) Elevation



Fig. 6: Parapet



Fig. 7: Painting



Fig. 8: Brickwork



Fig. 9: Windows



Fig. 10: Doors







Fig 11: Interior

First level, east elevation



First level, front doors



First level, east elevation



First level, stair



First level, south elevation stair



First level, rear elevation door



First level, south elevation windows



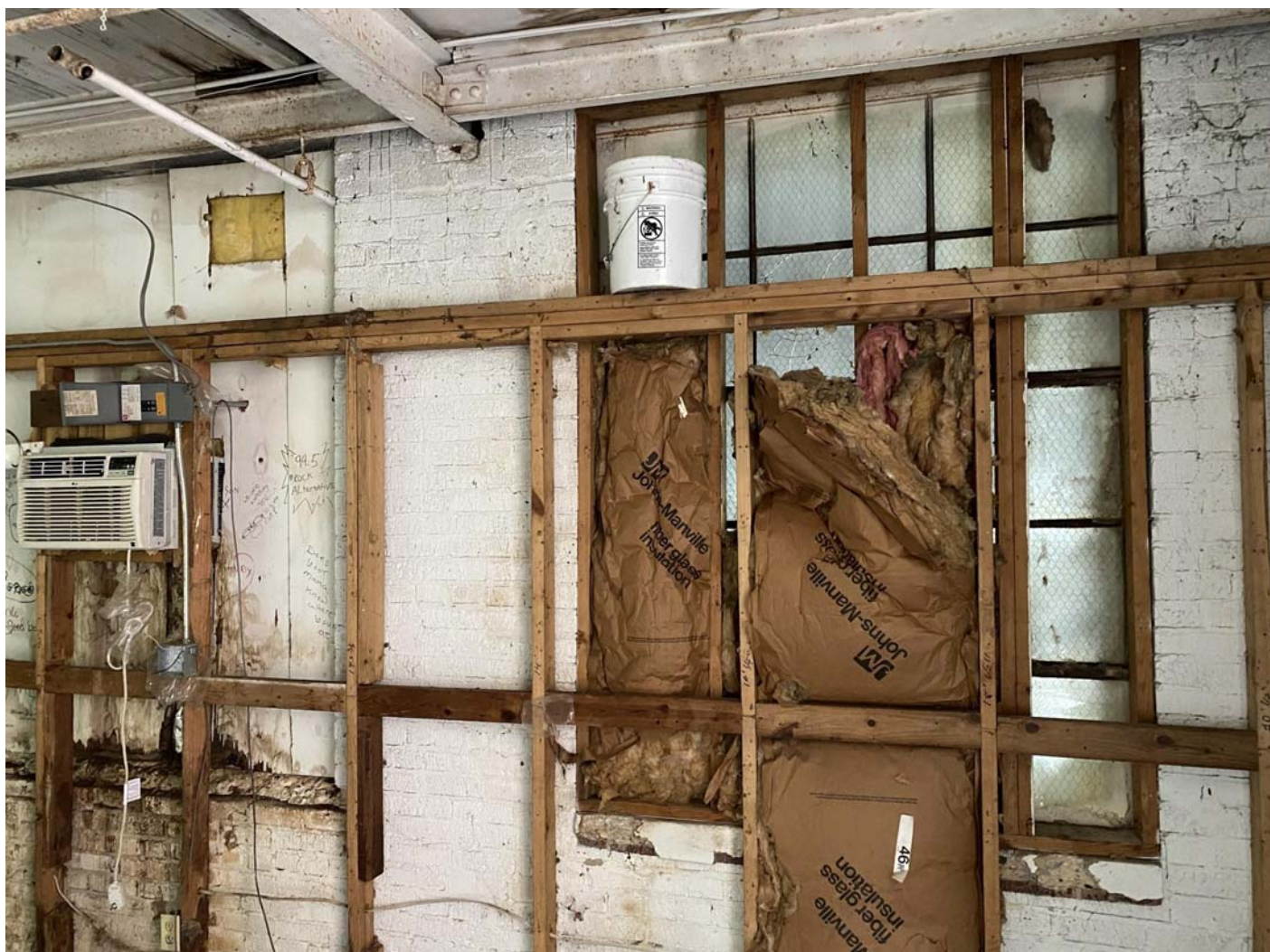
Second level, west elevation



Second level, east elevation of the north addition, bathroom addition



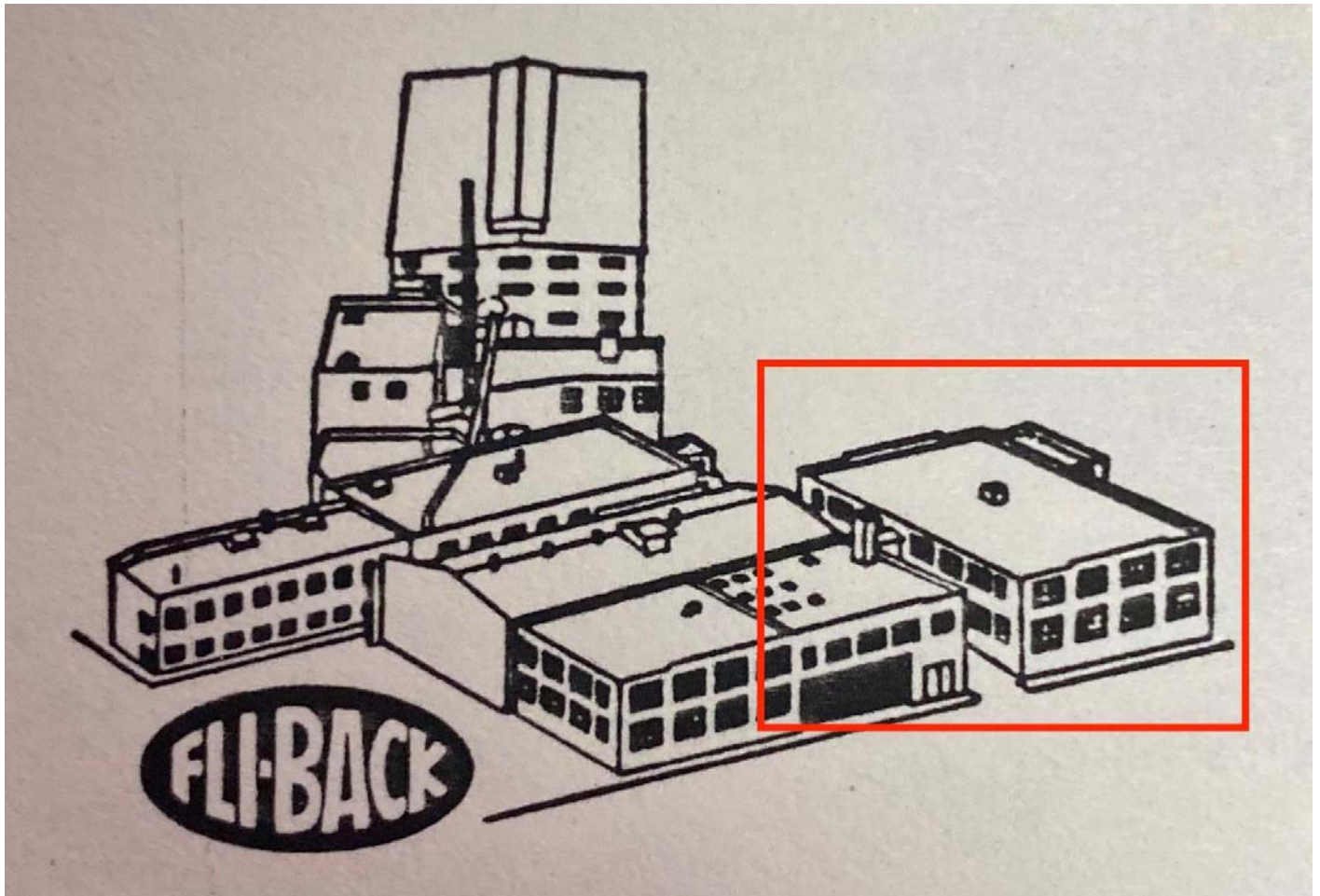
Second level, south elevation of the north addition, apartment addition



VII. Appendix

Supporting Photographs and Documents

Appendix 1: Fli-Back Corporation Logo with Fli-Back Building marked in red.



Appendix 2: *The Columbia Record*, Thursday June 8, 1972.



Appendix 3: Fli-Back Company Incorporation Document



To all to whom these presents shall come, Greeting:

I, Chad Eure, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached (FOUR (4) sheets) to be a true copy of the Certificate OF INCORPORATION OF THE FLI-BACK COMPANY

and the probates thereon, as the same is taken from and compared with the original filed in this office on the 23rd day of January A.D., 19 50.

In Witness Whereof, I have hereunto set my hand and affixed my official seal.

Done in Office, at Raleigh, this 23rd day of January in the year of our Lord 19 50.


Secretary of State



62412

CERTIFICATE OF INCORPORATION
OF
THE FLI-BACK COMPANY

* * * * *

16
This is to certify that we, the undersigned,
do hereby associate ourselves into a corporation under
and by virtue of the laws of the State of North Carolina,
as contained in Chapter 55 of the General Statutes, en-
titled "Corporations", and the several amendments there-
to, and do severally agree to take the number of shares
of capital stock in said corporation set opposite our
respective names, and to that end do hereby set forth:

1. The name of this corporation is The Fli-
Back Company.

2. The location of the principal office of
the corporation in this State is in the City of High
Point, Guilford County, North Carolina; but it may
have one or more branch offices or places of business
outside of the State of North Carolina, as well as in
said state.

3. This corporation is to carry on the busi-
ness of inventing and designing all kinds of toys and
novelties made from any type of material; manufacturing
wooden toys, plywood paddles, rubber balls and toys,
rubber balloons, plastic toys, inflated rubber balls,
games and novelties made of wood, metal, plastic and
paper or any other kind of material; the corporation
shall also have authority to deal in the manufacture

62412

and sale of all the articles above enumerated, either as principal, jobber, broker or agent and at wholesale or retail; the corporation shall likewise have authority to deal in any materials and equipment that is or may be useful or convenient in connection with the powers herein granted; to purchase or otherwise acquire, and to sell, improve, manage, develop, lease, mortgage, dispose of, or otherwise deal with land required for any of the purposes of the corporation; to apply for and to purchase and acquire patents and privileges and inventions or improvements in any invention which may be considered conducive to the attainment of any of the objects of the corporation, or in any way connected therewith.

The several clauses contained in this statement of powers and objects, except where otherwise expressed, shall be in no wise limited or restricted by reference to or inference from the terms of any of the other clauses in this statement, but the objects and powers specified in each of the clauses in this certificate shall be deemed and regarded as independent objects and powers.

4. The total authorized capital stock of this corporation is Five Hundred Thousand Dollars (\$500,000.00) divided into Five Thousand (5,000) shares of the par value of One Hundred Dollars (\$100.00) each; but the corporation may organize and begin business when Three Hundred Dollars (\$300.00) of the capital stock, composed of three (3) shares shall have been subscribed for.

62412

5. The names and post office addresses of the subscribers of stock, and the number of shares subscribed for by each, the aggregate of which being the amount of the capital stock with which the company may commence business, are as follows:

Name	Post Office Address	No. of Shares
J. E. Gibson	High Point, North Carolina	1
Rozena M. Gibson	High Point, North Carolina	1
J. E. Gibson, Jr.	High Point, North Carolina	1

6. The period of existence of this corporation is unlimited.

7. The board of directors of this corporation shall have power, by vote of a majority of all of the directors, and without the assent or vote of the stockholders, to make, alter, amend and rescind the by-laws of this corporation.

In Witness Whereof, we have hereunto set our hands and affixed our seals, this the 6th day of January, 1950.

J. E. Gibson, Sr.	(SEAL)
Rozena M. Gibson	(SEAL)
James E. Gibson, Jr.	(SEAL)

Signed, sealed and delivered by J. E. Gibson, Rozena M. Gibson and J. E. Gibson, Jr. in the presence of: Vola A. Myrick, Subscribing Witness.



To all to whom these presents shall come, Greeting:

I, Chad Eure, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached (FOUR (4) sheets) to be a true copy of the Certificate OF INCORPORATION OF THE FLI-BACK COMPANY

and the probates thereon, as the same is taken from and compared with the original filed in this office on the 23rd day of January A.D., 19 50.

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Done in Office, at Raleigh, this 23rd day of January in the year of our Lord 19 50.


Secretary of State



Appendix 4: *High Point Industrial Survey* by Laura A. Philips, 2014.

North Carolina State Historic Preservation Office

Historic Property Survey Summary

County: **Guilford**SSN: **GF8641** *Q102* Blockface#

Quad: High Point West
 PIN: 0172331 & 0172326
 X: Y:
 DOT Project #:
 OSA#:

Update Mo: Yr:

☐ No Alt ☐ Alt ☐ Det ☐ Rehab
☐ Removed ☐ Outbldg Loss
☐ No Acc. ☐ Not Fnd ☐ FileMsg
☐ Newly ID'd ☐ Needs Resch.

Property Name: Fli-Back Toy Factory		
Street or 911 Address: 710-718 W. Green Street West side		
Location Description:		
Town/vicinity: High Point		
District: None ()		
District Dates: NRdate:	SLdate:	DOEdate:
Local District:		

☐ Recommended for SL	☐ StudyList	SLdate:	☐ NR	NRDate:	NR #: None
☐ DOE	DOEdate:				
DOE Type:	Local Status: None	Ownership: Private			

Principal Resource Material Integrity: **High** Condition: **Good** Location Integrity: **Original**

Architectural Data: Date(s): ca. 1945	
Major Style Group(s) Not specified	
Construction: Steel Frame	
Ext. Material: Brick	Later Covering: None
Height: 2 story	Roof: Parapet/Comm. Plan: Not known Core Form (Domestic):
Design Source and attribution: Not specified	

Major Theme: Industry	2nd Theme: Architecture
Group Association: Not Specified	Religious Affiliation: N/A
Historic Function: Industry - manufacturing facility	

Written Summary

High Point salesman James E. Gibson founded the Fli-Back Company in 1931 to produce the Fli-Back paddle ball -- a rubber ball attached to a wood paddle. Starting on a very small scale in a shed behind his house, the rising popularity of the toy necessitated moves to larger quarters four times in eight years. By the time of Gibson's death in 1968, the company was producing numerous toys in addition to the Fli-Back paddle ball, including yo-yos, spinning tops, balloons, batons, beach balls, play balls, and other toys. Its sales extended throughout the United States and to twenty other countries.

In 1945, the Fli-Back corporation was issued a permit to erect two factory buildings of brick, steel, and concrete construction on West Green Street near Grimes Avenue. One of these, which housed the enameling and drying processes on the first floor and assembling on the second floor, survives. The two-story, painted-brick-faced building is four bays wide and eight bays deep and has a one-bay wide wing at the rear of the north elevation. The building's terra cotta tile coped parapet rises one step across the center two bays of the façade. Doors are utilitarian pedestrian and loading doors and windows are fifteen- or thirty-light steel-framed with center sections that pivot open. By 1956, the former Heritage Furniture Company close to the railroad at the rear of the property had been taken over for Fli-Back's shipping department. Still standing, it is a large, one-story, brick building with a flat roof.

Four years after Gibson's death in 1968, his wife sold the company to the Ohio Art Company -- makers of the Etch-a-Sketch toy -- which continued to produce the Fli-Back line of toys at the High Point facility until 1983.

Wednesday, October 08, 2014

North Carolina State Historic Preservation Office

HISTORIC PROPERTY FIELD DATA FORM

Circle your responses or write custom responses.

County _____ Survey Site Number: 8802 GF 8441 ER: _____ GIS: _____
 Property Name: Fli-Bach Co. Factory
 Street Address / location description: 710th W. GREEN DRIVE
 Town: _____ vicinity _____ Ownership: fed state local private non-profit unknown
 District / Neighborhood Association: _____ contrib non-contrib
 Surveyor: _____ Date: _____

For Survey Update: No substantial change | change by alteration | change by deterioration | outbuilding loss |
 rehabilitated | removed or destroyed | not found | no access | file missing | newly identified | needs research

Study List / DOE recommendation: eligible | not eligible Criteria: A B C D

Material Integrity: High | Medium | Low | N/A Gone

Condition: Good | Fair | Deteriorated | Ruinous | N/A Gone Location: Original Moved (year if known _____) Uncertain

Const. Date: ca. 1945 Major Style Group: Georgian | Geo/Fed | Federal | Fed/GkRev
 Greek Revival | Italianate | Gothic Revival | Queen Anne | Victorian - Other | 19th-20th c. traditional-vernacular |
 Neoclassical Revival | Colonial Revival | Southern Colonial | Beaux Arts | Spanish Mission | Tudor Revival |
 Rustic Revival | Craftsman/Bungalow | Period Cottage | Minimal Traditional | International | Moderne | Art Deco |
 Misc. Modernist Standard Commercial/Industrial | Ranch | Split Level | Other _____

Construction: Timber frame | Balloon frame | Load bearing masonry | Masonry veneer | Log | Steel frame | Concrete |
 Unknown | Other _____

Primary Original Ext. Material: Weatherboard (plain beaded molded novelty type unk.) | Batten | Wood shingles |
 Exposed logs | Brick | Stone | Stucco | Pebbledash | Other _____

Covering: None | Aluminum | Vinyl | Asbestos Shingle | Later brick veneer | Metal | Paper | Undetermined

Height (stories): 1 | 1 ½ | 2 | 2 ½ | 3 | more than 3 (enter) _____

Roof: Side gable | Front gable | Triple A | Cross gable | Hip | Gambrel | Pyramidal | Mansard | Parapet | Flat
 Other _____

Plan: Not Known | 1-room | Hall-parlor | 3 room | Side passage | Center passage | Saddlebag | Dogtrot | Irregular
 Shotgun | Other _____

Core Form (domestic): I-house | Single pile | Double pile | Foursquare | other _____

Design Source: _____ attributed | documented

Special Associations / Themes: _____

Outbuildings and landscape features (continue on back if necessary)

Use back of sheet for narrative description and field notes and sketches



Say Officials

Two Brick, Concrete and Steel Structures To Be Built At a Cost Of \$30,000

The Fli-Back corporation, manufacturer of toys and novelties, today was issued a permit for construction of two semi-fireproof buildings on West Green street near Grimes street at an initial cost of \$30,000. J. E. Gibson is owner and manager of the company.

The two buildings will be of brick, steel and concrete construction and will contain a sprinkler system. Each will be two stories in height. One structure will be 60 by 53 feet, and the other will be 68 by 106 feet. Construction will be of the most modern factory and mill type. Work is scheduled to get under way within a few days.

The project when completed will probably represent an expenditure of \$50,000 or more. This will include equipment and installations. It is the largest single new construction project to be announced here within several months.

Meanwhile several other large building projects are in the planning stage and are expected to be announced soon. Building officials said that just as soon as the necessary labor and materials can be released High Point will experience one of the largest new construction and modernization booms in the city's history.

Three Divorce Actions Filed In Court Today

Three divorce actions were filed this morning in the municipal court, all on grounds of two years separation. They were: Mamie Hutchens Morris from Elsie Grady Morris, Nettie Emerson from Willie Emerson, and W.

this morning.

If you are a bond purchaser, you are invited by Sanders Dallas, chairman of the Seventh War Loan campaign, to send a name and compete for a \$25 bond, which Mr. Dallas will present to the person sending in the best name by Saturday of this week.

UPSET SKIN?
BLACKHEADS - PIMPLES
EXTERNALLY CAUSED
Palmer's
SKIN SUCCESS
SOAP and OINTMENT

DR. NAT WALKER

EYES EXAMINED
GLASSES FITTED

Over Walgreen's - Phone 2908
Careful Attention to Children

STANLEY'S
JEWELERS

Next to J. C. Penney Co.

LEARN TO FLY

CHARTER SERVICE

To any point in the Country - Two and three place ships, radio equipped, and flown by Army trained pilots - Fast and Safe - Reasonable rates.

FRALEY FIELD

HIGH POINT, N. C. - Phone 2908

**FOR DIAMONDS
WATCHES, JEWELRY,
AND FINE CHINA
AND GLASSWARE**

COME TO

RUBY'S

Gibson's Fli-Back Toy Industry Comes Of Age

From a printer's devil in an eastern North Carolina print shop to the ownership of a fabulous toy industry is the story of a veteran High Pointer, J. E. Gibson, president of Fli-Back Corp.

Gibson, the son of a Perquimans County farmer and merchant, started work at the age of 15 in Harts Print Shop at Elizabeth City. He worked for one summer as a printer's devil at \$1 a week, before taking a job as a salesman for a grain and seed firm. Selling and sales promotion came naturally to Gibson and he has flourished in the business.

His travels over southern states took him to High Point where he met and married Miss Rozena May Perryman.

In 1931 when national business was floundering, Gibson, then the father of five children, started production of the simple toy known throughout the world today as the fli-back paddle ball. It consisted of a simple rubber ball attached to a paddle by means of an elastic band. First production started in a home which housed the family buggy.

Two workers produced the new toy and each day's production was loaded into Gibson's Model A Ford and sold in stores in North Carolina.

Sales were limited to the area traveled by Gibson until he made an exploratory trip to New York and introduced the toy for promotional sales on a counter at R. H. Macy's Department Store. Syndicate buyers soon saw the birth of a new toy in the nation and sales have spiraled upwards since the first day's production.

Even during the depression the toy business grew, moving to larger quarters four times in eight years.

The paddle ball never faltered in popularity and today Gibson's Fli-Back paddle ball is in greater demand than it was in mother's day or even grandmother's day.

In addition to making paddle balls the Fli-Back company now produces balloons, sponge return balls, sponge baseballs and play balls, Fli-Back return tops and spinning tops.

Gibson, a slow talking businessman, is a great believer in free enterprise since he has seen the rise of his own company through this democratic system. Familiar with national and international trade policies and being a widely traveled man, Gibson has seen the chaos created in socialists and communistic countries. A poster in the office of his large toy plant on W. Green St. depicts America's production cost system as compared with the socialistic system or the Communist system.

"I believe," Gibson says, "if a



J. E. GIBSON

... up from printer's devil

man can produce an item better and cheaper than his competitor he will find customers flocking to his door."

He has proven this theory by selling toys at the same price or cheaper than they were 20 years ago. And the Gibson Fli-Back paddle ball still sells for 10 cents — the same price as it was in the lean depression years of the 30's.

Under State Law, the county welfare budget must be adopted by both the county welfare board and the county board of commissioners in joint session. The State Board of Allotments and Appeal certifies the amount of Federal and State funds available to each county.

STOMACH ULCER PAIN MUST FADE AWAY
or money back

When even stomach acid means fury, burning acid, pain, indigestion, gas, heartburn, etc., get fast relief with Udo's Tablets. Udo's 3 powerful, speedy-acting ingredients — like a doctor's prescription — cool off and rest the inflamed stomach lining with a protective film. Then stomach acid goes down and you can eat without fear and enjoy life again. 125 million sold since 1925. Try Udo's on money back guarantee. You must get relief or your money back.

BODEN

News To Go

SHAW ALUMNI

The Shaw Univ. will meet Thursday. Mrs. Armetta Byrd St. at 5 o'clock. are welcome to the of Shawites.

29TH ANNIVERSARY

The 29th annive Friendship Baptist (g in Sunday. The s Monday night. Re pastor of Mt. Olive. Choir and congreg Board in charge.

Tuesday night, B son, pastor of Bet Church. Choir and usher board in chu Wednesday night McLeod, pastor of

gregation, senior e Thursday night, I liams, pastor of M. E. Church. Ch gation, Home. Ml charge.

Friday night, R ton, pastor of St. ness church. Choir tion: Junior Choir

LOCAL GIRL COVER GIRL

Mrs. Marion Be Louise Wilson of pears on the cover national magazine. "The group girl group of inter YMCA NEWS

The Rose Bee the Seventh Day. is having its first fall program. The boys and girls are ing project on Mo 5 o'clock on the se Each boy and girl in the cooking or food.

Boxing classes on three evenin week. Any boy or is interested in le or taking lessons later on Tuesday, ursday night. T trainers have classes.

Scheduled Monday 5 p.m. —Seventh Day A Bridge & Whist. Tuesday 7 p.m. 8 p.m., Pyramid Wednesday 2:3 Club Fairview St. Young Men's Cl Thursday 1:30 Club Seventh Day Program Commit m., Gra-Y Club p.m., Boxing Clu

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10/10/54

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foreign held dollars could then
be redeemed with gold and
still leave adequate reserves.
The result would be, he con-
tends, that this ultimately would
create a shortage of dollars in
the world market and the United
States could write its own ticket.
Not so, says Lazar. "Raising
the price of gold would only
provide a temporary relief. In
two or three years, we would

(See VIETNAM on 6C)

WEATHER

There is a good chance the
High Point area will be get-
ting some rain during the next
day or so, according to the
weatherman at Friendship.

Tonight is expected to be
cloudy and warmer, with rain
likely before morning. The prob-
ability of any precipitation to-
night is at 60 per cent.

Thursday's forecast calls for
cloudy skies and cooler, with
rain continuing. Chances of
precipitation on Thursday is at
70 per cent.

Today's high was to be in
the mid to upper 50s, and to-
night's low should be in the
upper 30s. Thursday's predicted
high is in the 40s. Last night's
low temperature was 18.

(See MAJOR on 7B)

(See RULING 13 on 6C)

J. E. Gibson Is Dead At Age 74



J. E. Gibson

J. E. Gibson, 74, president
of the Fli-Back Co of High Point,
died in his home at 1112 Forest
Hill Dr. Tuesday at 11:15 p.m.
after an illness of two years.
A native of Hartford, N. C.,
he was born Aug. 8, 1893, and
had lived in High Point since
1916, when he was married to
Miss Rozema Mae Perryman.

Mr. Gibson began his business
career as a feed and seed sales-
man. After his marriage, he
sold hosiery and dry goods and
engaged in real estate trans-
actions. He founded the Fli-Back
Co. in 1931 and began production
in a woodshed behind his house.
The company, which produces
rubber balls and toys, today
is located at 716 W. Green Dr.
and manufactures around 150
different items in its toy line.
It has sales throughout the
United States and in 20 other
countries.

Mr. Gibson was a member
of Emerywood Baptist Church.
A life-time deacon, he directed
two building fund drives for the
church. He was a trustee of
Mars-Hill College. A new 64-
room dormitory at the college
is named for his son, J. E.
Gibson Jr., who died several
years ago.

Surviving Mr. Gibson are his
wife, Mrs. Rozema Mae Perry-
man Gibson; two daughters,
Mrs. E. W. Tipton Jr. of Kings-
port, Tenn., and Mrs. Robert
Grimes Griffith of High Point;
two sons, Walter L. Gibson and
Earl S. Gibson, both of High
Point; his mother, Mrs. S. S.
Gibson of Greensboro; two
brothers, Leroy Gibson of Chat-
tanooga, Tenn., and W. I. Gibson
of Randleman; and 12 grand-
children.

Funeral will be held at 2 p.m.
Thursday at Emerywood Baptist
Church. The service will be con-
ducted by the pastor, Dr. W.
Eugene Spears Jr. Burial will
be in Floral Garden Park
Cemetery.

The body will remain at
Sechrest Funeral Home until
placed in the church 30 minutes
prior to the funeral.

Youths Return From War Zone

By ROBERT MARKS
Enterprise Staff Writer

Guerrilla warfare in Saigon
was a world away today for
the three Hope boys.

Buist, David and Robbie ar-
rived at Greensboro - High
Point-Winston-Salem Airport at
8:05 a.m. today after an air-
plane journey from Singapore.

They thus returned to the city
that had been their home for
several years when their father,
the Rev. Samuel R. Hope, was
pastor of Forest Hills Presby-
terian Church.

Since July, 1966, the Rev. Mr.
Hope has been personnel direc-
tor in Vietnam Christian Ser-
vice, which carries on relief and
assistance programs in camps
for refugees of the Vietnamese
war.

His wife and three sons were
with the Rev. Mr. Hope in Sai-
gon until the outbreak of the
Viet Cong Tet offensive the last
of January. Because of the fight-

ing in Saigon, Mrs. Hope and
the three children were evacu-
ated to a camp in Penang,
Malaysia. The decision was then
made to send the children back
to High Point.

Mrs. Hope saw them aboard
the plane in Singapore. She is
hoping to return to Saigon to
be with the Rev. Mr. Hope
until his work in Vietnam ends
in May.

The three boys are to stay
with Mr. and Mrs. Allen Mebane
of 908 Forest Hill Dr. The Me-
banes are members of Forest
Hills Presbyterian Church.

The boys are to be enrolled
in Northwood Elementary
School for the remainder of the
school year. Buist is in the
sixth grade, David in the fifth
and Robbie in the third.

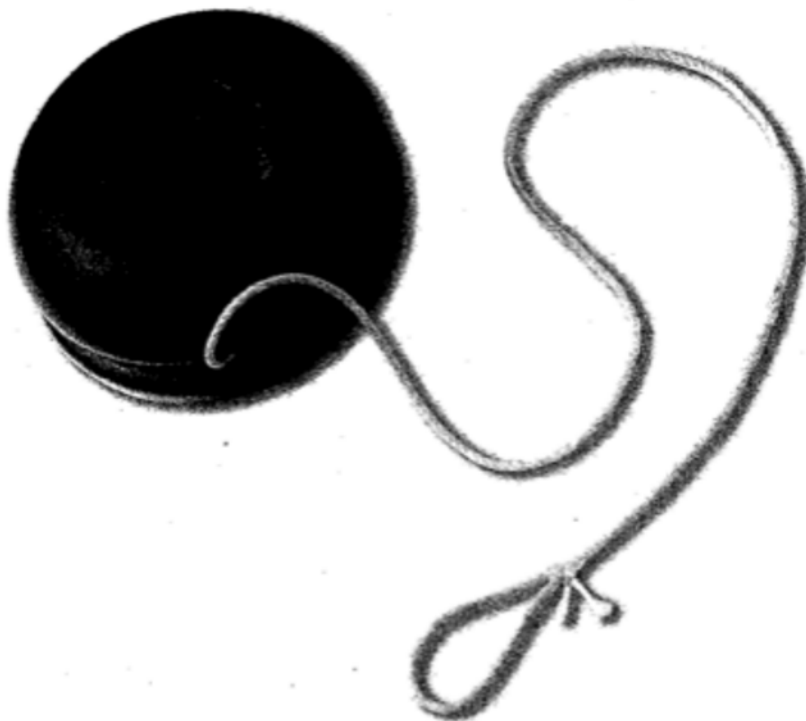
Greeting them at the airport
this morning were Mebane, Mrs.
Bill Bensch and her son, Frank;
and Edward Hope of Fayette-
ville, grandfather of Buist,
David and Robbie.

High Point Enterprise 28 FEB 1968 1C

follow the bouncing ball

*With his popular Fli-Back paddleball toy,
High Point creator James Gibson had the world on a rubber string.*

BY JIMMY TOMLIN



126 Our State July 2005



It's only fitting that High Point businessman James Emory Gibson's greatest claim to fame was the Fli-Back, the popular dime-store paddleball game that challenged players to continuously bounce a sponge-rubber ball that was attached to a small, wooden paddle with an elastic string. It's fitting because, frankly, few people have ever bounced back as impressively as Gibson did.

Paddleball bearings

The year was 1931, during the depth of the Depression, and it was all Gibson and his wife, Rozena, could do to make ends meet and provide for their five children. He had been in the real estate business, but when the stock market crashed in October 1929, Gibson wound up owing some \$75,000. After that, he had found work selling hosiery as a jobber in the textile industry, but he was allergic to the dye in the hosiery — "so allergic that his throat would bleed at times," says Gibson's youngest son, Walter, now 75 and living in Pfafftown. "He knew he needed to get out of that kind of work, but it was putting some food on the table during the Depression."

Enter Gibson's oldest daughter, Josephine, a young teenager who came home one afternoon with a paddleball game she had been given at a local ice cream shop. "My father was in the living room," Walter recalls, "and here comes Josephine paddling away on that game. My father looks at it and says, 'Let me try that.' Well, he liked the game right off."

In fact, Gibson — who was quite the optimist, despite his setback in real estate — liked the game so much that he confided to his wife, "I believe this item will sell." Rozena, who did not see things through the same pair of rose-colored glasses as her husband, raised an eyebrow at his suggestion, but she didn't raise much of an argument. "She didn't want to try something and fail, because she knew they couldn't afford it," Walter says.

Gibson researched the paddleball game, and when he learned it hadn't been patented — meaning he was free to manufacture and sell his own such game — his dream took flight. He



Brochures and marketing pieces tout the thrill of the Fli-Back toy.

bought a supply of plywood, rubber balls and elastic cord, and rented a band saw for 10 cents an hour. His first manufacturing facility, if you will, was an old shed that had formerly housed his father-in-law's buggy. In that small shed, Gibson and his wife — and the children who were old enough — assembled the crude paddleball game that ultimately would become the Fli-Back. Gibson used the band saw to carve the paddles, and the others attached the balls and cords with staple hammers.

At day's end, Gibson would load the day's production into the trunk of his Model A Ford and haul the toys to retailers and wholesalers throughout the Triad area of High Point, Greensboro, and Winston-Salem — and eventually to points beyond. Meanwhile, Rozena kept track of the company records, paid the bills, and managed the family household. The product was selling well enough that Gibson stopped selling it under the umbrella of his textile business, Gibson Textile Company, and began selling it under the name that would become famous — Fli-Back.

Seeing red

The dream didn't stop there, however, because the optimistic Gibson harbored a much larger dream — nationwide distribution. "He wanted to sell to the chain stores," Walter explains, "because that would be where he would get his big break and where he could really make some money."

As he was preparing for a trip to New York City, where he planned to solicit a number of large variety-store chains to carry the Fli-Back, Gibson embarked on a side journey that ultimately evolved into one of the funniest stories in company lore. It also may have led to the big break he'd been looking for.

When Gibson spotted a newspaper ad for a clothing store in Asheboro, he realized he would need a new suit for his upcoming business trip. He drove there one weekend and told the clerk, "Let me see some of your least expensive suits." The clerk complied, but Gibson didn't see anything in his price range. He asked if the clerk had anything else.

"Well," the clerk said with a slight grin, "we've got one more, but I don't



After the success of the Fli-Back, Gibson expanded his company to include other toys.

think you want to see it."

Intrigued, Gibson asked to see the suit, so the clerk disappeared for a moment and returned carrying a garishly red suit. "It was a bright red," Walter says, "and my father laughed at it. The clerk laughed, too, and he said it was on sale for \$15. My father tried it on and said, 'I believe I'll take this,' and he wore it back to High Point that afternoon."

Walter recalls that his mother was horrified by the red suit. "Don't you dare wear that suit around here," she told her husband. "We'll be the laughingstock of the whole town."

Gibson had no intentions of wearing the suit around town; he planned to wear it to New York City, where he was sure it would catch some big-shot businessman's eye. And sure enough, as he waited in a room full of salesmen at the headquarters of S.H. Kress & Company, one of the largest chains in the nation, the red suit helped earn Gibson an appointment with a company buyer. "Does everyone in the South wear such red suits?" the man asked. Gibson laughed and replied, "No, not everyone."

The two men chatted for a while, Gibson regaled the Northerner with some of his well-worn jokes, and before long they had forged a friendship and, more importantly, a business relationship. The executive offered a few suggestions — beveling the paddle edges and improving the method of printing the trademark on the paddle, for example — and when those changes were made, the buyer

agreed to stock the Fli-Back at his stores throughout the country.

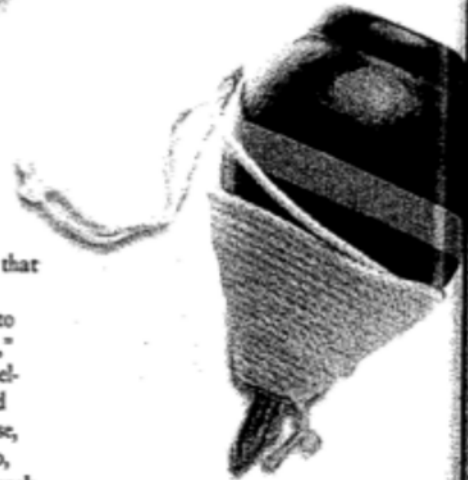
Then, when other chains learned that S.H. Kress & Company would be stocking the product, they decided to follow suit. "In two or three weeks," Walter says, "my father had a bushel-basket full of orders. He had to find some more band saws and rent those, and he had to hire some people, too, because he had to start making a bunch of toys." Within a couple of years, Walter says, Fli-Back was manufacturing some 60,000 toys a day, working only one shift.

Toying with success

As the company grew — even as other businesses around it were struggling mightily — Fli-Back expanded its product line to include yo-yos, tops, balloons, batons, beach balls, and other toys. And Gibson, whose own wife had doubted his ability to turn a simple paddleball game into a profitable business venture, became one of North Carolina's greatest success stories.

Moreover, Walter remembers that his father paid off that \$75,000 debt he had incurred when the stock market crashed. "His attorney told him he didn't have to pay it all — that he could pay a certain percentage and they would still declare the debt paid for — but my father didn't want to

GIBSON, WHOSE OWN WIFE HAD DOUBTED HIS ABILITY TO TURN A SIMPLE PADDLEBALL GAME INTO A PROFITABLE BUSINESS VENTURE, BECAME ONE OF NORTH CAROLINA'S GREATEST SUCCESS STORIES.



handle it that way," Walter says. "He paid it all."

In 1968, J.E. Gibson — "Mr. Fli-Back," as he was known in High Point — died of cancer at age 74. Four years later, Rozena sold the company to the Ohio Art Company — best-known as the toy conglomerate that makes the Etch-A-Sketch — for an estimated \$1.6 million. The company continued making its products in High Point until 1983 before shutting down that facility.

Gibson's success story is still well-known in High Point, however — not surprising, considering he was able to overcome a \$75,000 loss and turn a 10-cent paddleball game into a \$1.6 million windfall for his heirs. Maybe that's why they called him Mr. Fli-Back. ➡

Award-winning newspaper columnist and freelance writer Jimmy Tomlin lives in Greensboro.

Notes on FLI-BACK CO, INC:

Company founded in 1931, according to obituary of J. E. Gibson (Sr), High Point Enterprise, February 28, 1968, page C1. His wife is listed as president of company in 1969.

1930 High Point City Directory listing for James Emory Gibson:

"Gibson Jas E (Rosina M), slsmn, h 607 4th

First Fli-Back listing found in 1933 High Point City Directory (NCC does not have 1932):

"Fli-Back Co (Jas E and Rozena M. Gibson) novelty mfrs 603 S Main"

1940 High Point City Directory listing:

"Fli-Back & Sock-It Co (J Emory Gibson) novelties 911 W Broad"

1950 High Point City Directory listing:

"Fli-Back Co Inc J Emory Gibson pres-treas J Emory Gibson jr v-pres-asst treas Mrs Rozena M Gibson sec toy mfrs 716 W Green"

"[Fli]-Back Sales Corp J Emory Gibson jr pres J Emory Gibson Edw R Klug v-pres Mrs Rozena M Gibson sec David E Carter treas 716 W Green"

1950 High Point City Directory listing for Gibson home(s):

"[GIBSON] J Emory (Rozena M) pres-treas Fli-Back Co and v-pres Fli-Back Sls Corp h1109 Forest Hill dr"

"[GIBSON] J Emory jr (Daisy E) pres Fli-Back Sls Sock-It and v-pres-asst treas Fli-Back Co h1005 Emery rd"

Last Fli-Back listing, 1982 High Point City Directory:

"Fli-Back Co Inc (Eagle Div) toy mfrs 716 W Green Dr"

NORTH CAROLINA COLLECTION
VERTICAL FILE NC/HP
Historic Businesses

check with High Point Museum, also



Stanley Taylor

The U.S. Furniture Industries, established here in 1946 by Stanley Taylor, has spread its varied lines into a dozen units—seven of them in High Point (and another close by at Thomasville) where home offices are based—producing a vast amount of furniture closer to markets. There's one each at Milford, Conn.; Heath, Ohio, near Columbus; Dallas, Texas; and Beloit, Wisconsin, as units of its Chatham County line. It draws a lot of its wood pre-cut from Yugoslavia, Spain, Poland and Israel. Its executive vice president, Bob Friedman, is also executive vice president of the U.S.-Yugoslav Economic Council.



A. Pat Brown

The late Pat Brown, who topped a remarkably varied business career by building a worldwide lumber operation, opened the Amazon River basin in Brazil to large-scale exotic wood developments in cooperation with the Brazilian government. He had to overcome a world of problems in setting up in that tropical area sawmills, living quarters, even a hospital, to develop into the largest shipper through North Carolina ports. After selling his lumber business, Mr. Brown devoted himself to redevelopment and philanthropies, including a \$500,000 gift of property to High Point College.

And Norman Schwartz, who set up here his Rosaine Shop dealing in ladies ready-to-wear, has spread that operation to include additional outlets at Lexington, Hickory, Morganton, Asheville, Gastonia and Winston-Salem.

Another far-flung merchandising operation directed from High Point is the White Star Discount Centers, Inc., health and beauty aid emporiums founded in

Pilot Mountain, Troy, Sanford, Kannapolis in North Carolina, and one at Wytheville, Va. It is serviced out of Foleys, Inc., in High Point.

Herman Bernard and Arthur Cassell set up Casard Furniture Manufacturing Company in 1948 and have spread it into three plants here, three at Greensboro and one at Mebane.

George S. Erath, a veneer manufacturer based in High Point, operates cutting plants at Martinsville, Va., and Harrisonburg, West Virginia.

Many High Point manufacturing plants maintain sales offices and in many instances their own warehouses serving strategic markets directly. Alma Desk Company, with three huge plants, the largest manufacturer of wood office furniture and a pioneer in its field, is a case in point with two warehouses in Texas, and one each in Kansas City, Kansas, Denver, Los Angeles, San Francisco and Seattle.

Myrtle Desk Company, another pioneer desk firm and a large supplier of library furnishings as well, maintains its own warehouses in much the same manner Alma does successfully.

One of the most amazingly successful industrial developments to make High Point famous in the 1930s was the paddleball boom in which the late J. E. Gibson developed the Fli-Back Company which poured them out by the millions for a market that was worldwide. They still produce 5 or more million annually. World War II shut down Gibson's plant, but it re-opened in 1942 making a line of wooden tanks and Jeeps designed by Mr. Gibson's son, Emory, Jr. In 1946 the Fli-Back returned and was joined by a growing assortment of tops, batons, beachballs and other toys, but Mr. "Fli-Back" Gibson remained most loyal to the 10-cent paddleball made from two sheets of Brazilian meranti veneer around a filler core of Peruvian lapuna. The Fli-Back plant is wedged between two giant desk manufacturers in a lineup of great firms dominating their respective fields.

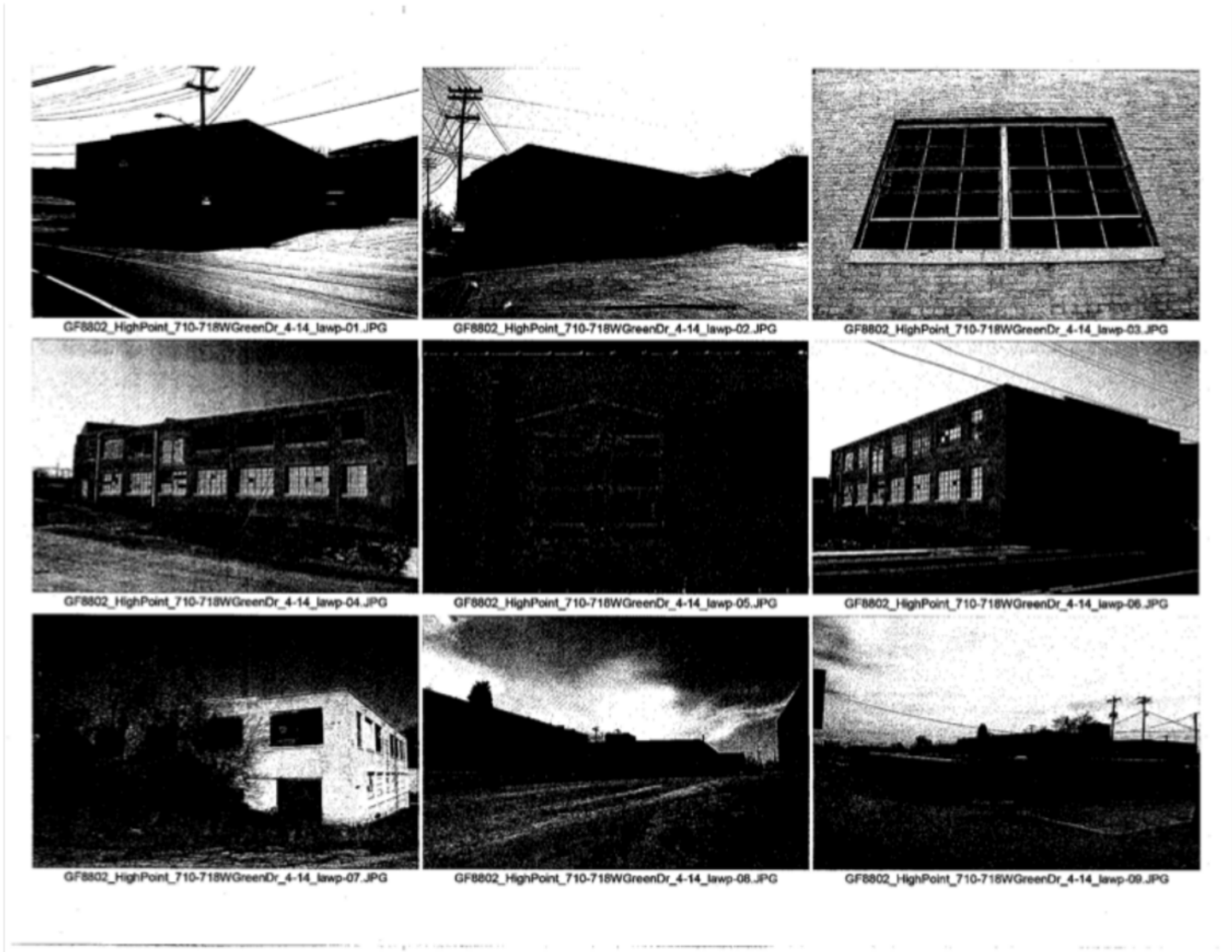
Carolina Container Company, one of three large independents in the field, began business in 1928 when the late C. T. Ingram, together with the late I. Paul Ingle and Grattan Foy, organized the Carolina Container Company being carried on by Mr. Ingram's son, C. T. Ingram, Jr., as president, treasurer and general manager. The firm has just added at a cost of \$15 million a 1200-foot long corrugating machine, one of eight which are the largest and newest doing work as wide as 109 inches. It produces containers for the High Point base plant as well as for the Hickory branch plant, together serv-

FLI-BACK

NORTH CAROLINA COLLECTION 9
VERTICAL FILE NC/HP

High Point - Historic Businesses

High Pointers of High Point By Holly McPherson 1976



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**Amendment to CZ-22-09 submitted by applicant
on Wed. May, 11, 2022 (see page #2)**

Ordinance # XXXX/XX-XX
Zoning Map Amendment XX-XX

In accordance with NCGS 160D-703(b), I consent to these conditions being incorporated into the Conditional Zoning Ordinance.


(sign by property owner or petitioner/applicant)

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 26, 2022, and before the City Council of the City of High Point on May 16, 2022 regarding **Zoning Map Amendment Case 22-09 (ZA-22-09)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and on May 4, 2022 and May 11, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on May 16, 2022.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Retail Center (CZ-RC) District (for Tract 1) and Conditional Zoning Limited Business (CZ-LB) District (for Tract 2)**. The property is approximately 13 acres, lying at the southeast corner of Johnson Street and Skeet Club Road. The property is also known as Guilford County Tax Parcels 203730, 203737 and 203739.

SECTION 2

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

Part I. USES:

A. Permitted Uses & Prohibited Uses (Tract 1 CZ-RC District)

1. Permitted uses:

Except as excluded below in Part I. A(2), permitted uses shall be limited to those principal uses of the Limited Business (LB) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance), and

2. Prohibited uses:

The Multifamily Dwelling use type, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

B. Permitted Uses & Prohibited Uses (Tract 2 CZ-LB District):

Any uses allowed in the Limited Business (LB District) subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

C. Restricted Uses (Tracts 1 and 2): The Wireless Communication use type shall be permitted subject to meeting standards of the RM-5 District.

Part II. CONDITIONS:

A. Development and Dimensional Requirements (for the entire Site):

1. Minimum overall zoning district and development size shall be 10 acres.
2. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
3. Development of the site shall be subject to the standards of Section 5.14.4 (Large Retail use type) of the Development Ordinance, except that Section 5.14.4.A (Applicability) and 5.14.4.B1(c.) (setback reduction) shall not apply.
4. Maximum building height shall not exceed 50 feet.

B. Development and Dimensional Requirements (for Tract 1):

1. Development shall be subject to the District Purpose, Dimensional Standards and District Standards of the RC District, unless further restricted by this ordinance.
2. Residential Uses: Subject to meeting standards of Part I. (Uses), permitted uses under the Residential Use Classification shall meet the District Purpose, Development Standards and District Standards of the Residential

Multifamily – 5 (RM-5) District (Section 3.3.6 of the Development Ordinance), except as follows:

- a) A minimum 30-foot street setback shall be required.
- b) A minimum 30-foot perimeter setback shall be required.

C. Development and Dimensional Requirements (for Tract 2):

1. Development shall be subject to the District Purpose, Dimensional Standards and District Standards of the Limited Business (LB) District, unless further restricted by this ordinance.
2. Residential Uses: Subject to meeting standards of Part I. (Uses), permitted uses under the Residential Use Classification shall meet the District Purpose, Development Standards and District Standards of the Residential Multifamily – 5 (RM-5) District (Section 3.3.6 of the Development Ordinance).
3. Perimeter setbacks:
 - a. A minimum 30 foot street setback shall be required for Tract 2;
 - b. A minimum 30 foot perimeter setback from the northern property line shall be required for Tract 2;

D. Landscaping, Buffers and Screening:

1. A minimum 25-foot-wide Type B Perimeter Landscape Yard, planted to the Type A rate, shall be installed along the entire length of the eastern and southern boundary of the zoning site.
2. A minimum 6-foot-high opaque fence shall be installed along the along the entire length of the eastern and southern boundary of the zoning site. The installation of this fence shall not permit reduction in the width of the perimeter landscape yard. So as to not interfere with required sight distances, this opaque fence may be reduced to a height of 4 feet when located within 15 feet of the Johnson Street and Skeet Club Road public rights-of-way.
3. A minimum three (3) foot high soil berm with a minimum width of ten (10) feet, meeting standards of Section 5.5.6.H of the Development Ordinance, shall be installed in the vicinity of the eastern and southern boundary of the zoning site. This berm shall be installed at the time landscaping planting materials are installed on the site.
4. A minimum 15-foot wide Streetyard planted, to Type C rate, shall be installed.
5. Stormwater detention ponds shall be screened with landscaping so as to obscure, to the maximum extent practicable, the view from public right-of-way.
6. The property owner(s) shall be responsible for the perpetual maintenance of the above noted Landscaping, Buffers, and Screening standards.

E. Other Conditions:

1. Site Standards

- a) Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment should be located to the rear of the principal building(s), and shall be screened in accordance with Section 5.6 (Screening) of the Development Ordinance.
- b) Off-Street Loading: Off-street loading areas shall be located to the side or rear of the principal building and shall not face Johnson Street or Skeet Club Road.
- c) Outdoor Storage: Outdoor storage of materials, supplies, products, or equipment is prohibited for all nonresidential uses. Nothing shall prohibit the outdoor display of merchandise for sale in accordance with Section 4.4.5.K, (Outdoor Display) of the Development Ordinance.

2. Signage: Except as restricted below, signage for the zoning site shall meet standards of the RC District.

- a) Development Identification signs shall be restricted to a height of 15 feet.
- b) In addition to signage prohibited by Section 5.7.6, Prohibited Signs, the following signs shall be prohibited:
 - (1) Changeable copy signs (message boards);
 - (2) Animated signs, including electronic changeable copy signs, except for time and temperature signs which do not exceed 15 square feet of copy area;
- c) Illumination of all signage, except wall signage, shall be limited to cut-out letters and indirect lighting. Back lit wall signage shall be permitted; however, the background of the sign face shall be semi-opaque such that light shall primarily come through the lettering/logos of the sign.
- d) Freestanding signs shall meet the following requirements:
 - (1) Be monument style only

3. Building Standards:

a) Facade Materials:

- (1) The use of vinyl siding or corrugated metal siding and other vertical metal siding is prohibited.
- (2) The use of high intensity (bright), metallic, or fluorescent colors shall be limited to facade trim or accents and total less than 20% of the area of any building facade.
- (3) The use of lighting by direct illumination to outline or accentuate all or part of a structure, building or architectural features of a building, including but not limited to rooflines, windows, doors, cupolas, exterior walls, porches, canopies and awnings, with narrow band, strip, tube or other methods of lighting, is prohibited.

b) Roof-Mounted Equipment:

- (1) Flat roofs shall incorporate parapet walls designed to screen the roof and roof-mounted equipment from view from the primary street fronting the building and any abutting side streets as seen from the edge of the public right-of-ways abutting the property at a height of 6 feet. The parapet wall should be finished in the same or similar material and color as the building.
- (2) In cases where complete screening is not practicable, all roof-mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance.

4. Service or Vehicular Bays:

Service or vehicular bays and their doors shall not face Johnson Street or Skeet Club Road.

5. Truck Deliveries and Trash Services: Truck deliveries shall be limited to occurring only between the hours of 6am and 10pm with waste and trash removal only between the hours of 7am and 10pm.

6. Operating Hours: No establishment located on the Property shall be open for business to the general public between 11:00pm to 6:00am

7. On-Site Exterior Lighting: Exterior lighting shall be designed, located, installed, and maintained such that between 11:00pm to 7:00am, the maximum illumination measured in footcandles at ground level along the entire length of the eastern and southern property line of the zoning site shall not exceed 0.5-foot candles.

F. Transportation Conditions:

1. Traffic Impact Analysis (TIA): A reference to the TIA refers to the Mendenhall Marketplace Traffic Impact Analysis, prepared by BGE, Inc, Dated September 23, 2021.

2. Right-of-way Dedication: As a part of development permit approval the property owner shall dedicate a minimum of twenty-five (25) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site.

3. Access:

a) Johnson Street – Two points of access allowed to Johnson Street.

- i. One right-in/right-out (*Driveway 1 as depicted in the TIA*).
- ii. One full movement access (*Driveway 2 as depicted in the TIA*). This access point must be a minimum of 250 feet from the intersection of Johnson Street/Skeet Club Road;

ii. Skeet Club Road - Two points of access allowed to Skeet Club Road.

- i. One right-in/right-out and median that meets minimum North Carolina Department of Transportation (NCDOT) requirements (*Driveway 3 as depicted in the TIA*).
- ii. One full movement access (*Driveway 4 as depicted in the TIA*).

4. Improvements:

- a) As part of driveway permit approval, the property owner shall provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.
- b) Driveway 1 as depicted in the TIA – As part of Driveway permit approval the property owner shall restripe the center turn lane to provide a southbound left turn lane into Driveway 1. The left turn lane shall have a minimum one-hundred (100) foot taper and a minimum of fifty (50) feet of storage. Construct a northbound right turn lane with a minimum one-hundred (100) foot taper and a minimum of one-hundred (100) feet of storage.
- c) Driveway 2 as depicted in the TIA - As part of driveway permit approval the property owner shall construct a northbound right turn lane with a minimum one-hundred (100) foot taper and a minimum of one-hundred (100) feet of storage. Construct a concrete island to prohibit entering and exiting left-turn movements.-that extends along the length of the left turn lane and taper of Johnson Street.
- d) Driveway 3 as depicted in the TIA – As part of driveway permit approval the property owner shall construct an eastbound right-turn lane with minimum of one-hundred (100) feet of storage an appropriate taper. Construct a concrete island to prohibit entering and exiting left-turn movements.
- e) Driveway 4 as depicted in the TIA – Construct an eastbound right turn lane with minimum of one-hundred (100) feet of storage an appropriate taper. 100 feet of storage and an appropriate taper.
- f) School Zone: As part of driveway permit approval, the property owner shall improve the school zone for Immaculate Heart of Mary School on Johnson Street to include the following:
 - i. Illuminated School Zone signage;
 - ii. "School" painted markings on Johnson Street;

Such improvements shall be meet the minimum requirements of the MUTCD (Manual on Uniform Traffic Control Devices) and the property owner shall be responsible for the installation and perpetual maintenance of the above noted improvements.

- g) Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 20TH DAY OF
SEPTEMBER, 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1615 LONG ST.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on September 20th, 2021, the High Point City Council adopted an ordinance requiring DK Investments, LLC, owner of the property located at 1615 Long St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

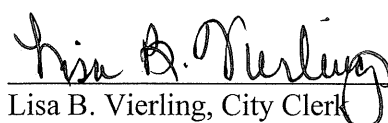
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1615 Long St., High Point, North Carolina, recorded in Deed Book 8514, Page 2950, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of the DK Investments, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



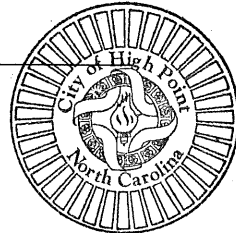
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7830/22-51, page 147, Legislative File No. 2022-238 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 17th day of May 2022.

Lisa B. Vierling
Lisa B. Vierling, City Clerk

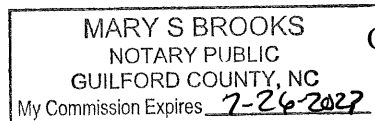


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.

Mary S. Brooks
Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

Amendment to CZ-22-10 submitted by applicant on Wed. May 11, 2022
(See bottom of page #2)

Ordinance # XXXX/XX-XX
Zoning Map Amendment 22-10

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 26, 2022, and before the City Council of the City of High Point on May 16, 2022 regarding **Zoning Map Amendment Case 22-10 (ZA-22-10)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and on May 4, 2022 and May 11, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on May 16, 2022.

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 Employment Center (CZ-EC) District**. The property is approximately 85 acres, located along the north side of Clinard Farms Road, approximately 900 feet wet of NC 68. The property is also known as Guilford County Tax Parcels 212502, 212503, 212504, 212505, 212508, 212509, 212510 and 210073.

SECTION 2

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

Part I. **USES:** Any uses allowed in the Employment Center (EC) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Landscaping, Buffers, and Screening.**

1. Street yard landscaping: A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire Clinard Farms Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.
- B. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
- C. Transportation Conditions.
 1. Right-of-way Dedication
 - a. Clinard Farms Road (SR 1556): As part of development permit approval the property owner shall dedicate seventy (70) feet of right of way, as measured from the centerline of Clinard Farms Road, along the entire Clinard Farms frontage of the zoning site.
 - b. Millwood School Road (SR 1839): As part of development permit approval the property owner shall dedicate forty-two (42) feet of right of way, as measure from the centerline of Millwood School Road, along the entire Millwood School Road frontage of the zoning site.
 - c. Spine Road (new public street running through the zoning site): As part of development permit approval the property owner shall dedicate sixty (60) feet of right of way for the construction of the "Spine Road" through the zoning site from Clinard Farms Road to Millwood School Road.
 2. Access
 - a. Clinard Farms Road (SR 1556):
 - i. Three points of access will be allowed to Clinard Farms Road, pending North Carolina Department of Transportation (NCDOT) approval.
 - ii. Minimum spacing between access points shall be seven hundred (700) feet.
 - b. Millwood School Road (SR 1839): One full movement access point will be allowed to Millwood School Road.

3. Improvements

- a. Traffic Impact Analysis (TIA): Reference within this ordinance to Site Access 1, Site Access 2 and Spine Road ~~the following transportation improvements~~ shall be as shown within the TIA (Traffic Impact Analysis), prepared by Davenport Engineering, Dated March 7, 2022, as may be modified and approved by City of High Point Transportation Director.

- b. Clinard Farms Road (SR 1556):
The property owners shall provide/install a second westbound lane from NC 68 to terminate as a right turn lane at the proposed spine road intersection.
- c. Spine Road (western-most access):
The property owners shall provide/install a three-lane curb and gutter facility with a two-way left turn lane between Clinard Farms Road and Millwood School Road.
- d. Intersection of Eastchester Drive (NC 68) and Clinard Farms Road Intersection:
 - i. As part of development permit approval, the property owners shall provide/install a second eastbound left turn lane on Clinard Farms with two-hundred (200) feet of storage and appropriate taper. Furthermore, the property owner shall extend the existing left turn lane at this intersection to a minimum of two-hundred (200) feet of storage.
 - ii. As part of development permit approval, the property owners shall provide/install a second northbound left turn lane on NC 68 with three-hundred and seventy-five (375) feet of storage and appropriate taper.
 - iii. As part of development permit approval, the property owners shall provide/install a second receiving lane on westbound Clinard Farms Road.
 - iv. As part of development permit approval, the property owners shall modify the traffic signals, and update signal plan accordingly.
- e. Clinard Farms Road and Site Access 1: As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
- f. Clinard Farms Road and Site Access 2: As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
- g. Intersection of Clinard Farms Road and the Spine Road (western-most access):
 - i. As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
 - ii. As part of development permit approval, the property owners shall provide/install a terminus of the additional westbound lane on Clinard Farms Road into a westbound right turn lane at this intersection.

- iii. As part of development permit approval, the property owners shall provide/install separate right and left egress lanes at this intersection.
 - h. A stub street shall be installed to the western property boundary. Exact location will be determined during the Technical Review Committee (TRC) process. The property owner shall dedicate sixty (60) of Right-of-way for the Penny Road Extension through the rezoning site. Exact location will be determined during the Technical Review Committee (TRC) process. The property owner shall construct all of the Penny Road Extension through the rezoning site once a site plan or group development plan is approved for the abutting parcel to the north (Guilford County Tax Parcel 169888).
 - i. Spine Road Access Points: Driveway locations on the Spine Road will be determined during the plan review process .
4. Other Transportation Conditions
The City of High Point Transportation Director and the NCDOT shall approve the exact location and design of all access points and improvements. However, location and design shall not materially depart from the information within the TIA.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 3RD DAY OF APRIL, 2017, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 262 DORTHY ST., HIGH POINT, NORTH CAROLINA

WHEREAS, on April 3^d, 2017, the High Point City Council adopted an ordinance requiring High Point Christian Center, owner of the property located at 262 Dorothy St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

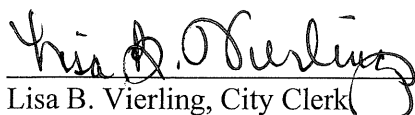
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 262 Dorothy St., High Point, North Carolina, recorded in Deed Book 7920, Page 1629, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name High Point Christian Center in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7832/22-53, page 149, Legislative File No. 2022-238 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 17th day of May 2022.

Lisa B. Vierling
Lisa B. Vierling, City Clerk

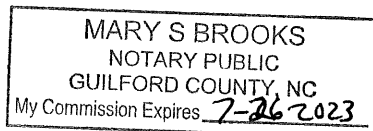


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.

Mary S Brooks
Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 3RD DAY OF
APRIL 2017, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH
POINT TO DEMOLISH THE DWELLING LOCATED AT 1310 RAGAN AVE., HIGH
POINT, NORTH CAROLINA**

WHEREAS, on April 3rd, 2017, the High Point City Council adopted an ordinance requiring Elly's Place, LLC owner of the property located at 1310 Ragan Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

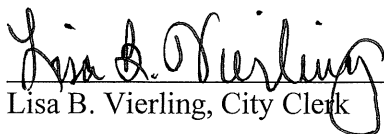
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1310 Ragan Ave., High Point, North Carolina, recorded in Deed Book 7920, Page 1627, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name Elly's Place, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



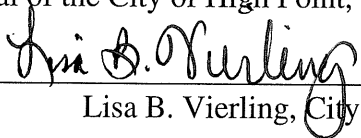
NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, 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 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7835/22-56, page 152, Legislative File No. 2022-238 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 17th day of May 2022.



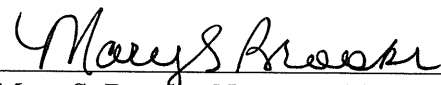
Lisa B. Vierling, City Clerk



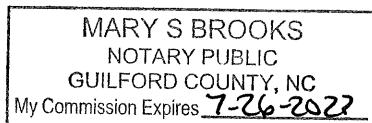
ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.



Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 20TH DAY OF
NOVEMBER, 2017 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 605 LANGFORD
AVE., HIGH POINT, NORTH CAROLINA**

WHEREAS, on November 20th, 2017, the High Point City Council adopted an ordinance requiring Schwarz Properties, owner of the property located at 605 Langford Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

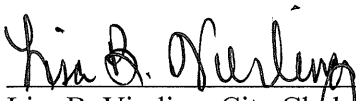
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

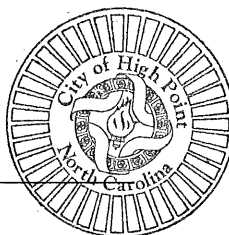
1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 605 Langford Ave., High Point, North Carolina, recorded in Deed Book 7998, Page 1332, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Schwarz Properties in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022



Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

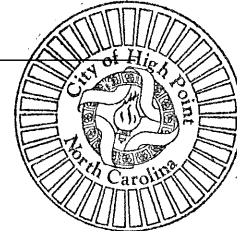
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, 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 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7834/22-55, page 151, Legislative File No. 2022-238 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 17th day of May 2022.

Lisa B. Vierling
Lisa B. Vierling, City Clerk

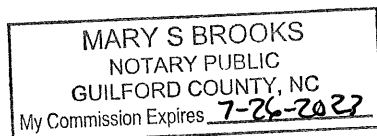


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.

Mary S. Brooks
Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-09
(HEPHIGHPT, LLC)

From: Chris Andrews,
Interim Planning and Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 4, 2022, and
May 11, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by HEPHIGHPT, LLC to rezone approximately 12.5 acres from the Residential Single Family – 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District and a Conditional Zoning Limited Business (CZ-LB) District. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its April 26, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended **denial** of the request as outlined in the staff report.

Mr. Shannon also provided the following additional comments:

- The applicant has requested RC zoning for the purpose of allowing drive-through restaurants and to allow development to exceed 50,000 square feet in gross floor area.
- If an LB District was proposed for the entire site, the drive-through restaurant use would not be permitted, and the total of all development could not exceed 50,000 square feet.
- Finally, conditions pertaining to referencing the Institute of Transportation Engineering (ITE) Manual for determining a land use, hours of operation and times for deliveries/trash service must be removed as they are unenforceable

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Andy Harris, attorney, Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Drive, High Point. Mr. Harris provided an overview of the proposal to rezone the site for a commercial development. He stated that his client proposes to develop the property to include a grocery store, and several outparcels with additional commercial uses such as neighborhood-oriented retail services and a drive-through restaurant. Mr. Harris also made the following comments in support of the request:

- The applicant has provided conditions to restrict uses, increase design standards and increase the buffer standards.
- He pointed to the significant population growth in the northern portion of High Point and the lack of personal services uses. The residents of the area may not have moved there for commercial development, but the city must balance [population growth] with the ability to provide services. A lack of services adds to longer commutes and traffic congestion.

Speaking in opposition to the request were

- Ms. Debra Adams, 3907 Kim Drive, High Point
- Mr. Rick Moore 4302 Johnson Street, High Point
- Ms. Julianne Shamburg, 4104 Saint Johns Street, High Point
- Mr. Bobby Bailey, 4419 Orchard Knob Lane, High Point
- Mr. Tudor Stancu, 4512 Garden Club St, High Point
- Ms. Susan Cox, 1716 Gentry Ct, High Point
- Ms. Georgette Brousseau, 4460 Orchard Knob Lane, High Point
- Mr. Bob Fricke, 612 Tara Drive, High Point

These speakers noted the following concerns:

- Compatibility/Inconsistent with Land Use Plan:
 - Residents wish to preserve the residential character of the area which is designated as Low Density Residential on the Land Use Plan Map. The proposed development is incompatible with the community, and they feel it would not “enhance the neighborhood” as the applicant’s representative suggested.
 - The applicant keeps referring to a 47 acre mixed use/commercial focal area that was removed along Sandy Ridge Road and they want this 12.5 acre site to replace that focal area. There is a big difference between the buffering that can be provided by a 47 acre site verses this 12.5 acre site.
 - One of the speakers noted that there was an online petition since the first zoning application was submitted in September 2021. It was reopened when this case was resubmitted and contains more than 1,100 signatures (950 households) in opposition to this request.
 - The Planning & Development staff has noted concern with enforcing zoning conditions proposed that are not enforceable. Why spend time and energy doing that for something that is not needed.
- Precedent that will be established by allowing Commercial Uses:
 - The proposed development would establish commercial development in the area and set precedent that will encourage additional commercial growth. Once this precedent is set residents would have few means to prevent less desirable commercial businesses in the future.
 - Mr. Moore noted that he has already been contacted by several commercial developers to purchase his land across the street from this site (north side of Skeet Club Road) for commercial development.
 - If this request is approved, the large rural residential lots to the north of Skeet Club Road and east of Johnson Street would be prime for rezoning for big box stores. It becomes an urban sprawl nightmare.
- Traffic & Safety: The development would lead to excessive traffic at this intersection. Furthermore, where access is proposed from Skeet Club Road, it narrows down from 4-lanes to 2-lanes in front of the site, this will cause backups at these access points.
- Unwarranted expansion of commercial land use
 - There are enough commercial uses (grocery, restaurants, and personal services) already available within about 3 miles to the east at the intersections of Skeet Club Rd/Eastchester Dr./Penny Rd and W. Wendover Ave. Also, there are grocery stores, restaurants, personal services, and commercial uses about 3 miles to the west at the intersection of Skeet Club Rd/N. Main St./Old Plank Rd.
 - The applicants market analysis numbers do not add up. They stated that it will take approximately 150,000 people to support 9 grocery stores in the northern portion of High Point, but they noted the population in this portion of the City will be 44,000 people by 2030.

After a lengthy discussion the commission closed the public hearing to deliberate on the request. Key points from their discussion were;

- There were no significant changes between this request and the previous zoning submittal from the applicant in 2021 that this commission recommended for denial.
- This is a potential prime location for commercial development in the future and there is going to be a need for some personal service uses.
- If the proposal was a rezoning request for a less intensive use (small neighborhood facility) instead of a large scale commercial facility, it may be more appropriate for this area.
- Could warm up to the idea of a smaller neighborhood commercial zoning and use. Primary concern is setting a precedent for RC zoning and larger-scale community shopping center centered around this intersection.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended ***denial*** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

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

NOTE: A zoning map amendment application receiving a recommendation of denial from the Planning and Zoning Commission shall only be approved by the City Council with a two thirds ($\frac{2}{3}$) majority vote of the City Council members present and voting.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement to support ***denial*** of the request:

That Zoning Map Amendment 22-09 is not consistent with the City's adopted policy guidance because the Land Use Plan and other adopted policy guidance documents do not support the establishment of commercial uses, at the intensity proposed by the applicant, at this location. Furthermore, the request is not reasonable and in the public interest because the RC District accommodates high-intensity retail serving a regional area, and it would not be in the public interest to establish commercial development of this intensity in a predominately Residential Low-Density area as classified by the Land Use Plan.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-09
April 26, 2022**

Request	
Applicant: HEPHIGHT, LLC	Owners: Custom Electric and Plumbing Inc., Cyrus Walton & Gale Walton; and Raul Cardona-Torres & Sandra Romero-Torres
Zoning Proposal: To rezone approximately 12.5 acres	From: R-3 Residential Single Family – 3 District
	To: CZ-RC Conditional Zoning Retail Center District CZ-LB Conditional Zoning Limited Business District
Notices: Applicant held a Citizen Information Meeting (Yes) As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is lying at the southeast corner of Johnson Street and Skeet Club Road.
Tax Parcel Number:	Guilford County Tax Parcels 203730, 203737 and 203739
Site Acreage:	Approximately 12.5 acres
Current Land Use:	The site is currently developed with three single family dwellings.
Physical Characteristics:	The site is partially wooded and has a moderately sloping terrain.
Water and Sewer Proximity:	A 12-inch City waterline and 8-inch City sewer line lie adjacent to the site Skeet Club Road. Also, a 16-inch City water line and 8-inch City sewer line lie adjacent to the site along Johnson Street.
General Drainage and Watershed:	The site drains in a general northeasterly direction and development subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site. The site is within Tier 4 of this WCA, development is limited to 2 dwelling units per acre or 50% built-upon area.
Overlay Districts:	• Oak Hollow Lake Watershed Critical Area – Tier 4 • The eastern 6.5-acre parcel is designated by Guilford County as a Historic Landmark Property (Mendenhall-Blair homestead).

Adjacent Property Zoning and Current Land Use			
North:	RS-40	Residential Single Family – 40 District (<i>Guilford County</i>)	Single family detached dwellings (large lot rural residential lots)
South:	R-3	Residential Single Family – 3 District	Single family detached dwellings

East:	R-3	Residential Single Family – 3 District	Single family detached dwellings
West:	R-3	Residential Single Family – 3 District	Religious institution and major school

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 1: Preserve and enhance High Point’s most important natural and cultural resources. <u>Obj. 1C</u>: Protect the city’s water supply through compatible use and design innovations, and minimizing the disturbance of land. <u>Obj. 1D</u>: Preserve and revitalize key historic landmarks and unique areas in High Point.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation, which primarily supports single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. The applicant has submitted a Plan Amendment application (PA-22-02) to change the Land Use Plan classification of the site to a Local/Convenience Commercial classification.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. The Land Use Plan also includes Development Guidelines for commercial developments that front thoroughfare or collector streets and border residential neighborhoods. These guidelines are intended to make sure conditional rezoning requests address the mass, scale and height of the proposed use, any topographical differences, the effectiveness of converting existing residential structures to non-residential uses, the impact of non-local traffic, and the sufficiency of buffers, setbacks and landscaping.
Relevant Area Plan:	There are no current area plans that cover this area. However, the Johnson Street/Sandy Ridge Road Corridor plan, which was replaced by the Northwest Area Plan in 2011, did evaluate the site and its surrounding area and recommended a Low-Density Residential land use designation.
Zoning History:	- The very similar rezoning request was submitted by this applicant in August 2021 under ZA-21-18. The Planning and Zoning Commission recommended denial of that request and it was withdrawn by the applicant at the City Council public hearing, prior to Council action. <u>Northwest of this intersection</u>: In July 2021, the City Council approved ZA-21-14 to establishment a CZ RM-16 District at the northwest corner of

	this intersection to support a single family and townhome subdivision at a density of 7 units per acre. In 1999, City Council approved the establishment of a RM-5 District along the north side of Skeet Club Road, approximately 680 feet west of Johnson Street, to establish the Orchard Knob Townhome development. • <u>Southwest of this intersection:</u> A religious institution (church) was constructed at the southwest corner of this intersection in the early 2000s. In 2011, a Special Use Permit was approval to allow a school associated with this church. In 2000, City Council approved the establishment of a RM-5 District along the south side of Skeet Club Road, approximately 1,600 feet west of Johnson Street, to support development of the St. Andrews Townhome development.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Johnson Street		Major Thoroughfare	955 ft.
	Skeet Club Road		Major Thoroughfare	620 ft.
Vehicular Access:	Via four driveway access points. The applicant desires to install two driveway access from Johnson Street and two driveway access from Skeet Club Road.			
Traffic Counts: (Average Daily Trips)	Johnson Street		12,000 AADT (2019 NCDOT Traffic Counts)	
	Skeet Club Road		8,900 AADT (2019 NCDOT Traffic Counts)	
Estimated Trip Generation:	An approximate 75,000 square foot commercial shopping center is proposed to be developed. Such a development is anticipated to generate approximately 9,686 daily trips <i>(during a 24-hour period)</i> with approximately 481 AM peak-hour trips (6am – 9am) and approximately 485 PM peak-hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u> X	<u>No</u>	The proposed commercial development will generate more than 100 trips in the AM or PM peak hours. Thus, a TIA is required to be submitted as part of the rezoning application <i>(see TIA executive summary at the end of this report)</i> .	
Conditions:	1. <u>Right-of-way Dedication:</u> Dedicate a minimum of 25-feet of right-of-way along the entire Skeet Club Road frontage of the zoning site. 2. <u>Access</u> a) <u>Johnson Street</u> – Two points of access allowed to Johnson Street. i. One full movement access <i>(Driveway 1 as depicted in the TIA)</i> . ii. One right-in/right-out <i>(Driveway 2 as depicted in the TIA)</i> . This access point must be a minimum of 250-feet from the intersection of Johnson Street/Skeet Club Road. b) <u>Skeet Club Road</u> - Two points of access allowed to Skeet Club Road. i. One right-in/right-out and median that meets minimum NCDOT requirements <i>(Driveway 3 as depicted in the TIA)</i> . ii. One full movement access <i>(Driveway 4 as depicted in the TIA)</i> . 3. <u>Improvements:</u> a) Provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.			

	b) <u>Driveway 1 as depicted in the TIA</u> – Restripe the center turn lane to provide a southbound left turn lane into Driveway 1. The left turn lane shall have a minimum 100-foot taper and a minimum of 50-feet of storage. Construct a northbound right turn lane with a minimum 100-foot taper and a minimum of 100-feet of storage. c) <u>Driveway 2 as depicted in the TIA</u> - Construct a northbound right turn lane with a minimum 100-foot taper and a minimum of 100-feet of storage. Construct a concrete island to prohibit entering and exiting left-turn movements that extends along the length of the left turn lane and taper of Johnson Street. d) <u>Driveway 3 as depicted in the TIA</u> – Construct an eastbound right-turn lane with minimum of 100-feet of storage an appropriate taper. Construct a concrete island to prohibit entering and exiting left-turn movements. e) <u>Driveway 4 as depicted in the TIA</u> – Construct an eastbound right turn lane with minimum of 100 feet of storage an appropriate taper.
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School District Comment

Not applicable to this zoning case.

Details of Proposal

This is a request to rezone approximately 12.5 acres, lying at the southeast corner of Johnson Street and Skeet Club Road, to a Conditional Zoning Retail Center (CZ-RC) District, with a small segment of the property to be rezoned Conditional Zoning Limited Business (CZ-LB) District. Included with this zoning map amendment request is a conditional zoning ordinance in which the applicant has offered conditions pertaining to permitted and prohibited uses, development and dimensional requirements, landscaping/buffers and screening, site standards, signage, building standards, right-of-way dedication, vehicular access, and transportation related improvements.

The applicant desires to develop an approximately 65,000 to 75,000 square foot commercial shopping center with multiple outparcels. They have also submitted a corresponding Land Use Plan Amendment (PA-22-02) to establish land use policy to support commercial development at this intersection. The three parcels associated with this request are currently developed with single family homes, one being a historic structure identified by Guilford County as a local landmark.

Staff Analysis

The zoning site is in a predominately residentially developed area of the city and within a watershed critical area. The City's adopted Land Use Plan designates the zoning site and surrounding area primarily as Low Density Residential, which is intended to support single family development at a density of five dwelling units per acre. A mixture of single-family residential use types, ranging from single family detached, single family cluster and single family attached (townhome) subdivisions have been developed in this area. A recent policy change has supported residential development up to seven dwelling units per acre at the northwest corner of this intersection. However, there has been no land use policy change to support commercial land uses in this area.

Adopted policy guidance documents continue to support residential land uses for the zoning site and the immediate surrounding area. The abutting road corridors have been studied in various forms since the

adoption of the Land Use Plan in the 1980s, through various updates to the Land Use Plan and Area Plans. The following adopted policies and policy guidance documents addresses the subject site:

- Watershed Plan and adoption of the City's General Watershed and Watershed Critical Area ordinances in the early 1990s
- Airport Noise Impact and Airport Overlay District in the late 1990s, establishment of the Airport Overlay District in 2003 and its update in 2011.
- Adoption of the Johnson Street/Sandy Ridge Road Area Plan in 2000 and its update in 2003.
- The Northwest Area Plan in 2011, which replaced the Johnson Street/Sandy Ridge Road Area Plan.
- Land use policy from numerous zoning approvals (approximately 62 cases from 1983 to 2022) have established Johnson Street as a predominately residentially zoned corridor from the I-74 interchange northward, past the zoning site to Bame Road (just north of the River Landings Retirement Community). Zoning approvals have also supported a variety of residential use types along the Skeet Club Road corridor. The exception being at the eastern terminus (Skeet Club Road/Eastchester Drive intersection) and its western terminuses (Skeet Club Road/N. Main Street & Old Plank Road intersections) where the Land Use Plan supports commercial land uses.

The primary issues of concerns pertaining to this request is the lack of consistency/compatibility with the Land Use Plan and the proposed intensity of commercial development.

- *Consistency/Compatibility with the Land Use Plan and Adopted Policy Guidance Documents*

As to consistency with an adopted comprehensive or land use plan, North Carolina General Statutes require that a statement of approval by the Council describe how the action is or is not consistent with the plan. A proponent in favor of this request may point to the fact the site is situated at the intersection of two major thoroughfares and that Objective 8 of the Land Use Plan speaks to stimulate more efficient use of the City's land resources by encouraging in-fill and mixed-use development at appropriate locations. However, those in opposition may note that Goal #2 and objective #2 speaks to promoting development that enhances and preserves established neighborhoods; and encouraging development that promotes the protection and preservation of environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. **The adopted land use plan, other adopted policy guidance documents or policy derived from prior zoning actions in this area do not provide any direct policy directives that support the establishment of high intensity commercial development in this general area.**

- *Intensity of Development*

There is a concern with the intensity of development permitted by the proposed RC District and the precedent it sets for this area. Abutting zoning consists of the R-3 District, which is primarily for single family detached use. The requested conditional RC District, which will govern most of the proposed zoning site, is intended to accommodate high-intensity retail serving a regional area. Examples of RC-zoned areas are the former High Point Mall and the Shoppes at Deep River/Palladium commercial development at the intersection of Eastchester Drive/Penny Road/W. Wendover Avenue. **The requested RC District is the most intensive commercial zoning district within the Development Ordinance outside of the downtown Central Business area. A request for an LB District, which is designed to accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods, would be more compatible with the established residential development pattern than the requested RC District.**

Section 2.4.6.C. of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

The Land Use Plan and other adopted policy guidance documents do not support the establishment of commercial uses, at the intensity proposed by the applicant, at this location.

Reasonableness/Public Interest:

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

The RC district accommodates high-intensity retail serving a regional area, and it would not be in the public interest to establish commercial development of this intensity in a predominately Low Density Residential area as classified by the Land Use Plan.

Compatibility with Surrounding Areas

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

Approval of the requested CZ-RC district would enable commercial development of the zoning site inconsistent with the character of surrounding development. Also, such a request would set policy as to the manner in which the other corners of this intersection, and other parcels abutting these corner lots, may be developed.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	❖ To mitigate adverse impact to adjacent lands the applicant has offered conditions that development meet the higher standards of the Large Retail use type. The applicant has also offered to provide for higher landscaping and screening standards adjacent to abutting residential developments. ❖ To address traffic impacts, the applicant has offered to restrict the location and number of vehicular access points from Skeet Club Road and Johnson Street, and

	to provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. To minimize adverse impact to adjacent lands the applicant has offered to require a minimum overall development size of 10 acres, so as to discourage strip development, and to require development to meet higher development standards of the Large Retail use type. Furthermore, higher perimeter landscaping standards that include a perimeter berm and perimeter fencing is proposed adjacent to abutting residential lands.

Supportive Changes in the Area

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

- ❖ There have been no changes in the type or nature of development in this area and no changes in other policy guidance documents to support high intensity commercial development, as supported by the RC District, in this area.
- ❖ The recently completed widening of Skeet Club Road and the proposed future widening of the Johnson Street/Sandy Ridge Road corridor have been long range projects that were taken into consideration since the early 2000s when the former Sandy Ridge Road/Johnson Street Area Plan and the current Northwest Area Plan were developed. Neither of these area plans suggested the establishment of a regional commercial node at this intersection.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

The zoning and development pattern along this segment of these two road corridors primarily consists of residential zoning districts and residential developments. No policy guidance has been established to change this development pattern to support high-intensity commercial land uses.

Recommendation

Staff Recommends Denial:

The requested CZ-RC and CZ-LB districts conflict with the adopted policy guidance documents and would enable a regional type of commercial development which is inconsistent with current land use policy for this area. The Planning and Development Department recommends denial of this request.

If the Planning and Zoning Commission desires to recommend approval and the City Council wishes to approve this request, resulting in new land use policy for this area, the applicant's conditional zoning ordinance will need to be amended as follows:

- Amend Permitted Use Section: Under permitted uses, the applicant has proposed a reference to the Institute of Transportation Engineering (ITE) Manual for determining a land use. This reference shall be required to be removed. The Principal Use Table in the Development Ordinance does not reference this transportation trip generation manual for making a land use determination. The ITE manual is used for estimating the number of trips a use may generate and should not be used to replace the City of High Point's Development Ordinance for the definition of a land use. As stated in the preface of the 2008 edition of the ITE Manual, the ITE informational reports are for informational purposes only and that the Trip Generation is an educational tool in estimating the number of vehicle trips. Also, the specific reference in this manual that the applicant wishes to use also speaks to the type of food that may be served, which is also unenforceable. If the applicant desires to restrict impact of the major restaurant use type, the zoning condition should use clearly enforceable standards such as limiting the number of major restaurants, which they have proposed, and restricting the gross square footage of a major restaurant use.
- Remove Operational Hours Conditions: Delete reference to times of "Truck Deliveries and Trash Service" and delete reference to "Hours of Operation". These are unenforceable zoning conditions.
- Traffic Signage for adjacent Private School: The Transportation Department recommends deleting this condition.

Required Action

Planning and Zoning Commission:

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

City Council:

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

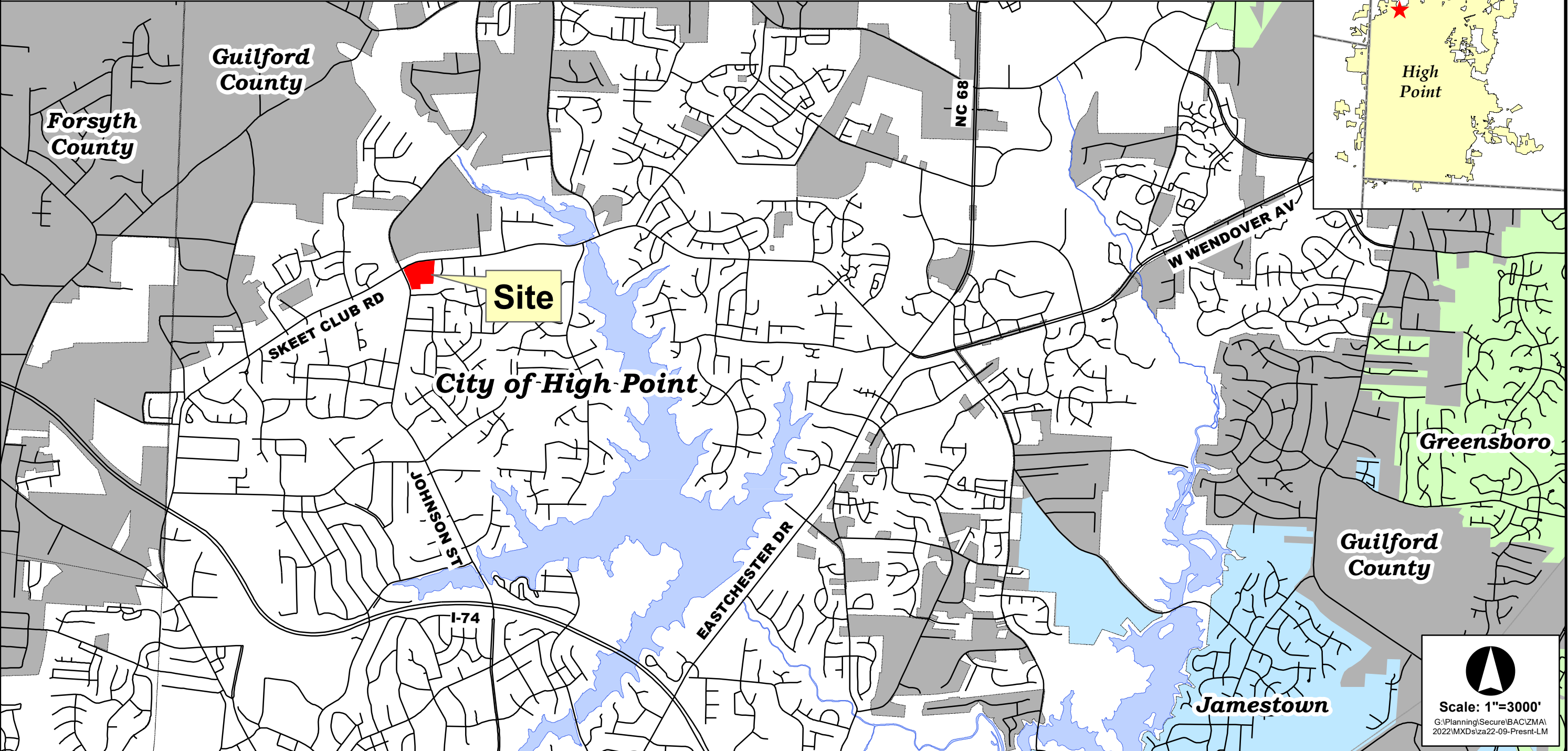
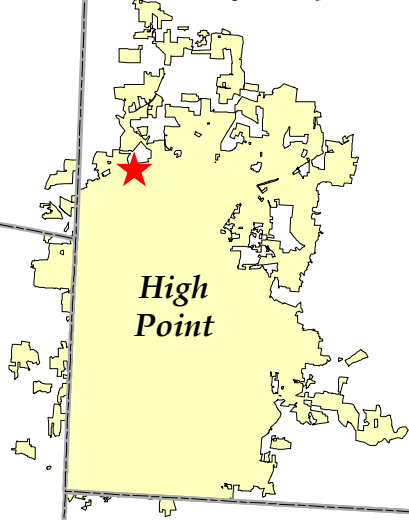
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-09
Applicant: HEPHIGHPT, LLC

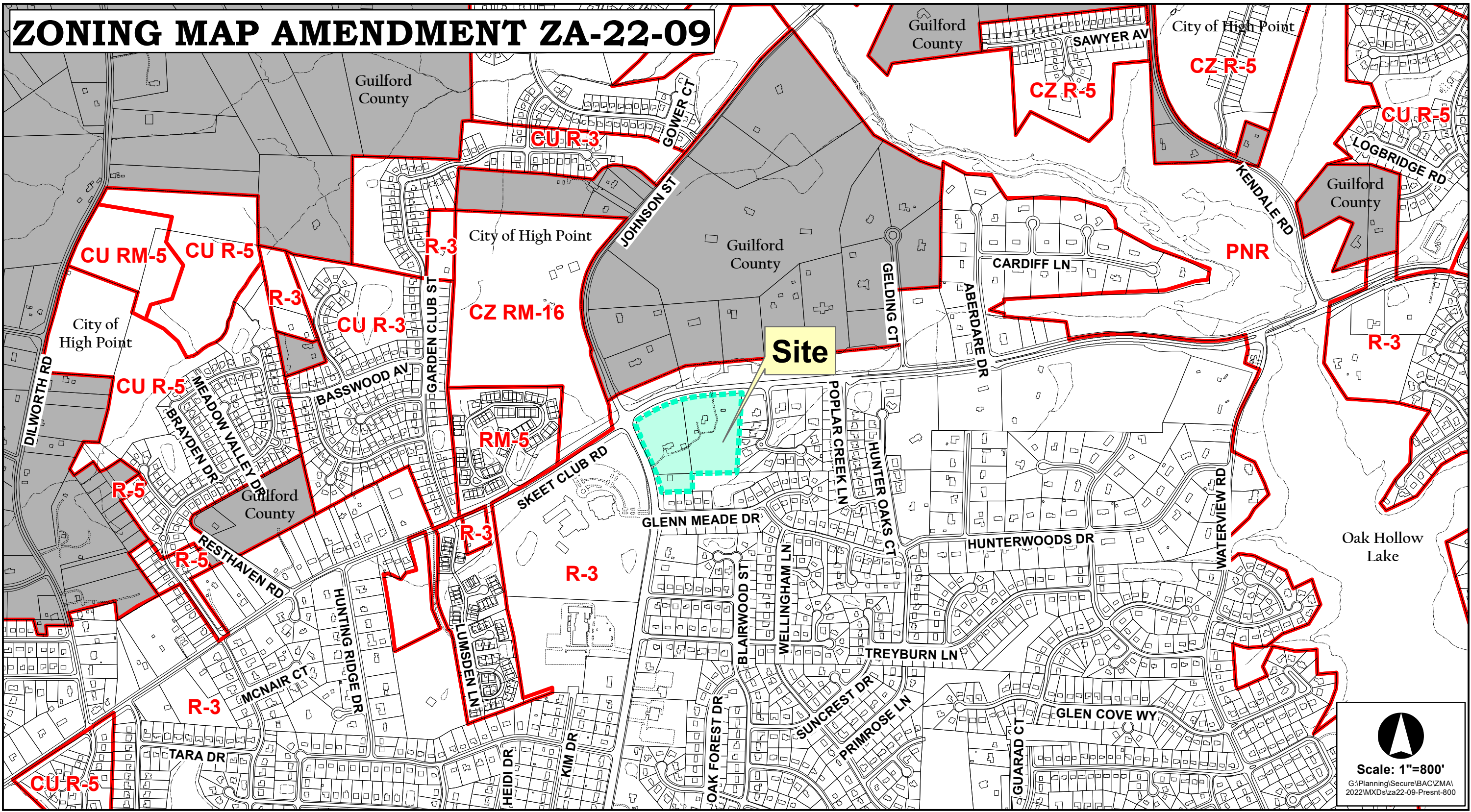
Vicinity Map



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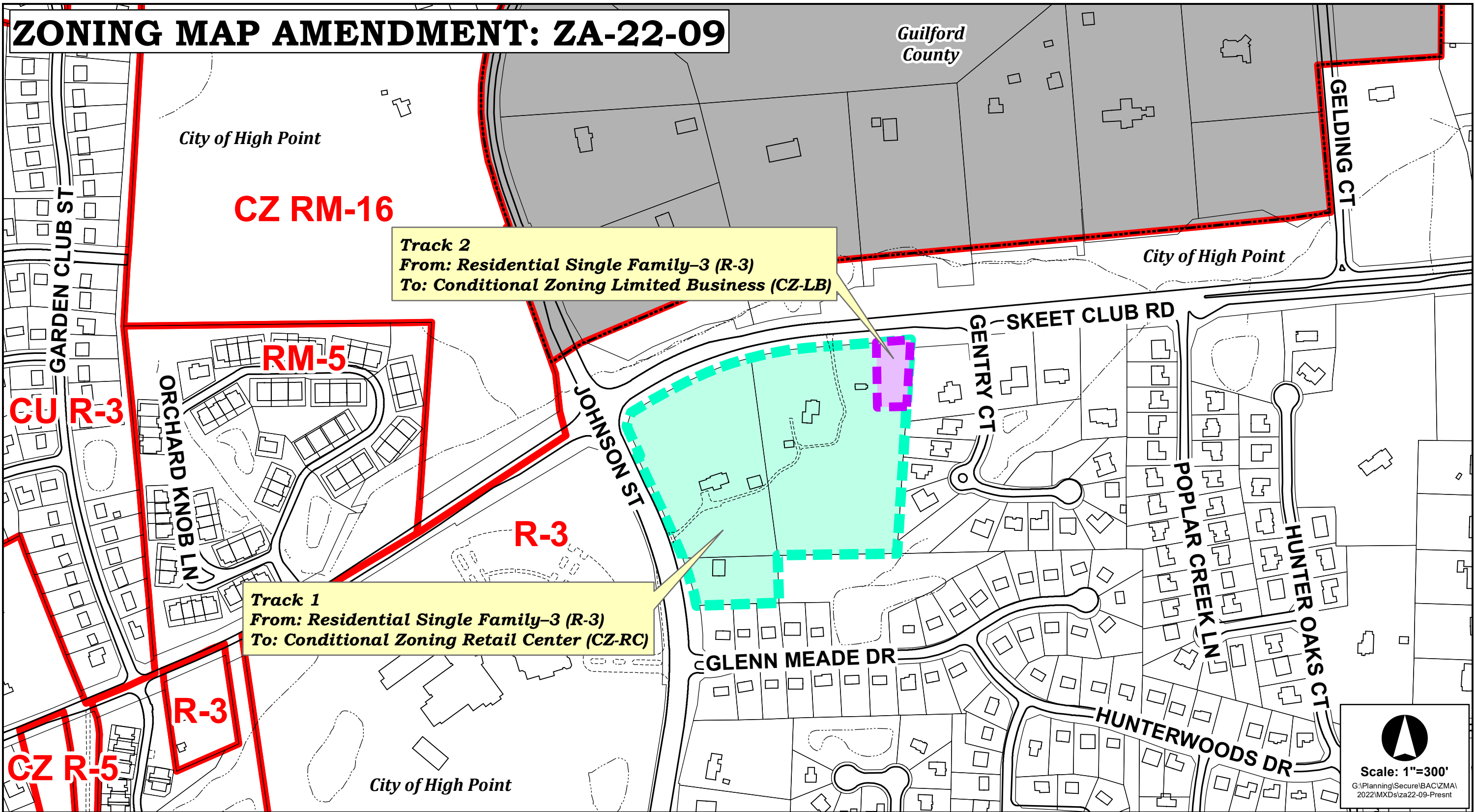
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ZONING MAP AMENDMENT ZA-22-09

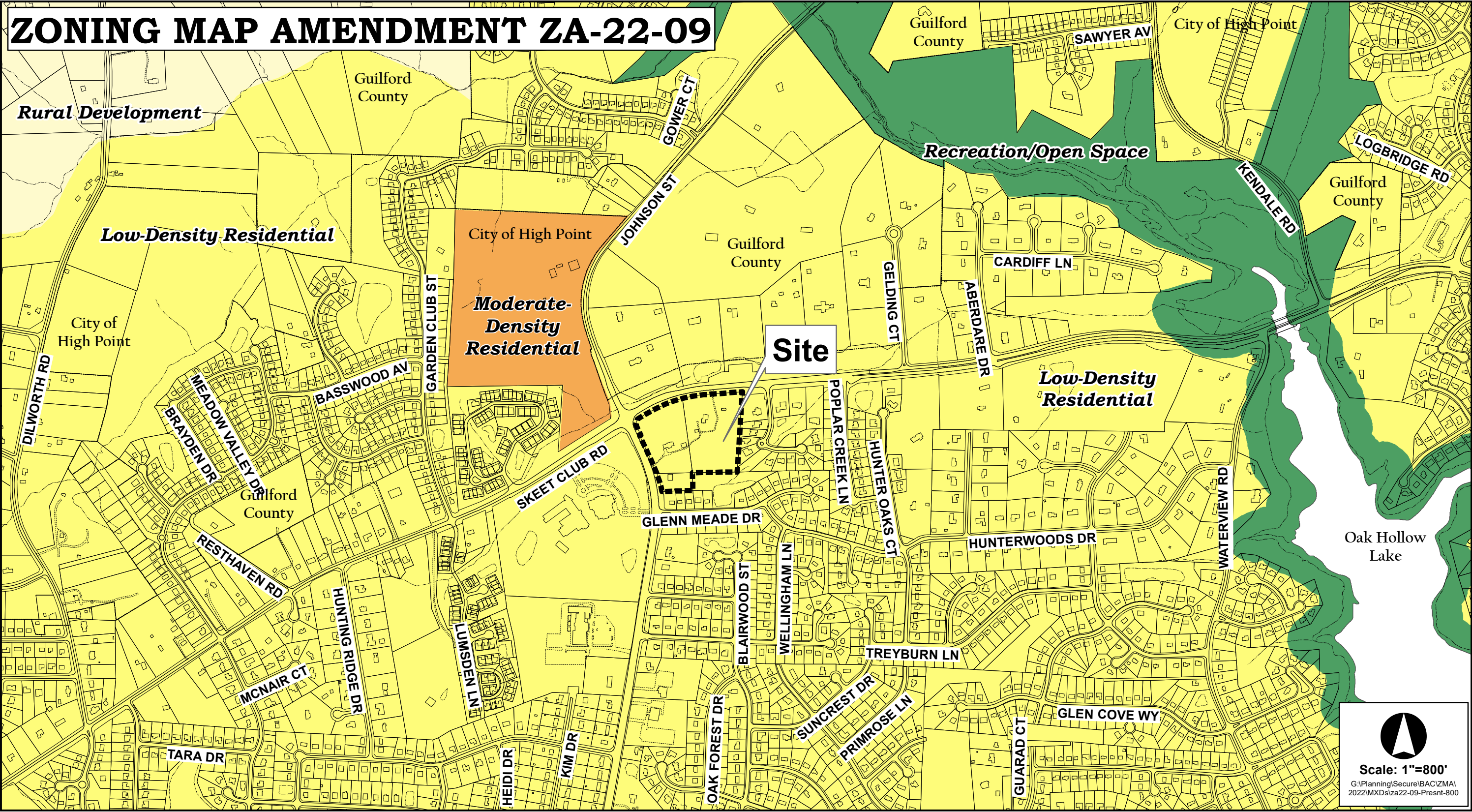



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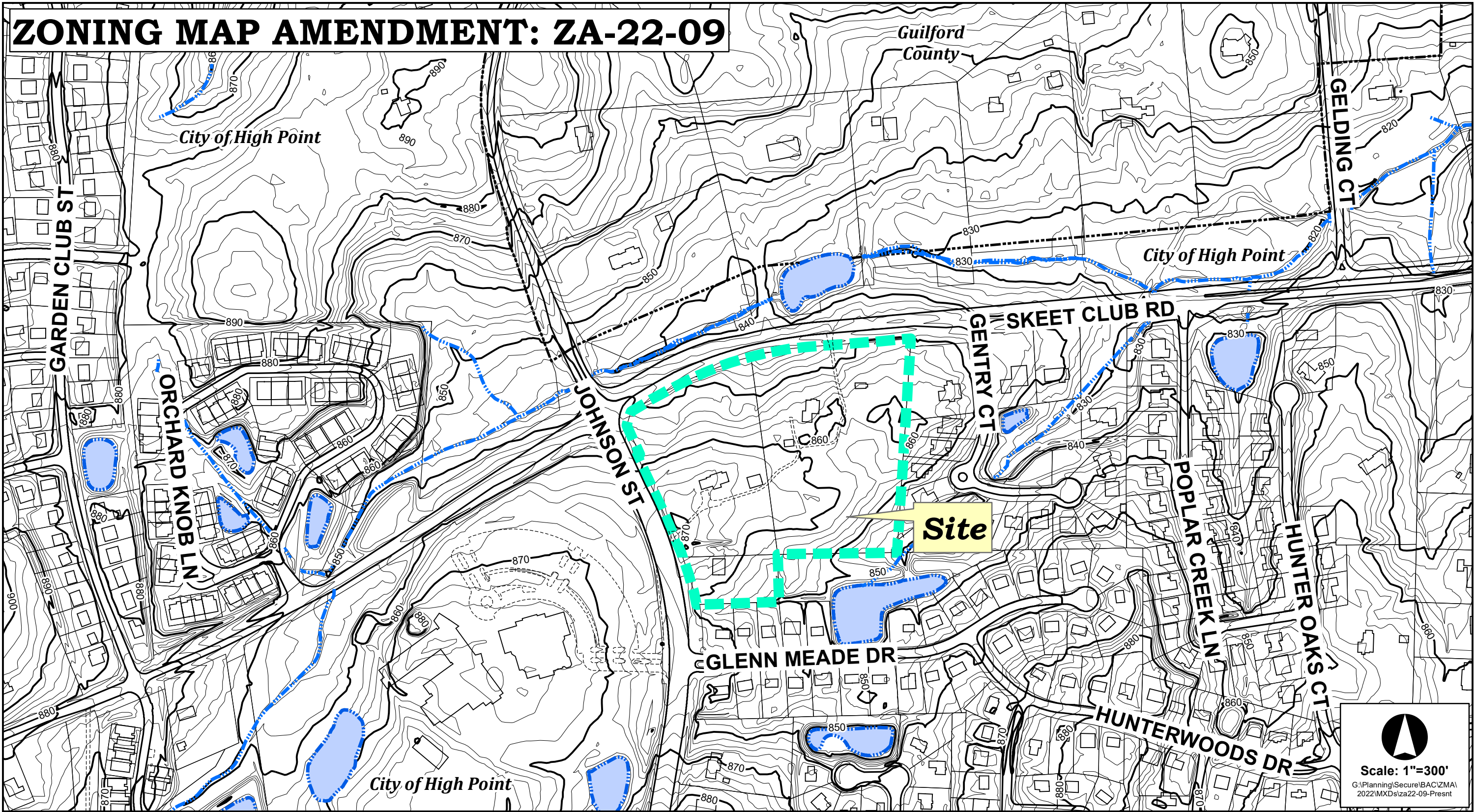
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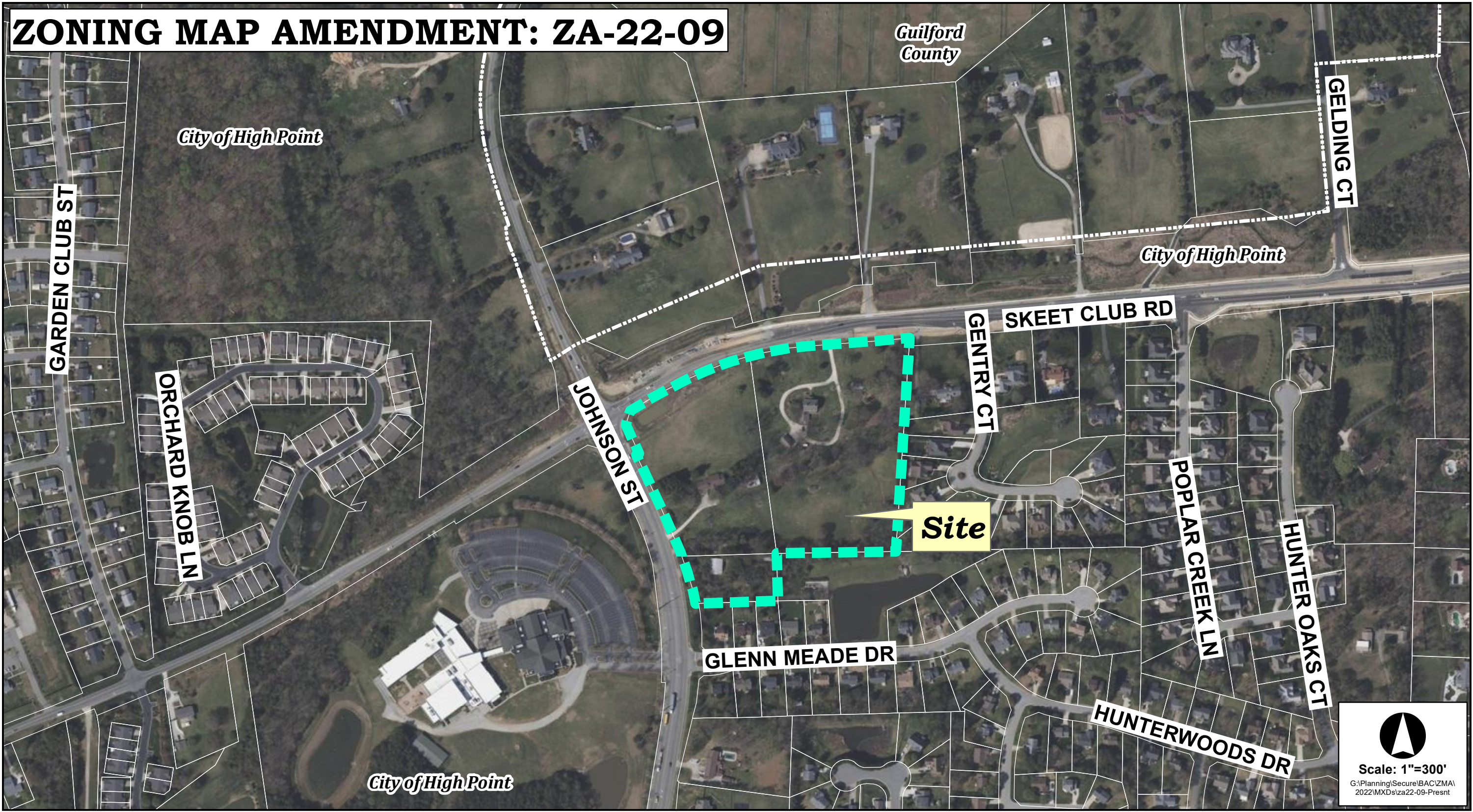
ZONING MAP AMENDMENT ZA-22-09



ZONING MAP AMENDMENT: ZA-22-09



ZONING MAP AMENDMENT: ZA-22-09




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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 26, 2022, and before the City Council of the City of High Point on May 16, 2022 regarding **Zoning Map Amendment Case 22-09 (ZA-22-09)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and on May 4, 2022 and May 11, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 16, 2022**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Retail Center (CZ-RC) District (Tract 1) and Conditional Zoning Limited Business (CZ-LB) District (Tract 2)**. The property is approximately 12.5 acres, lying at the southeast corner of Johnson Street and Skeet Club Road. The property is also known as Guilford County Tax Parcels 203730, 203737 and 203739.

SECTION 2

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

Part I. USES:

A. Permitted Uses & Prohibited Uses

1. Permitted uses

- a. Except as excluded below in Part I. A(2) and (3), permitted uses shall be limited to those principal uses of the Limited Business (LB) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance), and
- b. The following RC District use, Major Restaurant, shall be permitted subject to the following limitations:
 - i. Only one (1) may be located on the Property;
 - ii. shall qualify as a “coffee shop” under ITE Code 937;

2. Prohibited uses: The Multifamily Dwelling use type, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.
3. Restricted Uses: The Wireless Communication use type shall be permitted subject to meeting standards of the RM-5 District.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements (for the entire Site).
 1. Minimum overall zoning district and development size shall be 10 acres.
 2. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
 3. Development of the site shall be subject to the standards of Section 5.14.4 (Large Retail use type) of the Development Ordinance, except that Section 5.14.4.A (Applicability) and 5.14.4.B1(c.) (setback reduction) shall not apply.
 4. Maximum building height shall not exceed 50 feet.
- B. Development and Dimensional Requirements (for Tract #1).
 1. Development shall be subject to the District Purpose, Dimensional Standards and District Standards of the RC District, unless further restricted by this ordinance.
 2. Residential Uses: Subject to meeting standards of Part I. (Uses), permitted uses under the Residential Use Classification shall meet the District Purpose, Development Standards and District Standards of the Residential Multifamily – 5 (RM-5) District (Section 3.3.6 of the Development Ordinance), except as follows:
 - a) A minimum 30-foot street setback shall be required.
 - b) A minimum 30-foot perimeter setback shall be required.
- C. Landscaping, Buffers and Screening.
 1. A minimum 25-foot-wide Type B Perimeter Landscape Yard, planted to the Type A rate, shall be installed along the entire length of the eastern and southern boundary of the zoning site.
 2. A minimum 6-foot-high opaque fence shall be installed along the along the entire length of the eastern and southern boundary of the zoning site. The installation of this fence shall not permit reduction in the width of the perimeter landscape yard. So as to not interfere with required sight distances, this opaque fence may be reduced to a height of 4 feet when located within 15 feet of the Johnson Street and Skeet Club Road public rights-of-way.
 3. A minimum three (3) foot high soil berm with a minimum width of ten (10) feet, meeting standards of Section 5.5.6.H of the Development Ordinance, shall be installed in the vicinity of the eastern and southern boundary of the zoning site. This berm shall be installed at the time landscaping planting materials are installed on the site.

4. A minimum 15-foot wide Streetyard planted, to Type C rate, shall be installed.
5. Stormwater detention ponds shall be screened with landscaping so as to obscure, to the maximum extent practicable, the view from public right-of-way.
6. The property owner(s) shall be responsible for the perpetual maintenance of the above noted Landscaping, Buffers, and Screening standards.

D. Other Conditions.

1. Site Standards

- a) Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment should be located to the rear of the principal building(s), and shall be screened in accordance with Section 5.6 (Screening) of the Development Ordinance.
 - b) Off-Street Loading: Off-street loading areas shall be located to the side or rear of the principal building and shall not face Johnson Street or Skeet Club Road.
 - c) Outdoor Storage: Outdoor storage of materials, supplies, products, or equipment is prohibited for all nonresidential uses. Nothing shall prohibit the outdoor display of merchandise for sale in accordance with Section 4.4.5.K, (Outdoor Display) of the Development Ordinance.
2. Signage: Except as restricted below, signage for the zoning site shall meet standards of the RC District.
- a) Development Identification signs shall be restricted to a height of 15 feet.
 - b) In addition to signage prohibited by Section 5.7.6, Prohibited Signs, the following signs shall be prohibited:
 - (1) Changeable copy signs (message boards);
 - (2) Animated signs, including electronic changeable copy signs, except for time and temperature signs which do not exceed 15 square feet of copy area;
 - c) Illumination of all signage, except wall signage, shall be limited to cut-out letters and indirect lighting. Back lit wall signage shall be permitted; however, the background of the sign face shall be opaque and light shall only come through the lettering of the sign.
 - d) Freestanding signs shall meet the following requirements:
 - (1) Be monument style only

3. Building Standards.

a) Facade Materials

- (1) The use of vinyl siding or corrugated metal siding and other vertical metal siding is prohibited.
- (2) The use of high intensity (bright), metallic, or fluorescent colors shall be limited to facade trim or accents and total less than 20% of the area of any building facade.

- (3) The use of lighting by direct illumination to outline or accentuate all or part of a structure, building or architectural features of a building, including but not limited to rooflines, windows, doors, cupolas, exterior walls, porches, canopies and awnings, with narrow band, strip, tube or other methods of lighting, is prohibited.

b) Roof-Mounted Equipment

- (1) Flat roofs shall incorporate parapet walls designed to screen the roof and roof-mounted equipment from view from the primary street fronting the building and any abutting side streets as seen from the edge of the public right-of-ways abutting the property at a height of 6 feet. The parapet wall should be finished in the same or similar material and color as the building.
- (2) In cases where complete screening is not practicable, all roof-mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance.

4. Service or Vehicular Bays.

Service or vehicular bays and their doors shall not face Johnson Street or Skeet Club Road.

5. Truck Deliveries and Trash Services. Truck deliveries shall be limited to occurring only between the hours of 6am and 10pm with waste and trash removal only between the hours of 7am and 10pm.

6. Operating Hours. No establishment located on the Property shall be open for business to the general public between 11:00pm to 6:00am

7. Service or Vehicular Bays. Truck Deliveries and Trash Services. Truck deliveries shall be permitted between the hours of 6am and 10pm only. Waste and trash removal trucks shall only be permitted between the hours of 7am and 10pm.

8. On-Site Exterior Lighting: Exterior lighting shall be designed, located, installed, and maintained such that between 11:00pm to 7:00am, the maximum illumination measured in footcandles at ground level along the entire length of the eastern and southern property line of the Property shall not exceed 0.5-foot candles.

E. Transportation Conditions

1. Traffic Impact Analysis (TIA): A reference to the TIA refers to the Mendenhall Marketplace Traffic Impact Analysis, prepared by BGE, Inc, Dated September 23, 2021.

2. Right-of-way Dedication: As a part of development permit approval the property owner shall dedicate a minimum of twenty-five (25) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site.

3. Access

- a) Johnson Street – Two points of access allowed to Johnson Street.
 - i. One full movement access (*Driveway 1 as depicted in the TIA*).
 - ii. One right-in/right-out (*Driveway 2 as depicted in the TIA*). This access point must be a minimum of 250-feet from the intersection of Johnson Street/Skeet Club Road.
- b) Skeet Club Road - Two points of access allowed to Skeet Club Road.
 - i. One right-in/right-out and median that meets minimum North Carolina Department of Transportation (NCDOT) requirements (*Driveway 3 as depicted in the TIA*).
 - ii. One full movement access (*Driveway 4 as depicted in the TIA*).

4. Improvements:

- a) As part of driveway permit approval, the property owner shall provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.
- b) Driveway 1 as depicted in the TIA – As part of Driveway permit approval the property owner shall restripe the center turn lane to provide a southbound left turn lane into Driveway 1. The left turn lane shall have a minimum one-hundred (100) foot taper and a minimum of fifty (50) feet of storage. Construct a northbound right turn lane with a minimum one-hundred (100) foot taper and a minimum of one-hundred (100) feet of storage.
- c) Driveway 2 as depicted in the TIA - As part of driveway permit approval the property owner shall construct a northbound right turn lane with a minimum one-hundred (100) foot taper and a minimum of one-hundred (100) feet of storage. Construct a concrete island to prohibit entering and exiting left-turn movements that extends along the length of the left turn lane and taper of Johnson Street.
- d) Driveway 3 as depicted in the TIA – As part of driveway permit approval the property owner shall construct an eastbound right-turn lane with minimum of one-hundred (100) feet of storage an appropriate taper. Construct a concrete island to prohibit entering and exiting left-turn movements.
- e) Driveway 4 as depicted in the TIA – Construct an eastbound right turn lane with minimum of one-hundred (100) feet of storage an appropriate taper. 100 feet of storage and an appropriate taper.
- f) School Zone: As part of driveway permit approval, the property owner shall improve the school zone for Immaculate Heart of Mary School on Johnson Street to include the following:
 - i. Illuminated School Zone signage;

- ii. "School" painted markings on Johnson Street;

Such improvements shall be meet the minimum requirements of the MUTCD (Manual on Uniform Traffic Control Devices) and the property owner(s) shall be responsible for the installation and perpetual maintenance of the above noted improvements.

- g) Other Transportation Conditions: The City of High Point Transportation Director and the NCDOT shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 22-09

Submitted by: R. Andrew Harris, on behalf of
HEPHIGHPT, LLC.

MEETING RECAP

To: City of High Point, North Carolina
Planning and Development Department

From: R. Andrew Harris

Date: March 29, 2022

Re: Rezoning Case #ZA-22-09
Citizens Information Meeting, March 23, 2022

Rezoning Case #ZA-22-09, seeks to rezone approximately 12 acres of property located at 4142-4146 Johnson Street and 1106 Skeet Club Road, High Point, North Carolina 27265 to Conditional Use-Retail Center (CU-RC).

On March 23, 2022, we conducted a Citizen's Information Meeting in support of Rezoning Case #ZA-22-09. In addition to this meeting, we held two (2) prior meetings, one with the HOA for St. Andrews on February 23 and the other with the HOA for Orchard Knob on March 22. Both of these HOAs represent multi-family townhouse communities located on Skeet Club Road.

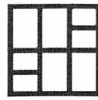
The Citizen's Information Meeting was held at the gym for Phoenix Academy, located at 7847 Clinard Farm Road, High Point, North Carolina 27265. Letters of invitation were mailed to 34 residents on March 17, 2022. The Sign-in sheet from the meeting along with the names and addresses of the persons notices were sent and a copy of the notice are attached.

At the meeting, we presented information and took questions from attendees regarding the proposed development. Our presentation related to (1) the neighborhood scale of the project (12 acres) in comparison to other developments in and around Hwy 68 which range from 32 acres (Harris Teeter) to 100+ acres (Palladium), (2) our limitation of uses to those permitted under the "limited business" district i.e. no "big box" stores (only exception in relation to one coffee shop with a drive-thru); (3) proposed conditions providing for (i) increased aesthetics, buffering and landscaping, (ii) limited business hours (6am-11pm), (iii) limited hours for deliveries and trash collection (6am-10pm), (iv) increasing lighting and signage for IHM school zone and (v) traffic in relation to the development and (4) our proposed relocation and preservation of the Mendenhall-Blair house.

Those in attendance included not only people that received our notice but also from interested citizens that live in the area. The primary concern expressed at the meeting can be boiled down to change. Many of the attendees recognize the changes that have occurred and continue to occur in this section of the City with residential growth and that commercial use at this intersection was inevitable but they are concerned about how it will affect their daily lives. Others were more adamant that commercial development in this area generally is not appropriate under any circumstance. These last opinions were primarily voiced by a couple of property owners that live across Skeet Club Road from the property.

On the topic of change, we discussed the population growth the City has experienced and will continue to experience in this area, the projected 4-lane improvement of Johnson Street/Sandy Ridge Road to I-40 and the previous planning that the City has had in place for over 10 years recognizing the need for neighborhood-scaled commercial development to serve this area.

All in all, the meeting was well attended and the participants were interested and engaged in the details about the proposed development.



WYATT EARLY HARRIS WHEELER
ATTORNEYS AND COUNSELLORS AT LAW

DAVID B. ASHCRAFT
FREDERICK G. SAWYER
JAMES R. HUNDLEY
JOHN D. BRYSON
SCOTT F. WYATT
MATTHEW C. JOBE
CORY A. RAYBORN
LEIGH ANNE KASIAS
R. ANDREW HARRIS
JONATHAN D. KEELER
DONAVAN J. HYLARIDES
KRISTIN S. CROWE
GRANT W. ALMOND

BRIAN M. KUPPELWEISER
HEATHER M. KINDLEY

OF COUNSEL:
KIM R. BAUMAN
STANLEY F. HAMMER

RETIRED:
FRANK BURKHEAD WYATT
A. DOYLE EARLY, JR.
WILLIAM P. HARRIS
WILLIAM E. WHEELER

March 16, 2022

RE: Application for a Conditional Use Zoning Permit for 12.06+/- acres located at 4142/4146 Johnson Street and 1106 Skeet Club Road, High Point, North Carolina

Dear Property Owner:

I hope you are doing well.

My name is Andrew Harris and I am writing to you today to invite you to a community meeting scheduled for **Wednesday, March 23, 2022, from 5:30pm to 7:00pm** to be held at **Phoenix Academy, 7847 Clinard Farm Road, High Point, North Carolina 27265**. At the meeting, we will be providing information regarding an application we have submitted to re-zone the above referenced properties (see enclosed site map) to Conditional Use-Retail Center (CU-RC). The uses will be limited to those permitted under the LB District (Limited Business) with exception of one coffee-style business. The development will be focused on creating a neighborhood-oriented shopping experience with Publix as the anchor grocery store with other limited retail uses.

If you are unable to attend the meeting in-person, please give me a call and I will be happy to discuss the project with you.

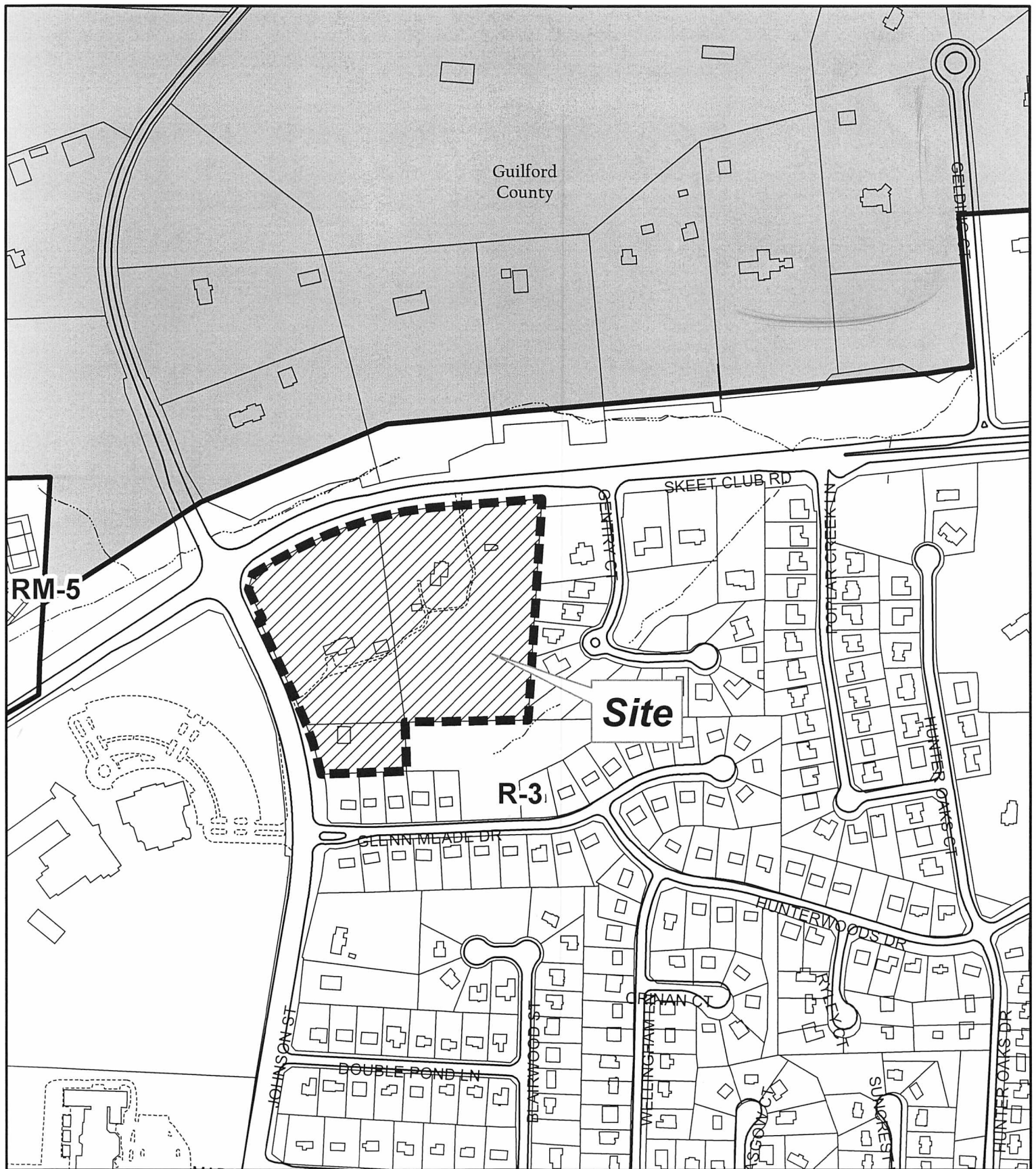
Our application was submitted on March 7, 2022 and we are scheduled to present and discuss it at the next regular meeting of the City of High Point Planning & Zoning Commission on Tuesday, April 26, 2022 at 6:00pm. This meeting will be at the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is also enclosed which outlines the rezoning process. You are receiving this notice because you own property within 300 feet of the above referenced properties.

We hope you are able to attend the meeting so we have an opportunity to share our project with you and are able to discuss your thoughts.

Thank you for your time and please give me a call if you have any questions.

Sincerely,

R. Andrew Harris



ZONING MAP AMENDMENT ZA-21-

From: Residential Single Family-3
To:

Existing Zoning Boundary
Subject Property Boundary

Planning & Development
Department

City of High Point



Scale: 1"=400'
G:\Planning\Secure\BAC\ZMA\2021\MXDs\za21-

City of High Point
Citizen Information Meetings



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

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

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

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

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

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

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

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

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

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

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

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

AMH 2015-2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

X 1605 Glenn Meade Dr.

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

X 1501 Glenn Meade

FKH SFR Propco 1, LP

BENNINGTON, ASHLEY DANIELLE
1506 GLENN MEADE DR
HIGH POINT NC 27265

X [1850 Parkway Pl
Ste 900
Marietta, GA
30067

BOZEMAN, BEVERLY M; BOZEMAN, BLAKE L
1708 GENTRY CT
HIGH POINT NC 27265

BUSTOS, JOSE M; CALLE, CLAUDIA
1607 GLENN MEADE DR
HIGH POINT NC 27265

CARDONA -TORRES, RAUL; ROMERO -TORRES,
SANDRA L
1106 SKEET CLUB RD
HIGH POINT NC 27265

CARTER, JAMES W JR; CARTER, DONNA S
1701 GLENN MEADE DR
HIGH POINT NC 27265

CHARLES, KEITH; CHARLES, SARAH C
1701 GENTRY CT
HIGH POINT NC 27265

Richard Got, Susan Got
COVINGTON, HAROLD G; COVINGTON, JULIA R
1716 GENTRY CT
HIGH POINT NC 27265

CUMMINGS, RUSSELL S
1508 GLENN MEADE DR
HIGH POINT NC 27265

CURLIN, WILLIAM G
PO BOX 36776
CHARLOTTE NC 28236

CUSTOM ELECTRIC AND PLUMBING INC
PO BOX 533
SUMMERFIELD NC 27358

MCH SFR NC Outlets 2, LP
14335 Commercialway
Miami Lakes FL 33016

DANTZLER, DONNA S
1714 GENTRY CT
HIGH POINT NC 27265

DELUCA, MARK W; DELUCA, KIMPHUONG T
1507 GLENN MEADE DR
HIGH POINT NC 27265

FKH SFR PROPCO A LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

FOX RUN LAND CORP LLC
4414 JOHNSON ST
HIGH POINT NC 27265

HARRIS, JASON ERIC
PO BOX 1550
JAMESTOWN NC 27282

HIMANJALI LLC
4701 RIDGEFALL RD
GREENSBORO NC 27410

JONES, CASSANDRA L
1706 GENTRY CT
HIGH POINT NC 27265

KHAN, MOHAMMAD S; KHAN, GHULAM S
1124 SKEET CLUB RD
HIGH POINT NC 27265

LINTHICUM, T DANIELLE
1505 GLENN MEADE DR
HIGH POINT NC 27265

MANA, CLEMENT B
1609 GLENN MEADE DR
HIGH POINT NC 27265

MARTIN, MATTHEW
1702 GENTRY CT
HIGH POINT NC 27265

MOORE, LEE VARRICK JR; LONG, ROBIN MICHELLE
4302 JOHNSON ST
HIGH POINT NC 27265

NAGY, WILLIAM TRUSTEE; THE WILLIAM NAGY
REVOCABLE TRUST
1115 SKEET CLUB RD
HIGH POINT NC 27265

PICKETT, ROSS S
1710 GENTRY CT
HIGH POINT NC 27265

PROENZA, EUGENIO M; PROENZA, MICHELLE L
1512 GLENN MEADE DR
HIGH POINT NC 27265

REAVES, THOMAS LAWRENCE JR; REAVES,
ASHLIE T
1121 SKEET CLUB RD
HIGH POINT NC 27265

RICHARD, RANDALL H; RICHARD, AMBER S
1502 GLENN MEADE DR
HIGH POINT NC 27265

SMUTEK, EDWARD J; SMUTEK, JAMI L
1503 GLENN MEADE DR
HIGH POINT NC 27265

STUART, JOHN CLIFFORD
1509 GLENN MEADE DR
HIGH POINT NC 27265



TUXEDO PARK HOMEOWNERS ASSOC INC
1722 GENTRY CT
HIGH POINT NC 27265



WALTON, S R
3442 HILLSIDE DR
HIGH POINT NC 27265



WINDSOR SUBDIVISION HOMEOWNERS
ASSOCIATION INC
PO BOX 9415
GREENSBORO NC 27429



Leoterra Johnson Street, LLC
110 Shields Park Dr., Unit A
Kernersville NC 27284



Sign-in Sheet

Name	Address
Tammy Burton	1016 Abbotts Ford Ct
Marjorie Blair	1012 Abbotts Ford Ct.
Stuart Rush	3909 Fairstone Pl HF 77265
Jordan Brown	FOX 8
Peyton Land	FOX 8
Laura Greene	High Point Enterprise
MARK PETRO	4138 WATERVIEW Rd.
Ross Pickett	1710 Gentry Court
Chris Sampson	Johnson St
Maxiell Goette	1505 Glenn Meade Dr
Greg Goette	
Bill Nagy	1115 Sweet Club Rd
Charles Hutchens	1028 Bracman St.
Fred Parn PATALANU	1217 MAPLEWOOD
Allen & Donna Dantzen	1814 Gentry Court
Daryl & Susan Cox	1716 Gentry Court
Tom Smith	1575 John Knox Dr.
Hank Lovvorn	" " "
Van Trivette	3602 Hunting Ridge
TOM STEWART	2112 ROSEMONT Dr
CHRIS SPRING	1132 SCARLETT DR
Rick Moore	2/302 Johnson St HF 27265

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

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

Mendenhall Marketplace **Traffic Impact Analysis**

High Point, NC

Grocery Store, Restaurants,
Retail Outparcel, and Standalone Retail

PREPARED FOR:

Halvorsen Development Corporation
851 S. Federal Highway, Suite 201
Boca Raton, FL 33432

PREPARED BY:

BGE, Inc.
1111 Metropolitan Avenue, Suite 250
Charlotte, NC 28204



September 23, 2021



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NC License #C-4397

Executive Summary

A traffic impact analysis was conducted for a proposed development in High Point, North Carolina consisting of approximately 48,850-square foot supermarket, 17,200-square foot shopping center, 4,800-square foot fast food restaurant with drive-through window, 3,500 high-turnover sit-down restaurant, and one single family home. The proposed development, Mendenhall Marketplace, will be located on the southeast quadrant of the intersection of Skeet Club Road at Johnson Street, where one residential home currently exists and will remain, but be relocated and operate as a bed and breakfast. The proposed development is expected to generate 481 AM trips, 485 PM trips, and 9,686 weekday trips. Access to the proposed development will be on both Johnson Street and Skeet Club Road. Driveway 1, along Johnson Street, will serve as a full access driveway. Driveway 2 along Johnson Street, will be a right-in/right out with a concrete island and a concrete median located along Johnson Street. Driveways 3, along Skeet Club Road, is proposed to operate with limited access. It is expected that the Driveway 3 will be a right-in/right out with a concrete island to prohibit left-turn traffic entering and exiting. Driveway 4, along Skeet Club Road, will serve as a full access driveway. For the purposes of this study, the project's analysis year is assumed to be the Year 2026.

Based on the information found on the City of High Point website, a construction project that is occurring within the vicinity of the proposed development is the Skeet Club Road improvements (U-3615) and Johnson Street improvement (U-4758). The U-3615 improvements are currently under construction. The U-4758 improvements are expected to be under construction in Year 2026. For the purpose of the analysis conducted, the Year 2026 analysis included the completion of the U-3615 improvements and the future analysis

This traffic impact analysis provides an assessment of key traffic circulation impacts in order to identify the necessary transportation infrastructure needed to accommodate the proposed development generated travel demand. The analyses contained in this report focus on traffic operating conditions at the following study intersections under the existing and future conditions:

- Johnson Street at Skeet Club Road
- Johnson Street at Driveway 1
- Johnson Street at Driveway 2
- Skeet Club Road at Driveway 3
- Skeet Club Road at Driveway 4

Capacity analyses were conducted for the five study intersections for the projected weekday AM peak hour and weekday PM peak hour. Analyses were completed with the aid of *Ofiss*, a trip generation software, and *Synchro 11*, a traffic simulation and capacity software. Four future scenarios were analyzed as part of this study. The impacts of the proposed development were analyzed under the “Year 2026 Build” condition, which considers the increase in trips generated by the proposed development. The synchro summary is shown in **Table E1** below.

Table E1: Summary for All Analyses Years LOS and Delay

Analyses Years	LOS/Delay					
	Peak Period	Overall	EB	WB	NB	SB
Johnson Street at Skeet Club Road Signalized Intersection						
Existing	AM	C/24.5	C/23.5	C/20.4	C/24.3	C/29.8
	PM	C/30.2	D/37.2	C/30.8	C/25.1	C/29.7
*Year 2026-No Build	AM	C/23.8	C/22.9	B/19.9	C/24.3	C/27.9
	PM	C/27.0	C/33.2	C/27.2	C/23.0	C/26.4
*Year 2026- Build	AM	C/25.5	C/23.7	B/19.7	C/26.5	C/31.2
	PM	C/33.4	C/32.1	C/25.4	C/31.2	D/45.2
*Year 2026- Build plus Improvements	AM	No improvements are recommended for the intersection.				
	PM					
Johnson Street at Driveway 1 Unsignalized Intersection						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/1.9	-	C/15.5	A/0.0	A/1.2
	PM	A/3.2	-	D/31.1	A/0.0	A/1.0
*Year 2026- Build plus Improvements	AM	A/1.9	-	C/15.2	A/0.0	A/1.2
	PM	A/3.1	-	D/29.5	A/0.0	A/1.0
Johnson Street at Driveway 2 Unsignalized Intersection						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/0.6	-	B/10.6	A/0.0	A/0.0
	PM	A/0.8	-	B/13.9	A/0.0	A/0.0
*Year 2026- Build plus Improvements	AM	A/0.6	-	B/10.4	A/0.0	A/0.0
	PM	A/0.7	-	B/12.5	A/0.0	A/0.0
Skeet Club Road at Driveway 3 Unsignalized Intersection						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/0.3	A/0.0	A/0.0	B/11.4	-
	PM	A/0.4	A/0.0	A/0.0	B/14.5	-
*Year 2026- Build plus Improvements	AM	A/0.3	A/0.0	A/0.0	B/11.1	-
	PM	A/0.4	A/0.0	A/0.0	B/13.9	-

*Includes external roadway improvements

Table E1: Summary for All Analyses Years LOS and Delay (Cont.)

Analyses Years	LOS/Delay					
	Peak Period	Overall	EB	WB	NB	SB
Skeet Club Road at Driveway 4 Unsignalized Intersection						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/1.7	A/0.0	A/1.6	B/13.8	-
	PM	A/2.1	A/0.0	A/1.4	C/22.0	-
*Year 2026- Build plus Improvements	AM	A/1.7	A/0.0	A/1.6	B/13.6	-
	PM	A/2.1	A/0.0	A/1.4	C/21.5	-

*Includes external roadway improvements

The mitigation considerations as a result of the development are as follows:

1. **Johnson Street at Skeet Club Road:** No mitigation measures are recommended for the intersection.
2. **Johnson Street at Driveway 1:** No mitigation measures are recommended. However, after further review of the proposed site and traffic operations, it has been determined that a southbound left-turn lane would be beneficial and can be achieved by restriping the continuous left-turn lane. The dedicated southbound left-turn lane is recommended to have 50 feet of storage with an appropriate taper. The continuous left-turn lane would continue south of Driveway 1. It is also beneficial to construct a northbound right-turn lane for traffic operational improvements. The northbound right-turn lane is recommended to have 100 feet of storage with an appropriate taper.
3. **Johnson Street at Driveway 2:** It is recommended to construct a northbound right-turn lane with 75 feet of storage and an appropriate taper. A concrete island and a concrete median located along Johnson Street is proposed to be constructed to prohibit entering and exiting left-turn movements.
4. **Skeet Club Road at Driveway 3:** It is recommended to construct an eastbound right-turn lane with 100 feet of storage and an appropriate taper. A concrete island is proposed to be constructed to prohibit entering and exiting left-turn movements.
5. **Skeet Club Road at Driveway 4:** No mitigation measures are recommended. However, after further review of the proposed site and traffic operations, it has been determined that an eastbound right-turn lane would be beneficial for traffic operational improvements. The eastbound right-turn lane is recommended to have 100 feet of storage with an appropriate taper.

Table 1: Proposed Trip Generation Analysis Summary

Land Use Category	Size	Daily Weekday Trips			Weekday AM Peak Trips			Weekday PM Peak Trips		
		Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting
850-Supermarket	48,850 sqft	5,216	2,608	2,608	187	112	75	451	230	221
820-Shopping Center	17,200 sqft	1,816	908	908	160	99	61	148	71	77
932-High-Turnover (Sit-Down) Restaurant	3,500 sqft	393	197	196	35	19	16	34	21	13
934-Fast Food Restaurant with Drive-Through	4,800 sqft	2,261	1,131	1,130	193	98	95	157	82	75
210-Single-Family Detached Housing	1 DU	9	5	4	1	0	1	1	1	0
Subtotal		9,695	4,849	4,846	576	328	248	791	405	386
Pass-by Trips		0	0	0	-95	-48	-47	-306	-157	-149
Total		9,695	4,849	4,846	481	280	201	485	248	237

Note: DU-Dwelling Unit

3.2 Trip Distribution and Trip Assignment

The directional trip distribution and assignment of project generated trips were estimated based on an understanding of the existing and projected future traffic flows and travel patterns within the vicinity of the project site.

The development is proposed to be commercial, which resulted in trip distribution and the assignment of project generated trips were estimated based on existing traffic volumes for the surrounding roadway network and the primary locations with residential areas in relation to the proposed project site.

The estimated directional trip distribution, as shown in **Figure 4**, for the proposed development is as follows:

- Twenty percent (25%) to/from the north
- Thirty-five percent (25%) to/from the south
- Twenty percent (25%) to/from the west

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointments to the Board of Adjustment

From: City Clerk's Office

Meeting Date: May 16, 2022

Public Hearing: N/A

**Advertising Date /
Advertised By:** N/A

Attachments: None

PURPOSE:

To fill vacancies on the Board of Adjustment.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to accept the resignation of John Kennett as a regular member on the Board of Adjustment; approve the appointment of Tyler Walsh as a regular member; and approve the appointment of John Kennett as an alternate member on the Board of Adjustment. The appointment of Tyler Walsh as a regular member will be effective immediately and will expire on June 30, 2023; the appointment of John Kennett as an alternate member will be effective immediately and will expire on June 30, 2024.



Fox Rothschild LLP
ATTORNEYS AT LAW

230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
WWW.FOXROTHSCHILD.COM

TOM TERRELL
Direct No: 336.378.5412
Email: T.Terrell@Foxrothschild.com

April 29, 2022

Mr. Herb Shannon
herb.shannon@highpointnc.gov
City of High Point, Planning Department
211 S. Hamilton Street
High Point, NC 27261

Re: Leoterra Development Request for Remand to P&Z
Zoning Map Amendment ZA 22-08

Dear Herb:

After the Planning and Zoning Commission meeting, Leoterra decided to make substantial changes to its zoning request at the Skeet Club and Old Mill intersection. Those changes would include the replacement of apartments with townhomes, substantially lowered density, and a request to HPDOT that no roundabout be installed. Please include this letter with the City Council packet notifying council members that Leoterra will request a remand to the Planning and Zoning Commission for a second review in light of these substantial changes. We spoke with council member Jones who represents this Ward, and he indicated he would be willing to make the motion to remand the matter in light of these changes. Leoterra is working on new site plans and clearer expression of conditions that it will share with neighbors. Of course, Leoterra will send a letter to neighbors as well.

Sincerely,

Thomas E. Terrell, Jr.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Missouri Nevada
New Jersey New York North Carolina Oklahoma Pennsylvania South Carolina Texas Washington

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-08
(Leoterra Development, Inc.)

From: Chris Andrews,
Interim Planning and Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 4, 2022, and
May 11, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Leoterra Development, Inc. to rezone approximately 75.3 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District, a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District and a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located along the south side of Old Mill Road and east of Skeet Club Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its April 26, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro. Mr. Terrell provided an overview of Leoterra Development's proposal to rezone this site to support a mixed-residential development consisting of an apartment complex, townhomes, twinhomes, and single family detached dwellings (total of 480 dwelling units). Mr. Terrell explained that the zoning site is in an ideal location because the multifamily component abuts the I-74 corridor and situated away from the adjacent single family neighborhoods. Furthermore, the remaining townhomes, twin homes and single family uses will be at a density similar to the surrounding neighborhoods. He pointed out that it is not unusual to have multifamily apartments adjacent to single family neighborhoods and he provided examples of similar development situations in High Point. Mr. Terrell concluded by outlining the various landscaping, building height and traffic improvement conditions that Leoterra Development has offered to ensure compatibility with the surrounding neighborhoods.

Speaking in opposition to the request were:

- Mr. Michael Gay, 3707 Wheat Street
- Ms. Beth Koonce, 142-B Old Mill Road
- Ms. Debra Adams, 3907 Kim Drive
- Mr. Ken Kennedy, 121 Old Mill Road
- Mr. Thomas Burton, 1073 St. Michaels Lane
- Ms. Terry Greene, 111 Windmill Trail
- Ms. Sara Painter, 173-B Old Mill Road

- Mr. Tom Lugarich, 153-C Old Mill Road
- Ms. Sherry Roach, 136-B Old Mill Road
- Mr. John Mickler, 170 Windmill Trail

As part of his presentation Mr. John Mickler asked everyone in opposition to stand and approximately 30 people stood in opposition to the request. These speakers noted the following concerns:

- Density of Development:
 - Concern that the requested RM-16 zoning for a 360-unit apartment complex is too intense of a development for this area and out of character with the surrounding development pattern.
 - Recommend the site be limited to the R-3 (single family) and RM-5 (multifamily) zoning districts.
 - The higher intensity RM-16 District zoning/uses that have been approved in this area are along the west side of Old Mill Road, not on the east side of this corridor.
- Stormwater: There is already stormwater runoff and flooding problems in this neighborhood. The request will increase the flooding problems in this area.
- Traffic Impact:
 - There is an existing problem with speeding on Old Mill Road and the proposal to develop 360 multifamily units and 120 townhome/twinhomes and single family units will add to this problem and create additional traffic safety/congestion problems.
 - Several of the speakers spoke in opposition to the proposed roundabout on Old Mill Road. This traffic feature was proposed by the Transportation Department to slow down traffic on Old Mill Road.

Once the public hearing was closed, the Commission had a lengthy deliberation and had multiple questions for the applicant and staff. The members expressed concern with the density of the multifamily tract and traffic impact. However, they also discussed the need for having a wide range of housing types in the City. It was also noted that studies show no negative property value impacts when multifamily is located near single-family neighborhoods and that NCDOT traffic improvements typically occur after development occurs.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended ***denial*** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended ***denial*** of this request, as recommended by staff, by a vote of 6-3 with Mr. Kirkman, Mr. Morgan, and Mr. Wheatley voting against the motion.

NOTE: A zoning map amendment application receiving a **recommendation of denial** from the Planning and Zoning Commission shall only be approved by the City Council with a two thirds ($\frac{2}{3}$) majority vote of the City Council members present and voting.

2. **Consistency and Reasonableness Statements**

The Planning and Zoning Commission voted 6-3 to approve the following statement:

That Zoning Map Amendment 22-08 is not consistent with the City's adopted policy guidance because, as conditioned, the requested conditional zoning districts do not fit with the emerging

residential land use pattern in the area and is not supported by adopted policy guidance documents. Furthermore, the request is not reasonable and in the public interest because the zoning site lies at the outer edge of a residential area abutting only two thoroughfares. The requested zoning districts are not similar to the surrounding zoning and development pattern along this segment of Skeet Club Road and Old Mill Road.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-08
April 26, 2022**

Request	
Applicant: Leoterra Development, Inc.	Owners: George L. Dowdy (General Partner, Frog's Haven LP)
Zoning Proposal: To rezone approximately 75.3 acres	From: R-3 Residential Single Family - 3 District
	To: CZ RM-16 Conditional Zoning Residential Multifamily - 16 District CZ RM-5 Conditional Zoning Residential Multifamily - 5 District CZ R-5 Conditional Zoning Residential Single Family - 5 District.
Notices: Applicant held a Citizen Information Meeting (Yes) As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located along the south side of Old Mill Road and east of Skeet Club Road.
Tax Parcel Number:	Guilford County Tax Parcels 198447, 198448, 198533, 198535, 198546 and 198707.
Site Acreage:	Approximately 75.3 acres
Current Land Use:	Two single family dwellings and several undeveloped parcels.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream lies near the western boundary of the site and an intermittent stream, with an abutting 100-year floodplain, runs from north to south within the eastern half of the site. There is also a 70-foot wide Colonial Gas pipeline easement running through the southeastern portion of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Old Mill Road and Skeet Club Road. Also, an 8-inch City sewer line runs along a portion of Old Mill Road and through the western portion of the site.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site. Within Tier 4 of this WCA, development is limited to 2 dwelling units per acre or 50% built-upon area.
Overlay District:	Oak Hollow Lake Watershed Critical Area – Tier 4

Adjacent Property Zoning and Current Land Use			
North:	R-3 R-5	Residential Single Family – 3 District Residential Single Family – 5 District	Single family homes and a single family attached (twin home) subdivision
South:	R-3	Residential Single Family – 3 District	I-74 corridor (<i>multilane interstate highway</i>)
East:	RM-5 R-3 CZ R-5	Residential Multifamily – 5 District Residential Single Family – 3 District Conditional Zoning Residential Single Family – 5 District	Single family homes, a townhome subdivision, and a undeveloped parcel
West:	R-3	Residential Single Family – 3 District	Single family detached dwelling

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	<u>Obj. 1C</u> : Protect the city’s water supply through compatible use and design innovations, and minimizing the disturbance of land.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. 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. The applicant has submitted a Plan Amendment application (PA-22-01) to change the Land Use Plan classification for the western portion of the site (Tract A) to a Medium-Density Residential classification.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. 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. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan:	Not Applicable
Zoning History:	<u>Zoning Map Amendment Case 19-09 and 21-22</u>: At the two intersections of Skeet Club Road and Joyce Circle, land was rezoned in 2019 (22 acres) and in 2021 (72 acres) to the CZ RM-16 District. These rezonings were granted to support higher intensity mixed residential developments. <u>Zoning Map Amendment Case 19-27</u>: In 2019, a 32-acre tract of land lying to the southeast of the zoning site was rezoned to the CZ R-5 District to support a residential development consisting of single family homes and twin homes. <u>Zoning Map Amendment Case 16-29</u>: In 2016, a 13.5-acre tract of land lying to the north of the zoning site at the intersection of Old Mill Road and Wheats Street was rezoned to the R-5 District to support a twin home development.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Old Mill Road		Minor Throughfare	1,930 ft.
	Skeet Club Road		Major Throughfare	68 ft.
Vehicular Access:	Via three access points to Old Mill Road and a future public street extension to the southeast from Corviar Drive/Willowcrest Street.			
Traffic Counts: (Average Daily Trips)	Old Mill Road		1,100 AADT (NCDOT 2019 traffic counts)	
	Skeet Club Road		6,300 AADT (NCDOT 2019 traffic counts)	
Estimated Trip Generation:	A mixed residential development consisting of 360 multifamily dwelling units and 120 single family dwelling units (single family and twin homes) is proposed. Such a development is anticipated to generate approximately 2,865 daily trips <i>(during a 24-hour period)</i> with approximately 202 AM peak-hour trips (6am – 9am) and approximately 253 PM peak-hour trips (4PM – 7PM).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	Yes X	No	The proposed residential development will generate more than 150 trips in the AM or PM peak hours. Thus, a TIA is required to be submitted as part of the rezoning application <i>(see TIA executive summary at the end this report)</i> .	
Conditions:	<u>Access (Old Mill Road):</u> Three points of access will be allowed to Old Mill Road. Two site access locations will be determined during the land development plan review process. A third access site shall be located at the existing intersection of Old Mill Road and Wheat Street. <u>Improvements:</u> <u>Old Mill Road at Skeet Club Road</u> • Provide a northbound right turn lane along Skeet Club Road with 125 feet of storage and appropriate taper. • Provide a southbound left turn lane along Skeet Club Road with 100 feet of storage and appropriate taper. • Provide a westbound left turn lane along Old Mill Road with 100 feet of storage and appropriate taper. <u>Old Mill Road and Site Access 1:</u> Provide an eastbound right turn lane along Old Mill Road with 100 feet of storage and appropriate taper. <u>Old Mill Road and Wheat Street/Site Access 3:</u> Provide a single lane roundabout at this intersection. <u>Right-of-way Dedication (Old Mill Road):</u> Dedicate 42-feet of right of way along the property frontage of Old Mill Road as measured from the current centerline of Old Mill Road. Right-of-way shall be dedicated at the Wheat Street/Access 3 location to construct a single lane roundabout at this location.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2021 – 2022 (20 th day of class)	Maximum Design / Built Capacity: (2021 – 2022):	Mobile Classrooms	Projected Additional Students:
Shadybrook Elementary	322	512	10	125 - 127
Ferndale Middle School	577	1,271	0	63 - 65

High Point Central High School	1,168	1,213	0	57 - 59
School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school-built capacity assumes 30 students per core academic classroom.				

Details of Proposal

The applicant is requesting rezoning to support a mixed residential development consisting of multifamily dwellings, single family homes, townhomes, and twin homes. Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to permitted and restricted uses, density, building height, lot combination, landscaping, right-of-way dedication, vehicular access and to provide road improvements. Up to 480 dwelling units are proposed, in three specific development tracts, consisting of the following:

	Acreage	Proposed Use / Density	Proposed Zoning
Tract A	28.5± acres	Multifamily dwelling units Maximum of 360 dwelling units (<i>12.5 units per acre</i>)	CZ RM-16 District
Tract B	41.6± acres	Single family homes/townhomes/twin homes Maximum 100 dwelling units (<i>2.4 units per acre</i>)	CZ RM-5 District
Tract C	5.1± acres	Single family homes or twin homes Maximum 20 dwelling units (<i>3.8 units per acre</i>)	CZ R-5 District

Staff Analysis

Section 2.4.6.C. of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

As conditioned and subject to approval of the Plan Amendment, the requested conditional zoning districts fits with the emerging residential land use pattern in the area and is supported by adopted policy guidance documents.

Reasonableness/Public Interest:

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

The zoning site lies at the outer edge of a residential neighborhood, abutting two thoroughfares and an interstate highway. The requested zoning districts are similar to the surrounding zoning and development pattern along this segment of Skeet Club Road and Old Mill Road.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.

- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The proposed multifamily tract is separated from almost all the surrounding lands by major and minor thoroughfares and an interstate highway. Furthermore, the applicant has offered to limit building heights along the Old Mill Road frontage of this tract to 35 feet to further ensure compatibility and to mitigate impact to adjacent lands.
 - ❖ The zoning request does not introduce land uses that have not already been established or that are currently permitted in this general area. The existing RM-5 district zoning to the east was established in the 1980s and there have been recent zoning approvals to support higher intensity residential developments to the northwest, along the opposite side of Skeet Club Road.
 - ❖ The applicant has offered a condition for a higher streetyard planting standards along the Old Mill Road frontage of the entire site.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ The applicant has offered transportation related conditions to limit the number of access points, to dedicate right-of-way for future road improvements, to install turn lanes at key access points and intersections, and to install a round-about to mitigate traffic impacts. ❖ Standards of the Development Ordinance pertaining to perimeter landscaping, parking lot landscaping, exterior lighting and open space for multifamily developments will mitigate impacts on adjacent lands. Furthermore, the Development Ordinance provides standards for the screening of solid waste collection areas and ground-based mechanical equipment associated with a multifamily development.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance. Were classified streams run through the site, required stream buffers must be maintained along the various stream corridors.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services. Based upon conditions offered by the applicant to install various

	road improvements, the zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	❖ Physical features of the site, specifically the stream and flood zoned areas along the eastern portion of the site, will separate higher intensity uses from the single family residential neighborhood to the east. ❖ Tract B and C of the site are being zoned in a manner to match the zoning districts and development pattern upon adjacent lands.

Supportive Changes in the Area

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

Based on its specific location and proposed development pattern, the requested rezoning of this 75.3-acre tract of land fits with the emerging residential land use pattern in the area.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

To promote an orderly development pattern, higher intensity uses abut major roadways on three sides while the remaining lands are adjacent to existing residential developments that have a similar zoning or development pattern.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 75.3-acre tract of land to CZ RM-16, CZ RM-5, and CZ R-5 districts. As conditioned, and subject to approval of Plan Amendment 22-01, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

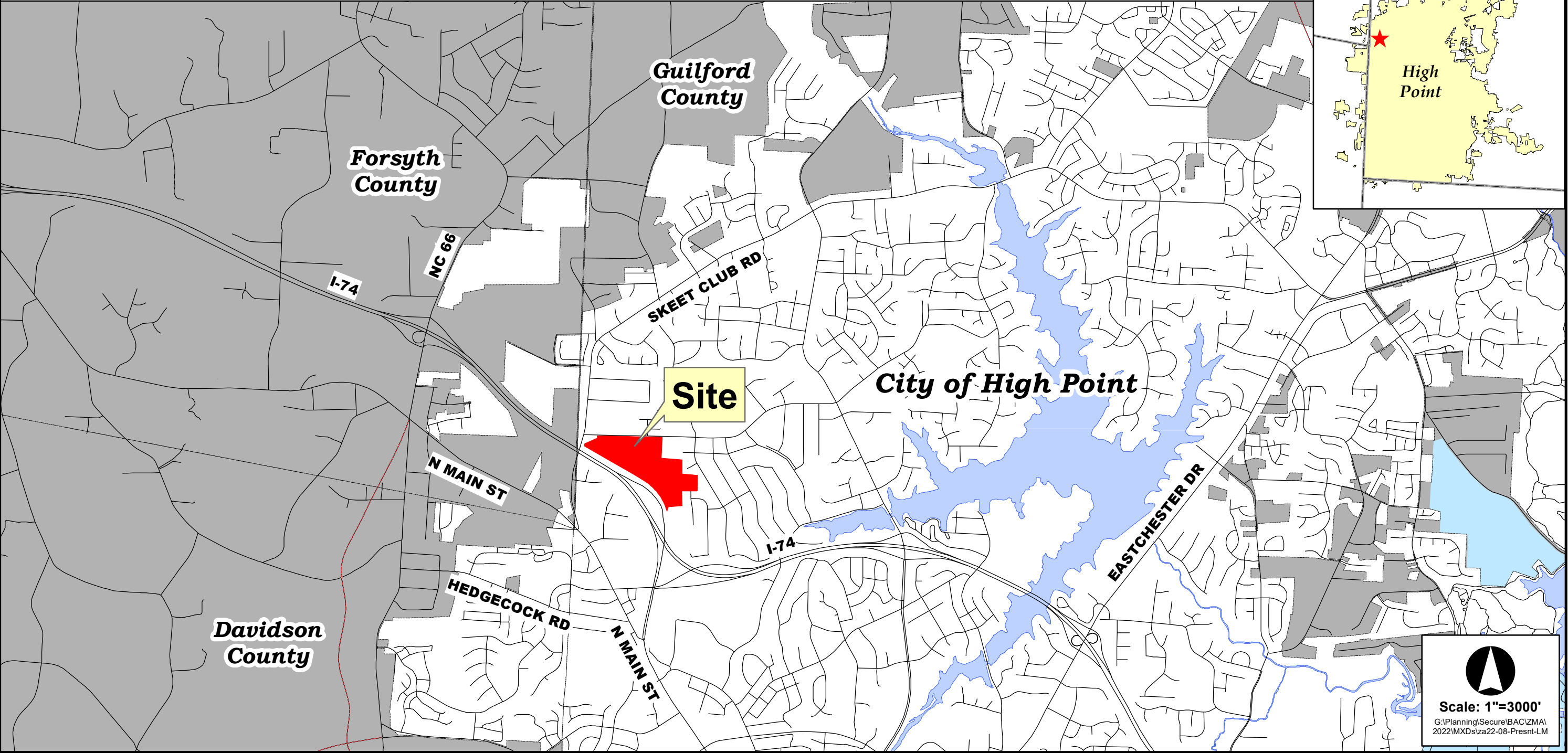
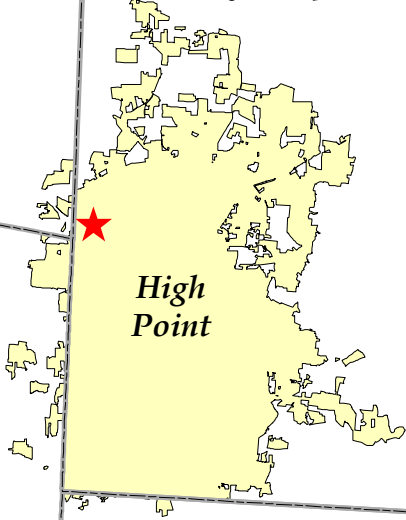
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-08
Applicant: Leoterra Development, Inc.

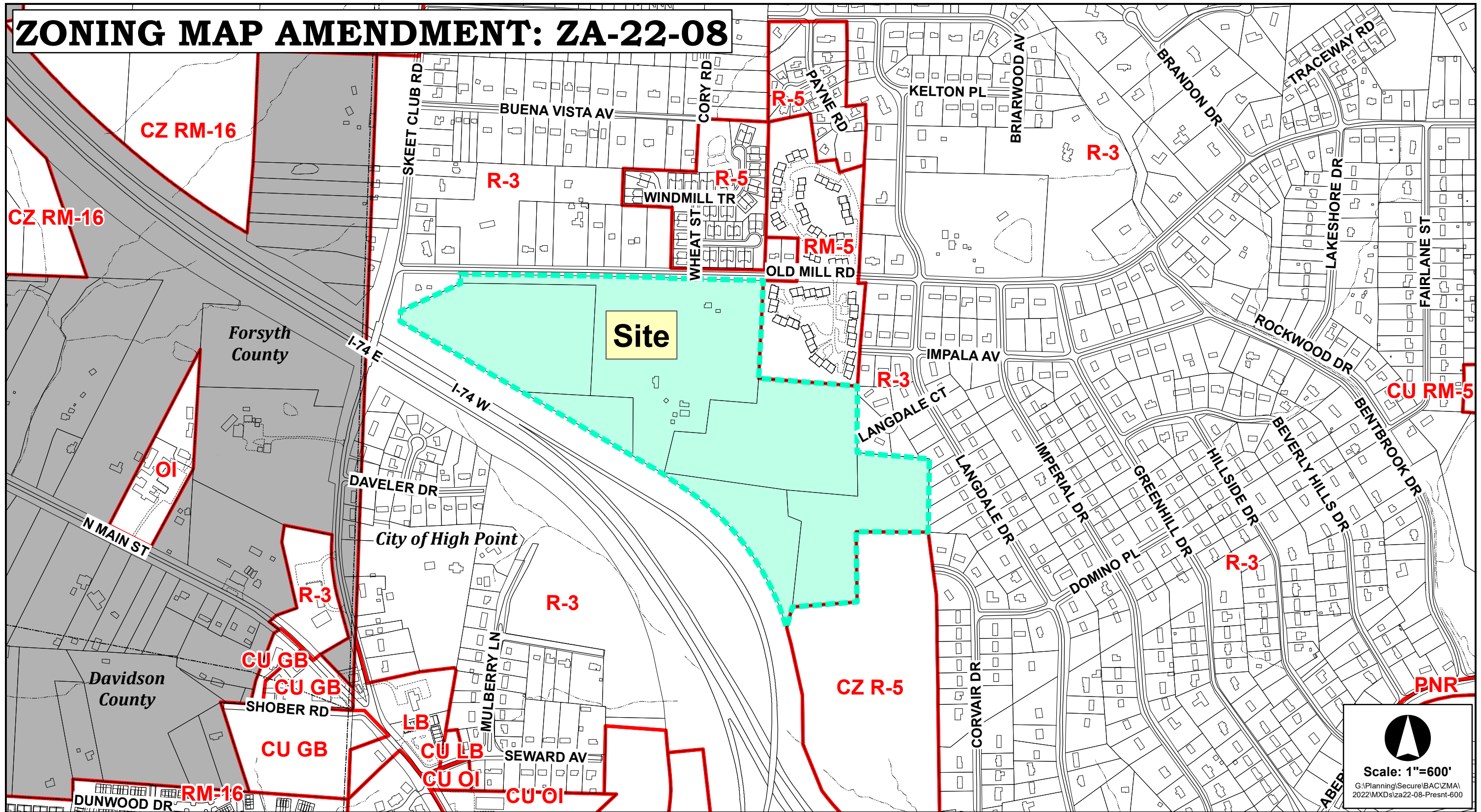
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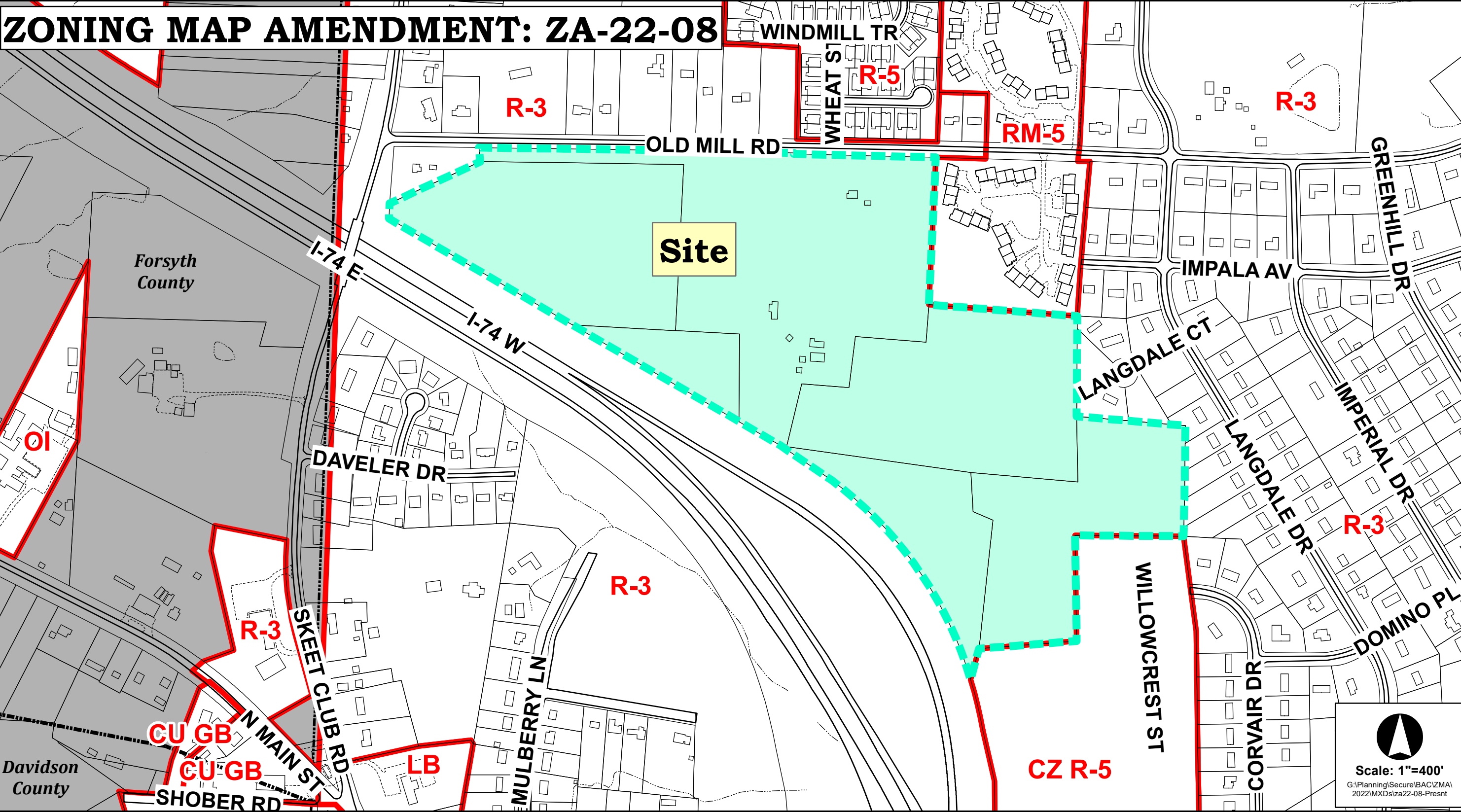
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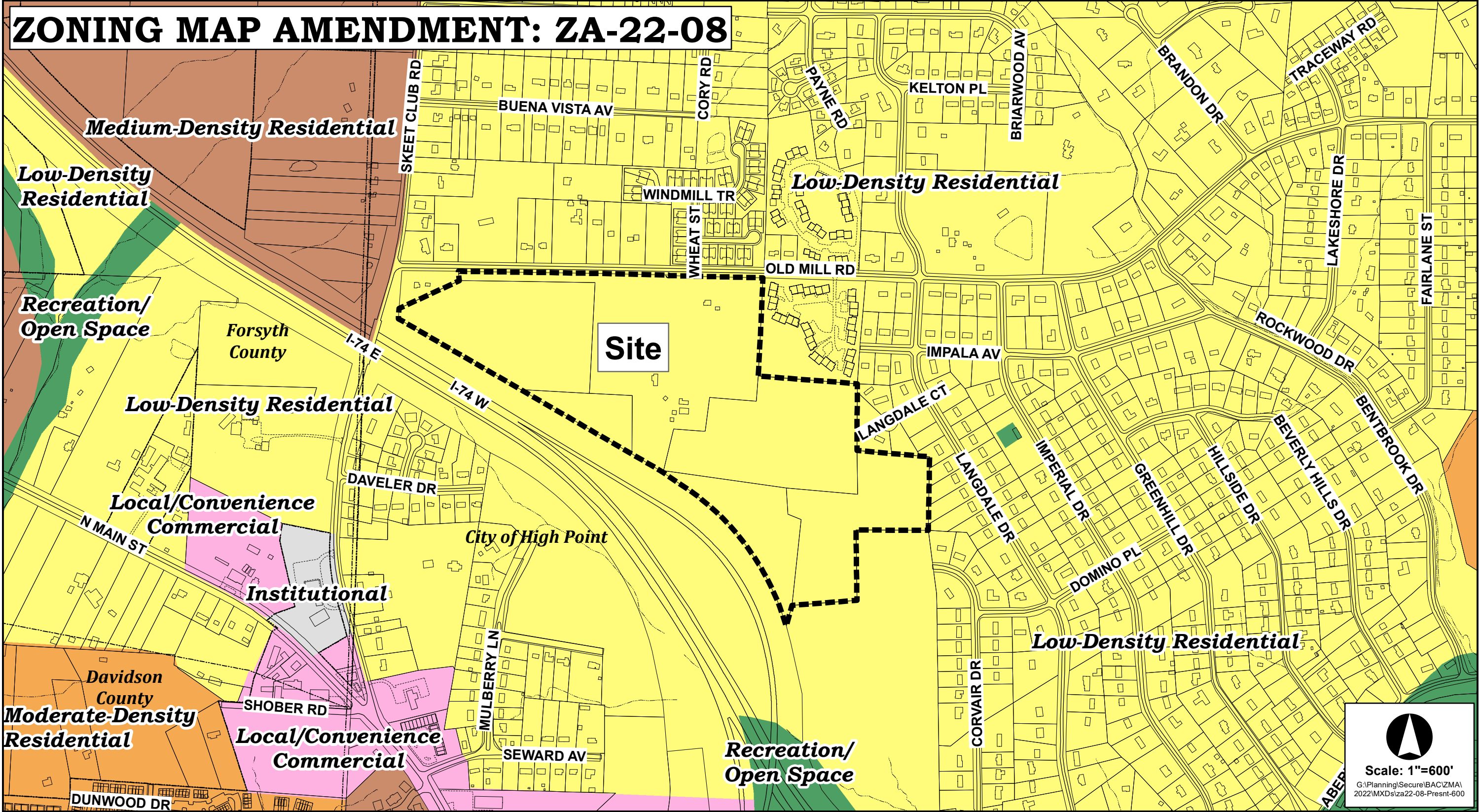
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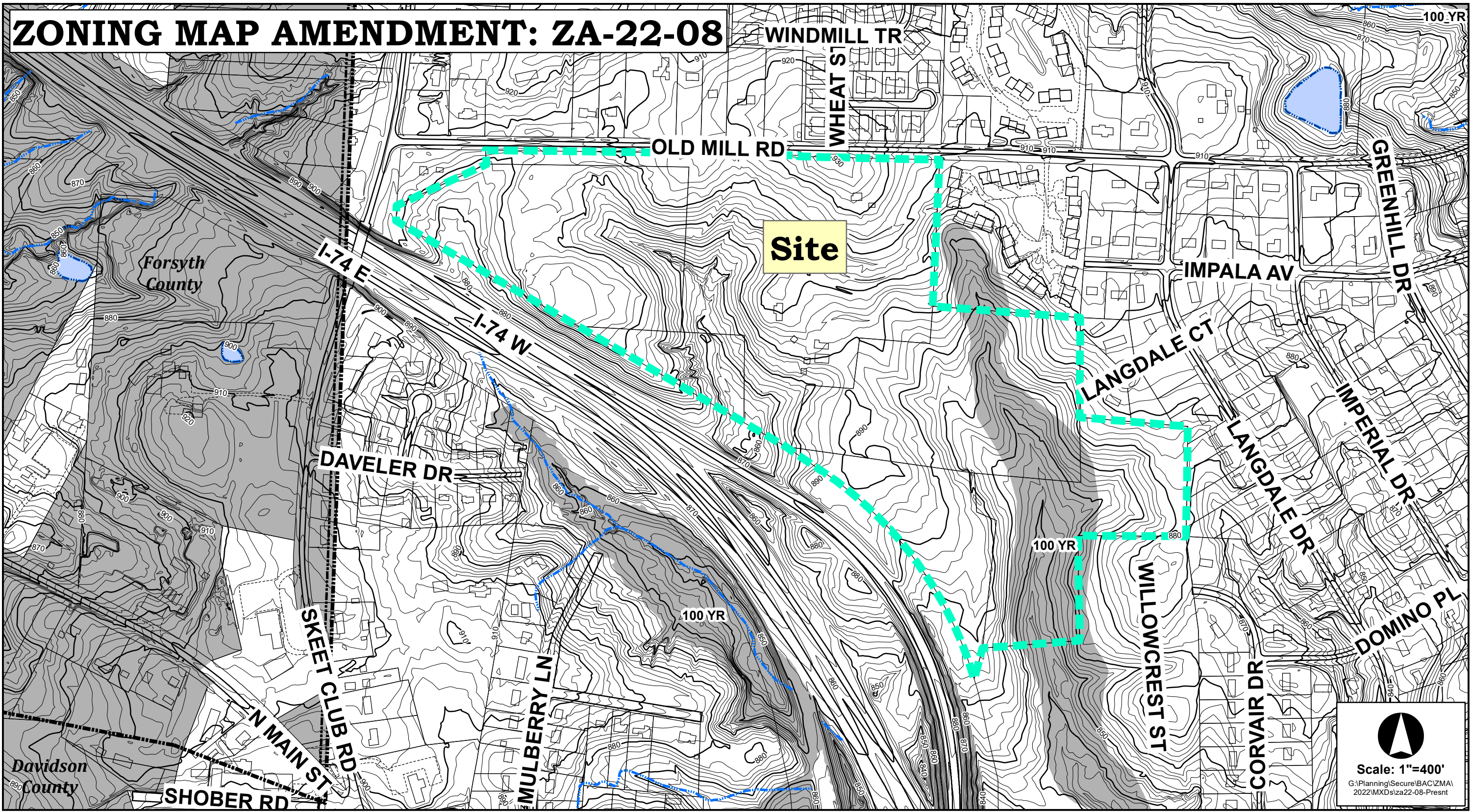




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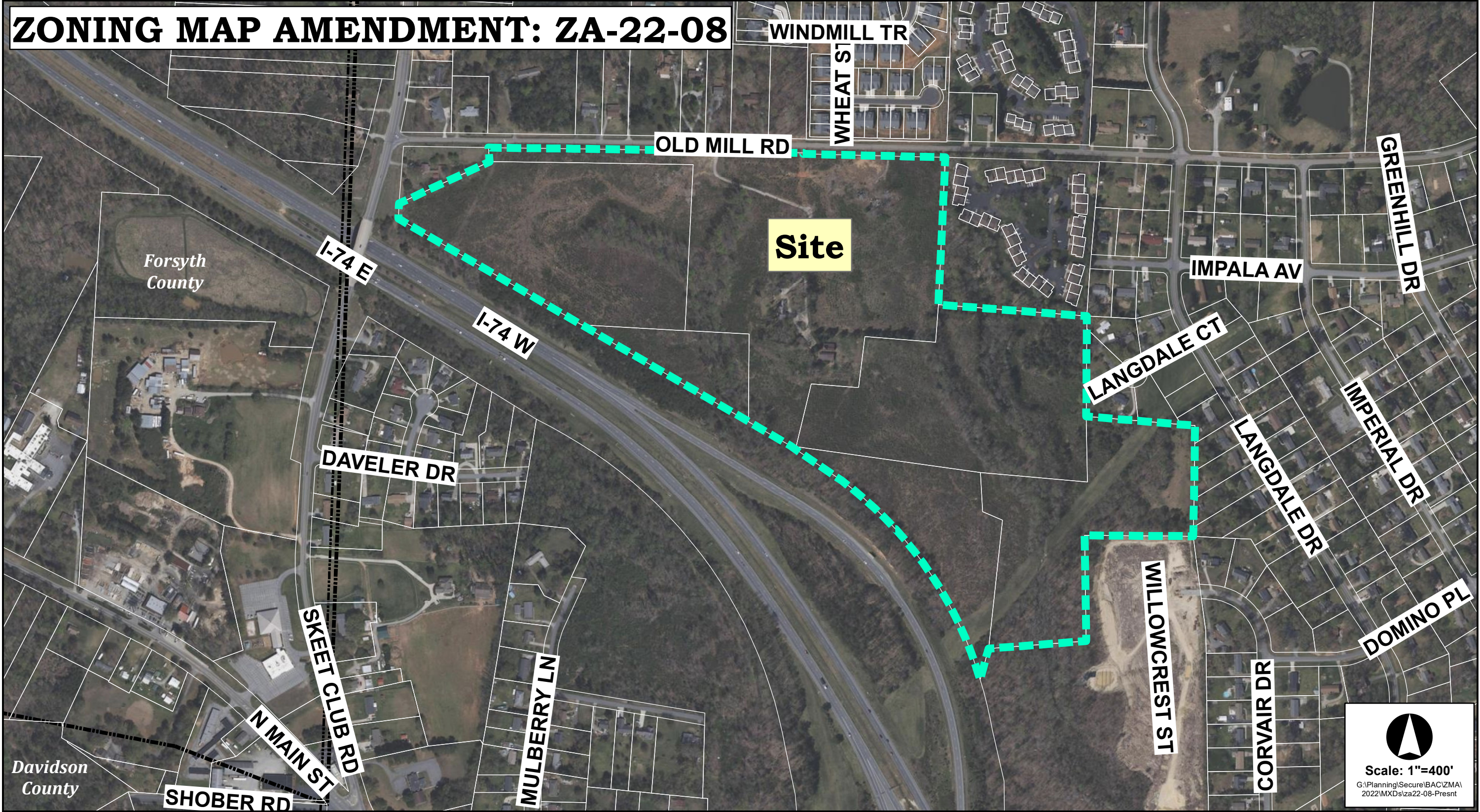
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ZONING MAP AMENDMENT: ZA-22-08



CENTER LINE OLD MILL
AND SKEET CLUB

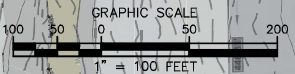
ZONING LINE

ZONING LINE

TRACT A
CZ RM-16

TRACT B
CZ RM-5

TRACT C
CZ RM-5



REV	DATE	DESCRIPTION	BY	PROJECT
1				DATE
2				DESIGNED
3				DRAWN
4				CHECKED
5				SCALE AS NOTED
6				SURVEYED N/A

THE SCALE BAR
SHOWN BELOW
MEASURES ONE
INCH LONG ON
THE ORIGINAL
DRAWING.



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RECORD DRAWING
THIS IS THE FINAL DRAWING FOR THE
PROPOSED CONSTRUCTION
PROJECT. IT IS THE RESPONSIBILITY OF THE
ENGINEER TO VERIFY THE INFORMATION
FURNISHED BY OTHERS, WHICH HAVE NOT
BEEN VERIFIED BY THE ENGINEER.

SITE CONCEPT PLAN 2-23-2022
OLD MILL AND SKEET CLUB
LEO TERRA DEVELOPMENT
HIGH POINT, NORTH CAROLINA

SHEET NO.

OF ____

DRAWING NAME: P:\2022\20220929\Civil\202209_Reviewed\Site.dwg - Overall Plan - 4/4/2022 6:39 PM

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 26, 2022, and before the City Council of the City of High Point on May 16, 2022 regarding **Zoning Map Amendment Case 22-08 (ZA-22-08)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and on May 4, 2022 and May 11, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 16, 2022**.

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

SECTION 1.

- A. The property is approximately 75.3 acres, located along the south side of Old Mill Road and east of Skeet Club Road. The property is also known as Guilford County Tax Parcels 198447, 198448, 198533, 198535, 198546 and 198707.
- B. That the Official Zoning Map of the City of High Point be amended to establish the following described area as follows:
 1. **Tract A - Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District**
Approximately 28.58 acres lying near the southeast corner of Old Mill Road and Skeet Club Road. The tract consists of Guilford County Tax Parcels 198535, 198533 (portion) and 198546 (portion). The tract is more specifically described as follows:

Commencing from an existing concrete monument, said concrete monument being in the western line of Corvair HP, LLC, Parcel No: 198449 (Deed Book 8311, Page 1221) and being located in the northern right of way of U.S. 311 Highway; Thence along the western line of said Corvair HP and the northern right of way of said U.S. 311, with a curve to the left, having a radius of 1,607.39 feet, an arc length of 220.98 feet and a chord bearing and distance of, N 13°36’48” W 220.80 feet to a new iron pin, said iron pin being a western point of said Corvair HP being located in said U.S. 311 northern right of way, being the southernmost corner of Frogs Haven Limited Partnership, Parcel No: 198447 (Deed Book 5127, Page 2077); Thence leaving said Corvair HP western

line, along the northern right of way of said U.S. 311 and along and leaving said Frogs Haven (Parcel No: 198447), Frogs Haven Limited Partnership, Parcel No: 198533 (Deed Book 7854, Page 3092) southern lines and along Frogs Haven Limited Partnership, Parcel No: 198546 (Deed Book 5127, Page 2077) southern line the following three (3) courses and distances: 1) with a curve to the right, having a radius of 1,607.39 feet, an arc length of 1,042.07 feet and a chord bearing and distance of, N 36°07'27" W 1,023.91 feet to an existing concrete monument; 2) N 57°17'31" W 212.02 feet to an existing concrete monument; 3) N 58°42'15" W 35.11 to a computed point, said point being the Point of **Beginning**; Thence along the northern right of way of said U.S. 311 and along and leaving said Frogs Haven (Parcel No: 1985546) southern line and along Frogs Haven Limited Partnership, Parcel No: 198535 (Deed Book 5127, Page 2077 and Plat Book 5, Page 290) southern line the following three (3) courses and distances: 1) N 58°42'15" W 1,148.06 feet to an existing concrete monument; 2) N 60°34'26" W 400.30 feet to an existing concrete monument; 3) N 58°37'57" W 375.52 feet to an existing concrete monument, said monument being the southwest corner of said Frogs Haven (Parcel No: 198535), being located in the northern right of way of said U.S. 311 and being located in the eastern right of way of Skeet Club Road (S.R. # 1820 - Public right of way width varies); Thence leaving said U.S. 311 northern right of way and along the eastern right of way of said Skeet Club Road and the western line of said Frogs Haven (Parcel No: 198535), N 05°13'14" E 67.65 feet to a new iron pin, said iron pin being a northwest corner of said Frogs Haven (Parcel No: 198535), being the southwest corner of Donna Gail Harrison Fincher, Parcel No: 198534 (Deed Book 8229, Page 1875) and being located in the eastern right of way of said Skeet Club Road; Thence leaving said Skeet Club Road eastern right of way and along the southern line of said Fincher and the northwest line of said Frogs Haven (Parcel No: 198535), N 64°38'03" E 424.21 feet to an existing iron pin, said iron pin being the southeast corner of said Fincher, being the northwest corner of said Frogs Haven (Parcel No: 198535) and being a southwest corner of said Frogs Haven (Parcel No: 198533); Thence leaving said Frogs Haven (Parcel No: 198535), along said Fincher eastern line and along a western line of said Frogs Haven (Parcel No: 198533), N 06°27'07" W 48.82 feet to a new iron pin, said iron pin being located in the southern right of way of Old Mill Road (S.R. # 1829 - Public right of way width varies), being the northeast corner of said Fincher and being a northwest corner of said Frogs Haven (Parcel No: 198533); Thence leaving said Fincher and along said Frogs Haven (Parcel No: 198533) northern line and said Old Mill Road southern right of way the following four (4) courses and distances: 1) S 89°00'59" E 48.17 feet a new iron pin; 2) S 89°00'59" E 55.88 feet to a new iron pin; 3) S 89°00'59" E 781.12 feet to an existing iron pin; 4) S 89°10'39" E 399.49 feet to a computed point, said point being located in the southern right of way of said Old Mill Road and being in the northern line of said Frogs Haven (Parcel No: 198533); Thence leaving said Old Mill Road southern right of way and crossing into said Frogs Haven (Parcel No: 198533) with a new line, S 00°49'21" W 1,265.31 feet to the Point of **Beginning**, Containing 28.58± Acres.

2. Tract B - Conditional Zoning Residential Multifamily – 5 (CZ RM-5) District

Approximately 41.63 acres lying south of the intersection of Old Mill Road and Wheat Street. The tract consists of Guilford County Tax Parcels 198447, 198448 (portion),

198533 (portion), 198546 (portion), and 198707. The tract is more specifically described as follows:

Commencing from an existing concrete monument, said concrete monument being in the western line of Corvair HP, LLC, Parcel No: 198449 (Deed Book 8311, Page 1221) and being located in the northern right of way of U.S. 311 Highway; Thence along the western line of said Corvair HP and the northern right of way of said U.S. 311 Highway with a curve to the left, having a radius of 1,607.39 feet, an arc length of 220.98 feet and a chord bearing and distance of, N 13°36'48" W 220.80 feet to a new iron pin, said iron pin being a western point of said Corvair HP being located in said U.S. 311 northern right of way, being the southernmost corner of Frogs Haven Limited Partnership, Parcel No: 198447 (Deed Book 5127, Page 2077) and being the point of **Beginning**; Thence leaving said Corvair HP western line and along the northern right of way of said U.S. 311 and said Frogs Haven (Parcel No: 198447) southern line the following three (3) courses and distances: 1) with a curve to the right, having a radius of 1,607.39 feet, an arc length of 1,042.07 feet and a chord bearing and distance of, N 36°07'27" W 1,023.91 feet to an existing concrete monument; 2) N 57°17'31" W 212.02 feet to an existing concrete monument; 3) N 58°42'15" W 35.11 feet to a computed point, said point being located in the northern right of way of said U.S. 311 and being in the southern line of said Frogs Haven (Parcel No: 198447); Thence leaving said U.S. 311 and crossing into and leaving said Frogs (Parcel No: 198447) and crossing into Frogs Haven Limited Partnership, Parcel No: 198533 (Deed Book 7854, Page 3092) with a new line, N 00°49'21" E 1,265.31 feet to a computed point, said point being located in the northern line of said Frogs Haven (Parcel No: 198533) and being located in the southern right of way Old Mill Road (S.R. # 1829 – Public right of way width varies); Thence along said Old Mill Road southern right of way and the northern line of said Frog Haven (Parcel No: 198533) the following four (4) courses and distances: 1) S 89°10'39" E 40.81 feet to an existing iron pin; 2) S 00°36'32" W 4.01 feet to an existing iron pin; 3) S 88°47'31" E 415.09 feet to an existing iron pin; 4) S 88°47'31" E 184.92 feet to a new iron pin, said iron pin being the northeast corner of said Frogs Haven (Parcel No: 198533), being located in the southern right of way of said Old Mill Road and being the northwest corner of Oakview Estates – Old Mill Estates Homeowners Association, Parcel No: 202600 (Deed Bok 3217, Page 562 and Plat Book 67, Page 25 – Common Area); Thence leaving said Old Mill Road and along the western line of said Oakview Estates and the eastern line of said Frogs Haven (Parcel No: 198533) the following two (2) courses and distances: 1) S 02°24'41" W 186.01 feet to an existing iron pin; 2) S 02°36'19" W 437.53 feet to an existing concrete monument, said monument being the southwest corner of said Oakview Estates, being a point in the eastern line of said Frogs Haven (Parcel No: 198533) and being the northwest corner of Frogs Haven Limited Partnership, Parcel No: 198707 (Deed Book 5127, Page 2077); Thence leaving said Frogs Haven (Parcel No: 198533) and along the southern line of said Oakview Estates and the northern line of said Frogs Haven (Parcel No: 198707), S 85°43'57" E 628.93 feet to a new iron pin, said iron pin being the southeast corner of said Oakview Estates, being the northeast corner of said Frogs Haven (Parcel No: 198707), and being a point in the western line of Keith H. Bunting, Parcel No: 198047 (Deed Book 6995, Page 1829 and Plat Book 32, Page 15 – Lot 9); Thence leaving said Oakview Estates and along the western line of said Bunting and the eastern line of said Frogs Haven (Parcel No: 198707), S 02°57'01" W 4.40 feet to

an existing iron pin, said iron pin being the southwest corner of said Bunting, being the northwest corner of Morton Wesley Huber and Kyoko Huber, Parcel No: 198043 (Deed Book 4022, Page 2065 and Plat Book 32, Page 15 – Lot 13) and being a point in the eastern line of said Frogs Haven (Parcel No: 198707); Thence leaving said Bunting and along the western line of said Huber (Parcel No: 198043) and the eastern line of said Frogs Haven (Parcel No: 198707), S 00°58'26" W 46.35 feet to an existing iron pin, said iron pin being a western corner of said Huber (Parcel No: 198043), being the northernmost corner of Morton Wesley Huber and Kyoko Huber, Parcel No: 198042 (Deed Book 4022, Page 2065 and Plat Book 32, Page 15 – Lot 14) and being in the eastern line of said Frogs Haven (Parcel No: 198707); Thence leaving said Huber (Parcel No: 198043) and along the western line of said Huber (Parcel No: 198042) and the eastern line of said Frogs Haven (Parcel No: 198707), S 00°54'31" W 291.92 feet to an existing concrete monument, said monument being the southwest corner of said Huber (Parcel No: 198042) being the northwest corner of Wagoner Properties I, LLC, Parcel No: 198041 (Deed Book 8131, Page 556 and Plat 32, Page 115 – Lot 15) and being a point in the eastern line of said Frogs Haven (Parcel No: 190707); Thence leaving said Huber (Parcel No: 198042) and along the western line of said Wagoner Properties and the eastern line of said Frogs Haven (Parcel No: 198707), S 01°02'56" W 82.44 feet to a new iron pin, said iron pin being the southwest corner of said Wagoner Properties, being a point in the eastern line of said Frogs Haven (Parcel No: 198707) and being a northwest corner of Frogs Haven Limited Partnership, Parcel No: 198448 (Deed Book 5127, Page 2077); Thence leaving said Wagoner Properties and along and leaving the eastern line of said Frogs Haven (Parcel No: 198707) and along a western line and crossing into said Frogs Haven (Parcel No: 198448) with a new line, S 00°13'00" E 503.81 feet to an existing iron pin, said iron pin being in the eastern line of said Frogs Haven Limited Partnership (Parcel No: 198448) and being a northwest corner of said Corvair HP; Thence along the eastern line of said Frogs Haven (Parcel No: 198448) and along a western line of said Corvair HP the following two (2) courses and distances: 1) S 00°53'04" E 446.31 feet to a new iron pin; 2) S 85°29'08" W 413.25 feet to an existing iron pin, said iron pin being the southwest corner of said Frogs Haven (Parcel No: 198448), a point in the northern line of said Corvair HP and a point in the eastern line of said Frogs Haven (Parcel No: 198447); Thence leaving said Frogs Haven (Parcel No: 198448) and along said Frogs Haven (Parcel No: 198447) eastern line and said Corvair HP western line, S 15°23'49" W 135.27 feet to the Point of **Beginning**, Containing 41.63± Acres.

3. Tract C – **Conditional Zoning Residential Single Family – 5 (CZ-R-5) District.**

Approximately 5.15 acres lying north of Willowcrest Street. The tract consists of Guilford County Tax Parcel 198448 (portion). The tract is more specifically described as follows:

Commencing from an existing concrete monument, said concrete monument being in the western line of Corvair HP, LLC, Parcel No: 198449 (Deed Book 8311, Page 1221) and being located in the northern right of way of U.S. 311 Highway; Thence along the western line of said Corvair HP and the northern right of way of said U.S. 311 with a curve to the left, having a radius of 1,607.39 feet, an arc length of 220.98 feet and a chord bearing and distance of, N 13°36'48" W 220.80 feet to a new iron pin, said iron pin being

a point in the western line of said Corvair HP, being located in said U.S. 311 northern right of way, and being the southernmost corner of Frogs Haven Limited Partnership, Parcel No: 198447 (Deed Book 5127, Page 2077); Thence leaving said U.S. 311 northern right of way, along the western line of said Corvair and along the southern line of said Frogs Haven (Parcel No: 198447), N 15°23'49" E 135.27 feet to an existing iron pin, said iron pin being a point in the easer line of said Frogs Haven (Parcel No: 198447), a point in the northern line of said Corvair HP and being the southwest corner of Frogs Haven Limited Partnership, Parcel No: 198448 (Deed Book 2127, Page 2077); Thence leaving said Frogs Haven (Parcel No: 198447), along a northern line and western line of said Corvair HP and along a southern and western line of said Frogs Haven (Parcel No: 198448) the following two (2) courses and distances; 1) S 85°29'08" E 413.25 feet to a new iron pin; 3) N 00°35'04" W 446.31 feet to an existing iron pin, said iron pin being a northwest corner of said Corvair HP, being located in the eastern line of said Frogs Haven (Parcel No: 198448) and being the Point of **Beginning**; Thence leaving said Corvair HP and crossing into said Frogs Haven (Parcel No: 198448) with a new line; N 00°13'00" W 503.81 feet to a new iron pin, said iron pin being a northwest corner of said Frogs Haven (Parcel No: 198448), being the southwest corner of Wagoner Properties I, LLC, Parcel No: 198041 (Deed Book 8131, Page 556 and Plat Book 32, Page 15 – Lot 15) and being a southeast corner of Frogs Haven Limited Partnership, Parcel No: 198707 (Deed Book 5127, Page 2077); Thence leaving said Frogs Haven (Parcel No: 198707) along and leaving said Wagoner Properties southern line and Colonial Pipeline Company, Parcel No: 198040 (Deed Book 2066, Page 154 and Plat Book 32, Page 15 – Lot 16) and along Thomas L. and Betty Lou Blount, Parcel No: 198037 (Deed Book 3803, Page 1521 and Plat Book 32, Page 15 – Lot 19), S 85°05'06" E 468.50 feet to an existing concrete monument, said monument being a western corner of said Blount and being the northeast corner of said Frogs Haven (Parcel No: 198448); Thence along an eastern line of said Frogs Haven (Parcel No: 198448), along and leaving said Blount western line and along and leaving Darryl Thomas Hunter, Parcel No: 198036 (Deed Book 7909, Page 1335 and Plat Book 32, Page 15 – Lot 20), Warren Edward and Mary Jo Hamilton, Parcel No: 198035 (Deed Book 8085, Page 429 and Plat Book 32, Page 15 – Lot 21), Walter L. and Susan S. Grayson, Parcel No: 198034 (Deed Book 6333, Page 3041 and Plat Book 32, Page 15 – Lot 22) western lines and along Michael E. and Diane B. Craven, Parcel No: 198033 (Deed Book 7634, Page 883 and Plat Book 32, Page 15 – Lot 23) western line, S 01°01'17" W 468.03 feet to an existing concrete monument, said monument being the southwest corner of said Grayson, the northwest corner of Jeremy and Elizabeth Abbott, Parcel No: 198024 (Deed Book 7577, Page 699 and Plat Book 36, Page 29 – Lot 25), a southeast corner of said Frogs Haven (Parcel No: 198448) and being the northeast corner of Corvair HP; Thence leaving said Hamilton and said Abbott and along a southern line of said Frogs Haven (Parcel No: 198448) along the northern line of said Corvair HP, N 89°27'41" W 456.55 feet to the Point of **Beginning**, Containing 5.15± Acres.

SECTION 2

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

Part I. USES:

A. Permitted Uses:

1. Tract A - Any uses allowed in the Residential Multifamily – 16 (RM-16) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
2. Tract B - Any uses allowed in the Residential Multifamily – 5 (RM-5) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
3. Tract C - Any uses allowed in the Residential Single Family – 5 (R-5) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. Prohibited / Restricted Uses:

1. Tract B: The Multifamily dwelling use type (Household Living Use Category), as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Conditional Zoning Plan (Exhibit A): The purpose of the conditional zoning plan is to illustrate the location and acreage of Tracts A, B and C of the zoning site.
2. Density
 - a. Tract A – A maximum of 360 dwelling units shall be permitted.
 - b. Tract B – A maximum of 100 dwelling units shall be permitted.
 - c. Tract C – A maximum of 20 dwelling units shall be permitted.
3. Building Height:
 - a. Tract A: Multifamily buildings and their accessory structures, located within 180 feet of the centerline of the Old Mill Road right-of-way, shall be restricted to a maximum height of 35 feet. This condition shall exclude area used to reconfigure this right-of-way for installation of a roundabout within the Old Mill Road right-of-way.

- B. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.

C. Landscaping, Buffers, and Screening:

1. Tract A and B: A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire length of the Skeet Club Road frontage and the entire length of the Old Mill Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.

D. Transportation Conditions.

1. Traffic Impact Analysis (TIA): Reference within this ordinance to Site Access 1, Site Access 2 and Site Access 3 shall be as shown within the TIA (Traffic Impact Analysis), prepared by Davenport Engineering, March 31, 2022 (Prepared for Makson Project #: 2200118).

2. Right-of-way Dedication

- a. Old Mill Road – As part of development permit approval the property owner shall dedicate forty-two (42) feet of right of way, as measured from the centerline of Old Mill Road, along the entire Old Mill Road frontage of the zoning site. Additional right-of-way shall be dedicated at the Wheat Street/Site Access 3 location in order to construct a single lane roundabout at this location.

3. Access:

- a. Access (Old Mill Road): Three (3) points of access will be allowed to Old Mill Road. Site Access 1 and Site Access 2 location will be determined during the plan review process. Site Access 3 shall be located at the existing intersection of Old Mill Road and Wheat Street.

4. Improvements

- a. Intersection of Old Mill Road at Skeet Club Road (SR 1820):
 - i. As part of development permit approval, the property owners shall provide/install a northbound right turn lane along Skeet Club Road with one-hundred and twenty-five (125) feet of storage and appropriate taper.
 - ii. As part of development permit approval, the property owners shall provide/install a southbound left turn lane along Skeet Club Road with one-hundred (100) feet of storage and appropriate taper.
 - iii. As part of development permit approval, the property owner shall provide/install a westbound left turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper.
- b. Intersection of Old Mill Road and Site Access 1:

As part of development permit approval, the property owner shall provide/install an eastbound right turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper.

c. Intersection of Old Mill Road and Wheat Street/Site Access 3:

As part of development permit approval, the property owner shall provide/install a single lane roundabout at this intersection.

5. Other Transportation Conditions:

The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

CENTER LINE OLD MILL
AND SKEET CLUB

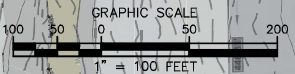
ZONING LINE

ZONING LINE

TRACT A
CZ RM-16

TRACT B
CZ RM-5

TRACT C
CZ RM-5



REV	DATE	DESCRIPTION	BY	PROJECT
1				DATE
2				DESIGNED
3				DRAWN
4				CHECKED
5				SCALE AS NOTED
6				SURVEYED N/A

THE SCALE BAR
SHOWN BELOW
MEASURES ONE
INCH LONG ON
THE ORIGINAL
DRAWING.



DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS **dmp**

6415 OLD PLANK RD, HIGH POINT, NC 27285 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

RECORD DRAWING
THIS DRAWING IS THE
FINAL DRAWING FOR
CONSTRUCTION
PROCESSED BY THE
ENGINEER
FURNISHED BY OTHERS, WHICH HAVE NOT
BEEN VERIFIED BY THE ENGINEER.

SITE CONCEPT PLAN 2-23-2022
OLD MILL AND SKEET CLUB
LEO TERRA DEVELOPMENT
HIGH POINT, NORTH CAROLINA

SHEET NO.
OF ____

DRAWING NAME: P:\2022\20220929\Civil\202209_Rev\Site.dwg - Overall Plan - 4/4/2022 6:09 PM

Neighborhood Communications Report

Leoterra Development, Inc. Skeet Club and Old Mill Road Zoning Map Amendment 22-08

Submitted by
Thomas E. Terrell, Jr.
April 12, 2022

1. Invitation

All neighbors within 300 feet were sent the letter attached as **Exhibit A** which included the city's prepared statement. The letter included (a) a vicinity map showing the location of the property; (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; (d) ways the neighbors could personally contact the attorney for Leoterra with questions; and (e) a way for neighbors to attend a virtual meeting, which was held April 6.

Recipients of the letter are the neighbors listed on **Exhibit B**.

2. Pre-meeting Communications

We had several calls and emails to confirm the link for the meeting or to get the notification letter; and an email from Donna Fincher who wanted to know if widening on Skeet Club would take her property; and a call from Polly Puckett to express displeasure that the site would develop at all because of wildlife and other reasons.

3. Neighborhood Meeting

A virtual meeting was held between 5:30 and 6:45 on April 6, 2022. In attendance were the following people:

From Leoterra: Tom Terrell, attorney, Kye Bunker (Leoterra), Dana Sandknop (Leoterra), Jim Sandknop (Leoterra), Clay Mize (Leoterra), Frank Amenya and Sam Starks (Davenport Engineering), and Eddie MacEldowney, Davis Martin Powell.

From the community: Randy Hawkins, Sherry Roach, Michael Gay, John Mickler, Raymond Williams, Curtis Wilson, Linda Hamilton, Donna Fincher, Polly Puckett, Michael Baer, Patrice Dollar, Dave Bristol, and the following people identified only by first names: Cindy, Emerelda, Steve, and Tammy.

The following broad questions were raised and discussed:

Flooding

Several neighbors were concerned about existing flooding in the area. We replied that this is an engineering issue and not a land use issue; that flooding from individual homes is not governed by laws governing sedimentation and erosion control or Clean Water Act. Mr. MacEldowney described the many ways in which stormwater is regulated and controlled. Mr. Bunker explained that Leoterra does all grading inhouse, which gives it more control. Michael Gay, president of Stone Mill HOA expressed frustration with the city because of issues with their stormwater pond and their developer, Shugart Homes, that city would not address.

Land Use

Some neighbors stated that since there is only single-family home development in the area, only more single-family homes should be allowed, and one neighbor thought having homes close together harmed the quality of life in all High Point (“horrible houses up the road that are too close.”) We replied with a listing of attached homes and townhomes in the area and that this 74 acres is at the confluence of three major transportation corridors, one of them being an interstate highway. In general land use planning, two things are appropriate in this circumstance: commercial development or higher density residential. We also replied that buyers spending their own money decide how close their house can be.

Traffic

Residents complained that there is too much traffic; one of them claimed to have moved next to this undeveloped land to get away from traffic elsewhere; and there was general consternation about the proposed roundabout on Skeet Club.

I told them that I was involved in several of the residential rezonings on Skeet Club going back to the late 1980s, and each subdivision that was built came out to protest the next new subdivision and complained of traffic, loss of wildlife, etc.

Mr. Bunker stated that Leoterra would much prefer widening Old Mill and putting in turn lanes because it would be quicker and cheaper, but the City’s transportation department wants the roundabout. Mr. Amenya described the traffic study conclusions, and specifically noted that there would be three points of access, how the roundabout would function, where turn lanes would be, and other matters. Mr. MacEldowney described how the roundabout could handle emergency vehicles.

Height of Buildings

There were two questions about building height. We were clear that the buildings along Old Mill could only be two stories in height and there is a 50-foot limitation on other buildings, and all others would only be 3 stories.

Exhibit A



230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

Dear Neighbor,

I write you on behalf of Leoterra Development which has filed an application with the City of High Point to rezone a site near you for residential development. The site is shaded in the map below:



This land is a combination of several tracts totaling 74 acres. Although currently owned by the Dowdy family through a family-held company (Frogs Haven Limited Partnership), the Dowdys have owned this land for many decades and used it in previous years for cattle and other farm endeavors.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Missouri Nevada
New Jersey New York North Carolina Oklahoma Pennsylvania South Carolina Texas Washington

As we move into the rezoning process, I reach out to provide you as much information as possible. Some commonly asked questions are below:

How do I obtain more information?

We will hold a virtual community meeting from 5:30 to 6:30 on April 7. You can log into this meeting simply by typing the following into your browser: <https://foxrothschild2.webex.com/meet/tterrell>. This is a meeting link and not a website. You can also email my assistant, Kim Crouch, at kcrouch@foxrothschild.com and she will email you this link so all you have to do is click on it. If you cannot join at this time, send me an email at tterrell@foxrothschild.com or call me at my direct number (336-378-5412) and I'll connect you with someone who can answer your questions.

Who is Leoterra Development?

Leoterra is a Kernersville-based developer that primarily develops residential sites for sale, many of them in High Point. It focuses on sites near or easily accessible to interstates so that homeowners can more conveniently travel to employment locations.

What does Leoterra plan for this site?

Leoterra has submitted plans to the City that show apartments in the western portion of the site near the intersection of Skeet Club and Old Mill and single-family homes in the eastern and southern part of the tract.

Why would you build apartments in this area?

Almost everyone who receives this letter owns property that was part of a farm in the not-too-distant past. Over the decades, High Point has grown substantially and become part of a regional economy. Skeet Club and Old Mill Road have become classified as "major thoroughfares," and the site now abuts an interstate highway to the south. Higher density is not only a growth trend influenced by several market forces, it is a logical use where major connectors come together.

Won't this project create more traffic?

Yes, it will. But the cost of mitigating it will be borne by Leoterra. Davenport Engineering, one of the Southeast's leading transportation engineering firms, prepared a Traffic Impact Analysis (TIA) that studied current and future traffic conditions based upon a wide variety of data and state-of-the-art traffic modeling software. As a result of that study, Leoterra will be required to add several turn lanes on Skeet Club Road and Old Mill Road.

Will turn lanes make a difference?

Yes. Part of the transportation analysis involves calculations of “levels of service,” or measures of wait times at intersections. The chart below from the TIA shows that with the road improvements, levels of service at full project buildout will either remain the same *or improve*.

Table 5 - Level of Service Summary				
AM Peak	2022 Base	2027 Future No Build	2027 Future Build	2027 Future Build + Improvements
Skeet Club Road at Old Mill Road	B (12.6) WB Approach	C (17.7) WB Approach	D (34.1) WB Approach	C (22.2) WB Approach
Old Mill Road at Site Access 1 (West Access)			B (10.8) NB Approach	B (10.7) NB Approach
Old Mill Road at Site Access 2 (Middle Access)			A (9.7) NB Approach	
Old Mill Road at Wheat Street and Site Access 3 (East Access)	A (8.8) SB Approach	A (9.0) SB Approach	A (3.5) EB Approach	
PM Peak	2022 Base	2027 Future No Build	2027 Future Build	2027 Future Build + Improvements
Skeet Club Road at Old Mill Road	B (14.4) WB Approach	C (22.0) WB Approach	F (69.4) WB Approach	D (30.1) WB Approach
Old Mill Road at Site Access 1 (West Access)			B (11.4) NB Approach	B (11.0) NB Approach
Old Mill Road at Site Access 2 (Middle Access)			B (10.1) NB Approach	
Old Mill Road at Wheat Street and Site Access 3 (East Access)	A (8.8) SB Approach	A (9.2) SB Approach	A (3.8) WB Approach	

What will the new zoning district be?

The requested zoning is CD-RM-16 for the western portion of the site and CD-RM-5 for the southern and eastern portions. “CD” stands for “conditional district” (meaning conditions and restrictions will be added), “RM-5” is residential multi-family up to 5 units per acre, and “RM-16” means residential multi-family up to 16 units per acre. These broad categories do not mean that all buildings are multi-family or will be built to the maximum extent. The RM-5 tracts, for example, are intended for single family homes.

Can you show what the site plan would look like?

The site plan below is the working plan and what was submitted to the City for review.



Will this be for "affordable" or government-subsidized housing?

No, but those types of rumors are often generated when people oppose a project. It is hard to predict market demand, especially in this economy, but at this point Leoterra anticipates that the sales prices of the single-family homes will be in the \$375,000 to \$425,000 range and that the apartments will be full market rate.

What is the process for considering this rezoning?

This matter must first be considered by the City's Planning and Zoning Commission the fourth Tuesday in April. You will soon receive notice of this hearing from the City. It will then be heard by the City Council at a date later set. The official statement from the city on this process is included.

What about the streams on the site?

Leoterra, like all land developers, must adhere strictly to all stream buffers imposed under federal and state laws and follow all statutes related to sedimentation and erosion control.



Fox Rothschild LLP
ATTORNEYS AT LAW

Won't you be disturbing wildlife?

Yes. But so did each person who received this letter (or predecessor owners) when they built a home and added to the built environment in this community. When cities are built and grow, some animals get pushed farther away. Even if the density were to be one unit per acre, the impact on existing wildlife would be the same.

Are you adding any conditions neighbors should know about?

Yes, the apartments proposed for the western portion can only be two-stories if the building faces Old Mill Road. If approved, this restriction would run with the land.

I hope that you will reach out if you have questions or join us on April 7.

Sincerely,

Thomas E. Terrell, Jr.

Exhibit B

ABBOTT, ELIZABETH;ABBOTT, JEREMY
3506 CORVAIR DR
HIGH POINT NC 27265

ADAMS, JULIAN C JR
3518 LANGDALE DR
HIGH POINT NC 27265

ALLEN, SHERRY O;MCNEILL, RANDY L
140 CORNMEAL CV
HIGH POINT NC 27265

ANNAN, CYNTHIA
3701 WHEAT ST
HIGH POINT NC 27265

AUSTIN, JANE E
144 OLD MILL RD APT B
HIGH POINT NC 27265

BAER, TERRY BOWMAN;BAER, MICHAEL JAY
138 OLD MILL RD APT A
HIGH POINT NC 27265

BEAN, CYNTHIA SEAGRAVES
148 OLD MILL RD APT C
HIGH POINT NC 27265

BENCINI REALTY LIMITED PARTNERSHIP
PO BOX 1130
HIGH POINT NC 27261

BENTLEY, EDITH G
146 OLD MILL RD APT B
HIGH POINT NC 27265

BILLIU, JEFFREY ALLEN;PUCKETT, POLLY ANN
115 OLD MILL RD
HIGH POINT NC 27265

BLOUNT, THOMAS L
3521 LANGDALE DR
HIGH POINT NC 27265

BOYLAN, JACQUELINE D
137 CORNMEAL CV
HIGH POINT NC 27265

BRISTOL, CHERYL;BRISTOL, DAVID R
3703 WHEAT ST
HIGH POINT NC 27265

BUNTING, KEITH H
520 IMPALA AVE
HIGH POINT NC 27265

BYRD & BYRD DEVELOPMENT LLC
10468 N MAIN ST STE B
ARCHDALE NC 27263

CANNON, BILL LEE;CANNON, SANDRA C
136 OLD MILL RD APT A
HIGH POINT NC 27265

CASTILLO, EDDA E
148 OLD MILL RD UNIT D
HIGH POINT NC 27265

CHAFEE, CHARLES R
134 OLD MILL RD APT A
HIGH POINT NC 27265

COLONIAL PIPELINE CO
PO BOX 18855
ATLANTA GA 30326

CORVAIR HP LLC
348 N ELM ST
GREENSBORO NC 27401

CRAVEN, DIANE B;CRAVEN, MICHAEL E
3513 LANGDALE DR
HIGH POINT NC 27265

DAMERON, ELIZABETH
140 OLD MILL RD UNIT A
HIGH POINT NC 27265

DEADMON, TIMOTHY MARK;DEADMON, JENNIFER
HAMILTON
138 OLD MILL RD APT B
HIGH POINT NC 27265

DOLLAR, PATRICE G
3709 WHEAT ST
HIGH POINT NC 27265

DURHAM, THOMAS E SR
159 OLD MILL RD APT A
HIGH POINT NC 27265

ELDRITH, JANIE A
107 OLD MILL RD
HIGH POINT NC 27265

ELLIOTT, PAUL F;ELLIOTT, JUDY L
306 SKEET CLUB RD
HIGH POINT NC 27265

FINCHER, DONNA GAIL HARRISON
801 SHAMROCK RD
HIGH POINT NC 27265

FROGS HAVEN LIMITED PARTNERSHIP
1516 BILTOMORE DR
CHARLOTTE NC 28207

GARCES, MARISSA J;GARCES, NAZARIO P
142 CORNMEAL CV
HIGH POINT NC 27265

GAY, MICHAEL W;GAY, JULIA
3707 WHEAT ST
HIGH POINT NC 27265

GOLDEN, ROBERT J
153 OLD MILL RD APT B
HIGH POINT NC 27265

GRAYSON, WALTER L;GRAYSON, SUSAN S
3515 LANGDALE DR
HIGH POINT NC 27265

HALL, MARK ANDREW
519 IMPALA AVE
HIGH POINT NC 27265

HALL, SHEILA R
147 CORNMEAL CV
HIGH POINT NC 27265

HAMILTON, ALLEN W;HAMILTON, LINDA L
136 OLD MILL RD APT C
HIGH POINT NC 27265

HAMILTON, WARREN EDWARD;HAMILTON, MARY JO
3517 LANGDALE DR
HIGH POINT NC 27265

HAWKINS, RANDY J;HAWKINS, DANEAL W
148 CORNMEAL CV
HIGH POINT NC 27265

HAYES, VICKI R;HAYES, MICHAEL L
3603 LANGDALE DR
HIGH POINT NC 27265

HINKLE, MARGARET R
2100 VAN BUREN ST
HIGH POINT NC 27260

HUBER, MORTON W;HUBER, KYOKO
503 LANGDALE CT
HIGH POINT NC 27265

HUNTER, DARRYL THOMAS
3519 LANGDALE DR
HIGH POINT NC 27265

HUTCHENS, BILLY;HUTCHENS, EVELYN LOUISE
144 OLD MILL RD APT A
HIGH POINT NC 27265

JANNEY, NANCY S
300 SKEET CLUB RD
HIGH POINT NC 27265

JOYCE, KEICHELE K;JOYCE, REID A
149 HENDERSON DR
THOMASVILLE NC 27360

KAK, THOMAS J
3520 LANGDALE DR
HIGH POINT NC 27265

KENNEDY, CLORESS M L/T;WHITLEY, RENEE
KENNEDY;HARVELL, SONJA KENNEDY
3603 GREENHILL DR
HIGH POINT NC 27265

KENNEDY, LAURA ELIZABETH;KENNEDY, ROBERT
KENNETH
121 OLD MILL RD
HIGH POINT NC 27261

KOONCE, ELIZABETH M
142 OLD MILL RD UNIT B
HIGH POINT NC 27265

KUYKENDALL, JERRY D
127 OLD MILL RD
HIGH POINT NC 27265

LARA, RODOLFO VELAZQUEZ;JIMENEZ,
ESMERALDA SANCHEZ
117 OLD MILL RD
HIGH POINT NC 27265

LUGARICH, TOMISLAV J;EVANS, DOROTEA L
153 OLD MILL RD APT C
HIGH POINT NC 27265

MACON, TYLER
134 OLD MILL RD APT E
HIGH POINT NC 27265

MARTHA L KIRBY REVOCABLE TRUST;KIRBY,
MARTHA L TRUSTEE
3501 CORVAIR DR
HIGH POINT NC 27265

MCDOWELL, JEAN T
3516 LANGDALE DR
HIGH POINT NC 27265

MCFALLS, ELAINE MARIE
134 OLD MILL RD APT B
HIGH POINT NC 27265

MENDOZA, MINERVA;SANTIBANEZ, EFREN
8102 MOORES MILL CT
STOKESDALE NC 27357

MILL NORTH HOMEOWNERS ASSOCIATION INC
142 CHURCH AVE
HIGH POINT NC 27262

MILLS, TREVOR LOYD;MILLS, JESSICA NICOLE
3504 CORVAIR DR
HIGH POINT NC 27260

MOORE, DAVID O;MOORE, PEGGY B
140 OLD MILL RD APT D
HIGH POINT NC 27265

MOORE, GLORIA JEAN
153 OLD MILL RD APT A
HIGH POINT NC 27265

MULLEN, HENRY E;MULLEN, LYNNE A
3713 WHEAT ST
HIGH POINT NC 27265

NIEVINSKI, LINDA
146 OLD MILL RD APT C
HIGH POINT NC 27265

OAKVIEW ESTATES OLD MILL ESTATES
HOMEOWNERS ASSN
142 CHURCH AVE
HIGH POINT NC 27262

OGLESBY, JEREMY RUSSELL;OGLESBY, SHELLEY
ELIZABETH
522 IMPALA AVE
HIGH POINT NC 27265

PANDONE, BEATRICE A;PANDONE, ROCCO
3715 WHEAT ST
HIGH POINT NC 27265

RAY, ROBIN S
3522 LANGDALE DR
HIGH POINT NC 27265

REECE, PATRICIA
521 IMPALA AVE
HIGH POINT NC 27265

RICE, CORDELIA S;RICE, ALBERT R
144 OLD MILL RD APT D
HIGH POINT NC 27265

RICE, RANDY RAY;RICE, DIANE MARIE
3605 LANGDALE DR
HIGH POINT NC 27265

RICH, HOWARD RANDALL;RICH, SONJA C
2302 CANTUS CT
HIGH POINT NC 27262

ROACH, SHERRY C
136 OLD MILL RD APT B
HIGH POINT NC 27265

ROBBINS, DEBORAH
145 OLD MILL RD
HIGH POINT NC 27265

SAMS, JAMES E JR;SAMS, CAROL
138 OLD MILL RD APT C
HIGH POINT NC 27265

SANFORD, PATRICIA L T/C;SANFORD, WARREN H
T/C
136 OLD MILL RD APT D
HIGH POINT NC 27265

SCHUSTER, EDWARD F;SCHUSTER, SUSAN M
141 CORNMEAL CV
HIGH POINT NC 27265

SHARPE, DREAMA ROSE
134 OLD MILL RD APT F
HIGH POINT NC 27265

SIKES, LINDA J
136 CORNMEAL CV
HIGH POINT NC 27265

SIZEMORE, LESTER MARTIN;SIZEMORE,
BARBARA ANNE
143 CORNMEAL CV
HIGH POINT NC 27265

SMITH, ANTHONY D;SMITH, DIANE D
124 CLIPPERSHIP DR
HOLDEN BEACH NC 28462

SNIDER, SCOTTY L;SNIDER, RHONDA D
144 OLD MILL RD APT C
HIGH POINT NC 27265

SOUTHARDS, DOROTHY P
134 OLD MILL RD APT C
HIGH POINT NC 27265

STEISS, DARREN C;STEISS, WENDY S
134 CORNMEAL CV
HIGH POINT NC 27265

STEVENS, KENLEIGH Q;BESHEARS, COLT D
146 CORNMEAL CV
HIGH POINT NC 27265

STOCKTON, MARTHA H;STOCKTON, ROBERT
WILEY
159 OLD MILL RD APT C
HIGH POINT NC 27265

STONE MILL VILLAGE HOA INC
221 JONESTOWN RD
WINSTON SALEM NC 27104

STUTTS, MICHAEL AARON
140 OLD MILL RD APT B
HIGH POINT NC 27265

TEAGUE, ROBERT L JR;TEAGUE, BARBARA J
148 OLD MILL RD APT B
HIGH POINT NC 27265

TELLEKAMP, NANCY;TELLEKAMP, MICHAEL
140 OLD MILL RD UINIT C
HIGH POINT NC 27265

TENNIS, MICHAEL J
146 OLD MILL RD APT D
HIGH POINT NC 27265

THOMPSON, WENDY C
146 OLD MILL RD APT A
HIGH POINT NC 27265

TRAWETS LLC
101 NEAL PL STE 101
HIGH POINT NC 27262

TUCKER, MELISSA JANE BLAIR
142 OLD MILL RD APT D
HIGH POINT NC 27265

WAGONER PROPERTIES I LLC
714 CARRIAGE HILL RD
SIMPSONVILLE SC 29681

WALKER, FRANKIE GAIL
134 OLD MILL RD APT D
HIGH POINT NC 27263

WEBER, KATHRYN C
149 CORNMEAL CV
HIGH POINT NC 27265

WILKINSON, DALE L;WILKINSON, LILA D
142 OLD MILL RD APT A
HIGH POINT NC 27265

WILLIS, JANE F;WILLIS, JERRY
135 CORNMEAL CV
HIGH POINT NC 27265

WILSON, CURTIS E;WILSON, EVELYN A
PO BOX 2141
HIGH POINT NC 27261

WILSON, DONNA RAE
125 OLD MILL RD
HIGH POINT NC 27265

WITCHER, BETTY STEELE L/T;WITCHER, JAMES
WILLIAM L/T;JOHNSON, ANGELA W;LANIER,
SUSAN W;WITCHER, RICHARD D
3509 LANGDALE DR
HIGH POINT NC 27265

WOOD, SHARON H
142 OLD MILL RD APT C
HIGH POINT NC 27265

WRIGHT, CONNIE JO;WRIGHT, JUSTIN
DEAN;WRIGHT, ALAN SHANE
159 OLD MILL RD APT B
HIGH POINT NC 27265

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

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

TRANSPORTATION IMPACT ANALYSIS

Old Mill Road Development

High Point, NC

Prepared for Makson





Transportation Impact Analysis

Old Mill Road Development High Point, NC

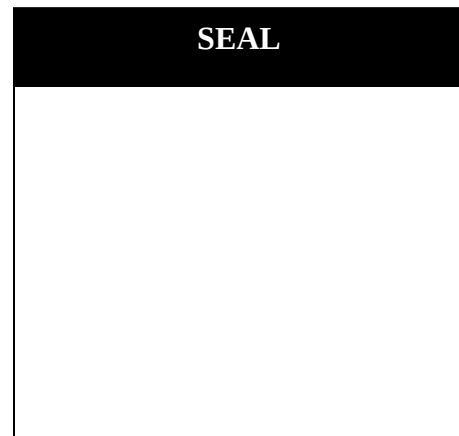
Prepared for Makson
March 31, 2022

Analysis by: Samuel Starks

Drafting/Graphics by: Samuel Starks

Reviewed by: Frank Amenya, P.E., PTOE
Dionne C. Brown, P.E

Sealed by: Frank Amenya, P.E., PTOE



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**Transportation Impact Analysis
Old Mill Road Development
Prepared for Makson Incorporated
March 31, 2022**

Executive Summary

The purpose of this report is to assess the transportation impact of the proposed Old Mill Road Development in High Point, NC. The proposed residential development will be located in a parcel of land southeast of the intersection of Skeet Club Road and Old Mill Road, bounded by Old Mill Road to the north and Interstate 74 to the southwest. This transportation impact analysis (TIA) considers up to 93 units of single-family detached homes and 288 multifamily housing units. This development proposes three (3) new access points along Old Mill Road.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 11th Edition), this development has a trip generation potential of 2,865 daily trips, with 202 new AM peak hour trips and 253 new PM peak hour trips.

Capacity Analysis and Recommendations

This analysis has been conducted based on the High Point Department of Transportation (HPDOT) and North Carolina Department of Transportation (NCDOT) guidelines and has identified the potential traffic impacts of this development. Overall, the analysis indicates LOS D or better can be expected at all study intersections with the improvements in place during the future build peaks. With these improvements, there is adequate capacity on the road network to handle the traffic generated by this proposed development.

We recommend the new site accesses to be designed to HPDOT standards. This recommendation is illustrated in Exhibit A.

Conclusion

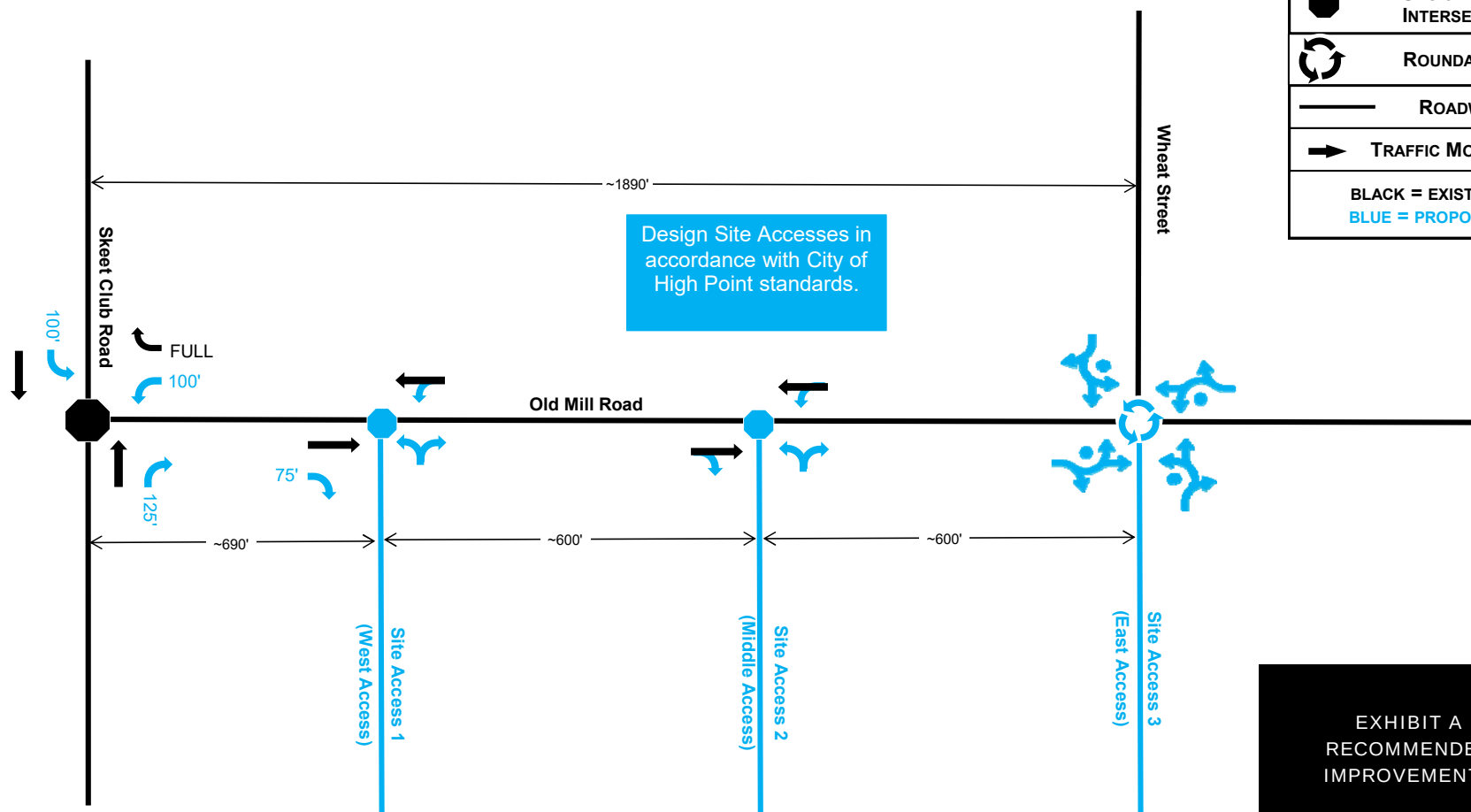
This TIA was performed in order to assess transportation impacts of the proposed site as well as background traffic. The analysis documented here indicates that with the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The exact layout of the site will need to be coordinated during the site plan review process. The recommended improvements for the development are summarized in Table A and illustrated in Exhibit A. Please note that the access points to the site are recommended to be designed according to HPDOT standards as applicable.

Table A – Recommended Improvements Summary

INTERSECTION	RECOMMENDATIONS
Skeet Club Road at Old Mill Road	• Provide a northbound right turn lane along Skeet Club Road with 125 feet of storage and appropriate taper. • Provide a southbound left turn lane along Skeet Club Road with 100 feet of storage and appropriate taper. • Provide a westbound left turn lane along Old Mill Road with 100 feet of storage and appropriate taper.
Old Mill Road at Site Access 1 (West Access)	• Provide an eastbound right turn lane along Old Mill Road with 75 feet of storage and appropriate taper. • Design site access to HPDOT standards.
Old Mill Road at Site Access 2 (Middle Access)	• Design site access to HPDOT standards.
Old Mill Road at Wheat Street and Site Access 3 (East Access)	• The single lane roundabout as shown on the site plan will be adequate to handle this development's traffic. This access point should be designed to HPDOT standards.



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROUNDABOUT
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	



*** NOT TO SCALE ***

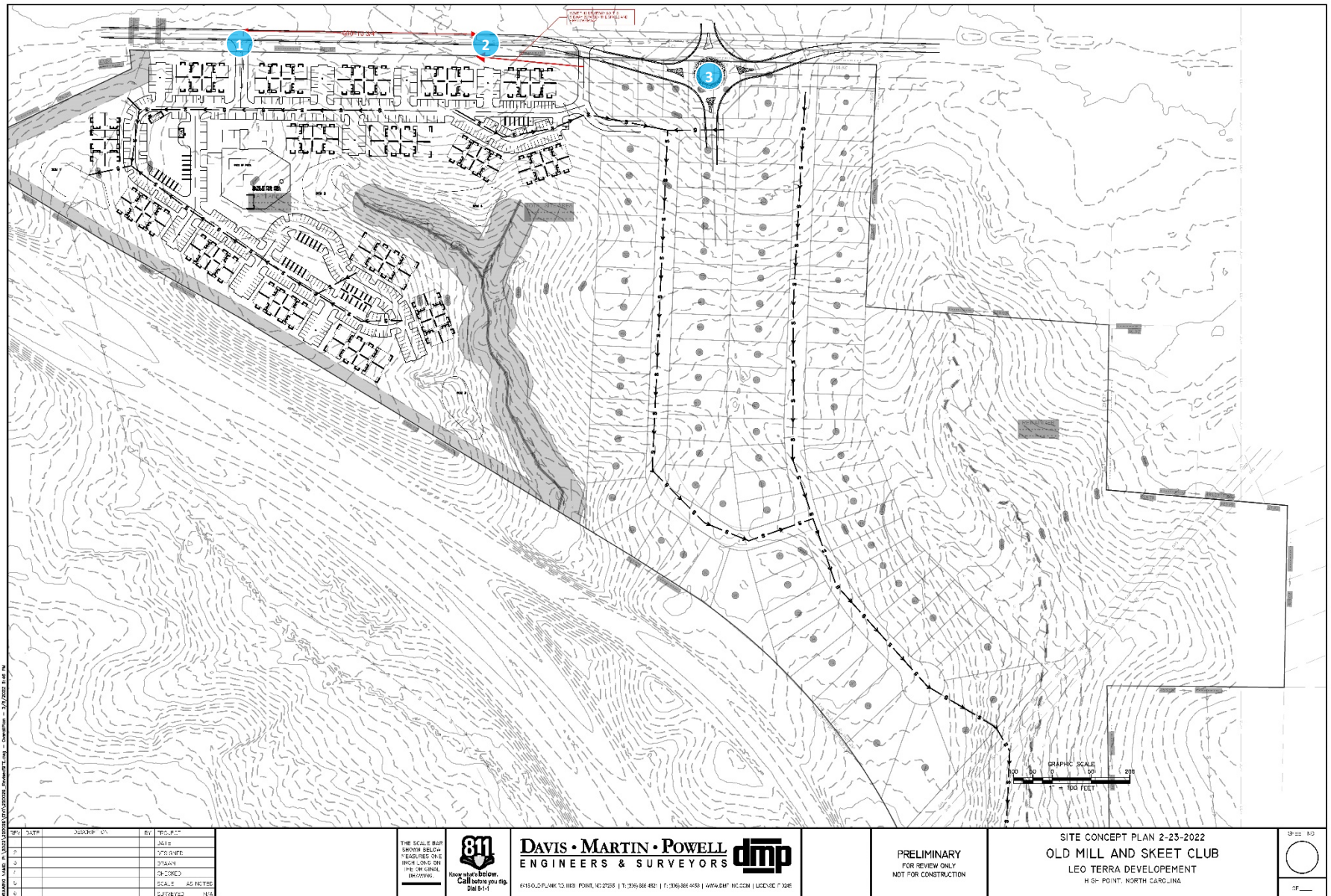
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EXHIBIT A
RECOMMENDED
IMPROVEMENTS

OLD MILL ROAD DEVELOPMENT
HIGH POINT, NC

PROJECT NUMBER 220018









CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 22-02
(HEPHIGHPT, LLC)

From: Chris Andrews,
Interim Planning and Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 4, 2022 and
May 11, 2022

Attachments: Staff Report

Advertised By: Planning & Development

PURPOSE:

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

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its April 26, 2021 public hearing. All members of the Commission were present. Mr. Andy Piper, Senior Planner, presented the case and recommended **denial** of the request as outlined in the staff report.

Speaking on the request:

The applicant's attorney, Mr. Andy Harris, Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Drive, High Point, spoke in favor of the request. He pointed out that he believes the request meets several of the goals and objectives of the Land Use Plan, specifically goals 2, 4 & 5 as well as objectives of the plan 3, 5, 9 and 11 (*see Land Use Plan*). Furthermore; he stated that there has been significant population growth in the area but an "activity center" identified in the Sandy Ridge Rd./Piedmont Parkway area is no longer available and he believes that changing of land use plan at this location from the Low-Density Residential classification to the Local/Convenience Commercial classification is the next best option.

Speaking in opposition to the request were Ms. Debra Adams, 3907 Kim Drive; Mr. Rick Moore 4302 Johnson Street; Ms. Julianne Shamburg, 4104 Saint Johns Street; Mr. Bobby Bailey, 4419 Orchard Knob Lane; Mr. Tudor Stancu, 4512 Garden Club Street; Ms. Susan Cox, 1716 Gentry Court; Ms. Georgette Brousseau, 4460 Orchard Knob Lane; and Mr. Bob Fricke, 612 Tara Drive. These speakers noted the following issues and concerns:

- The proposals inconsistency with the Land Use Plan,
- The wish to preserve the residential character of the community,
- The proposed development would establish a precedent for commercial growth in the area,
- There are commercial land uses already available within about 3 miles of the site,
- There is concern the development won't be developed as planned or that it will create another vacant retail center if the grocery store were to close in the future,
- Residents do not want this use and understand they have to drive further for services,
- The potential environmental impacts, including stormwater runoff, and
- Increases in traffic and noise, at an already busy intersection.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended *denial* of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

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

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

**STAFF REPORT
PLAN AMENDMENT 22-02
April 26, 2022**

Requests		
Applicant: HEPHIGHT, LLC	Owner: Custom Electric and Plumbing Inc., Cyrus Walton & Gale Walton; and Raul Cardona-Torres & Sandra Romero-Torres	
Plan Amendment Proposal: To change the future land use classification for approximately 12.5 acres to the Local/Convenience Commercial land use classification.	From:	Low Density Residential
	To:	Local/Convenience Commercial

Site Information	
Location:	The site is located at the southeast corner of Johnson Street and Skeet Club Road.
Acreage:	Approximately 12.5 acres
Current Land Use:	The site is currently developed with three single family dwellings.

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

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

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

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement:	Goal 1: Preserve and enhance High Point's most important natural and cultural resources. <u>Obj. 1C</u>: Protect the city's water supply through compatible use and design innovations, and minimizing the disturbance of land. <u>Obj. 1D</u>: Preserve and revitalize key historic landmarks and unique areas in High Point.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan:	There are not any area plans that cover this area. However, the Johnson Street/Sandy Ridge Road Corridor plan, which was replaced by the Northwest Area Plan in 2011, did evaluate the site and its surrounding area and recommended a Low-Density Residential land use designation.
LUPA History:	This area was designated as Low-Density Residential in the mid-1980s. The Land Use Plan was recently amended in the vicinity of this case as follows: <u>PA-21-02</u>: On August 16, 2021, approximately 45 acres on the northwest corner of Johnson Street and Skeet Club Road were amended from Low-Density Residential to Moderate-Density Residential.

Details of Proposal

Summary of Land Use Plan Amendment Request:

This is a request to change the Land Use Plan classification for approximately 12.5 acres from the Low-Density Residential classification to a Local/Convenience Commercial classification. The request is being made in conjunction with a zoning map amendment request (ZA-22-09) to support the development of an approximately 65,000 to 75,000 square foot multi-tenant shopping center that will include several outparcels. The site is located at the southeast corner of the signalized intersection of Johnson Street and Skeet Club Road, which are both considered major thoroughfares. Construction to convert Skeet Club Road from two lanes to a four-lane divided roadway with a median from Eastchester Drive/NC 68 to Johnson Street is nearing completion, and Skeet Club Road is anticipated to be widened to multiple lanes from Johnson Street to N. Main Street by 2045. The three parcels associated with this request are currently developed with single family detached dwelling dwellings, one being a historic structure recognized by Guilford County as a Historic Landmark property.

Staff Analysis

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

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

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

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

Recommendation

Staff Recommends Denial:

Staff recommends denial of the request to change the future land use classification for approximately 12.5 acres to Local/Convenience Commercial because it will not be in harmony with the existing residential character of the surrounding area and there are no policies supporting the establishment of commercial uses in this area.

Report Preparation

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

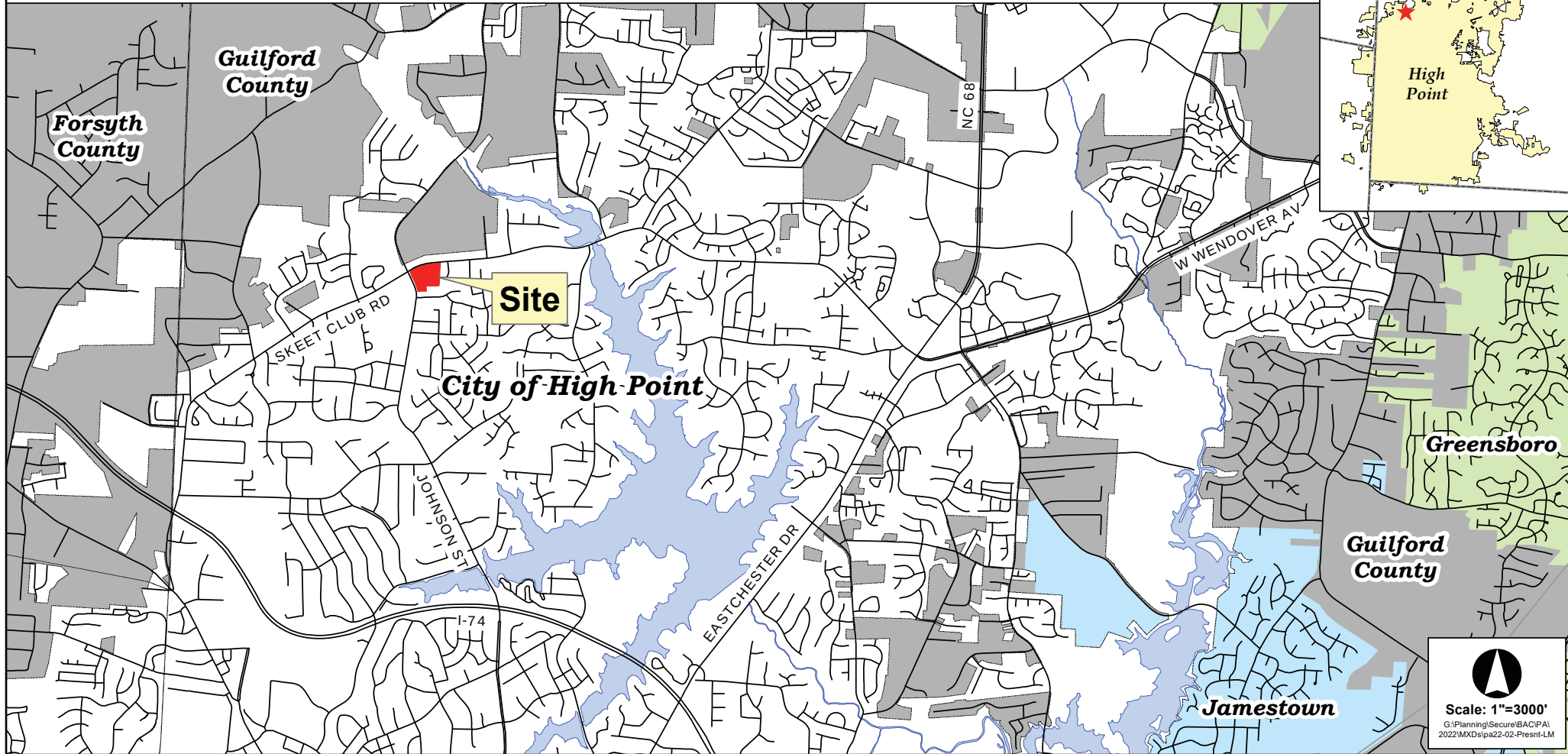
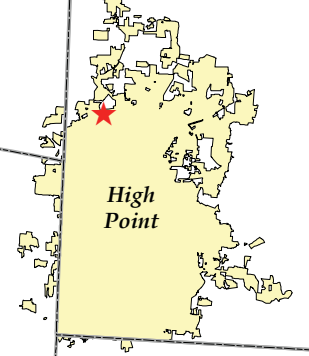
List of Attachments:
Land Use Map

LOCATION MAP

PLAN AMENDMENT: PA-22-02

Applicant: HEPHIGHPT, LLC

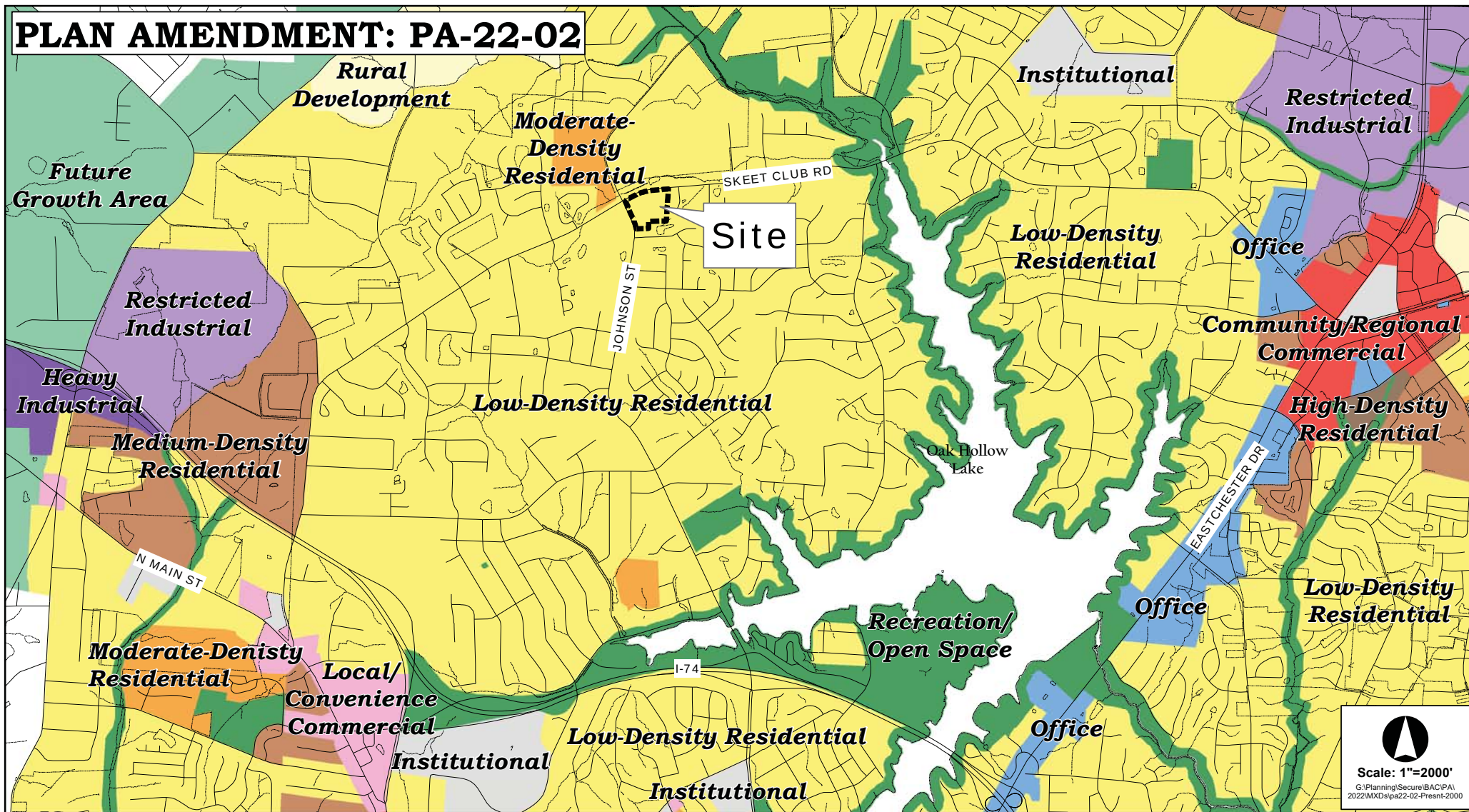
Vicinity Map



Scale: 1"=3000'

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PLAN AMENDMENT: PA-22-02



CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance Rescinding an Ordinance To Demolish

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 5/16/2022

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Ordinance Rescinding an
Ordinance

PURPOSE:

A request by Community Development and Housing – Local Codes Section to rescind the ordinance adopted by Council to demolish the dwellings at 1834 Willard St., 908 Richardson Ave., 1615 Long St., 1220 Lakeview Heights Dr., 262 Dorothy St., 523 N. Centennial St., 605 Langford Ave., 1310 Ragan Ave., 1336 Cox Ave., 317 Fourth St., 811 Willow Pl., 308 Fourth St., 1441 Madison St., and 412 Walnut St.

BACKGROUND:

An Ordinance for demolition was passed by the High Point City Council on the dates indicated for each property, as attached. The property was brought into compliance with the Minimum Housing Code as indicated for each address on the attached sheet.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

This was presented to Community Development Committee on May 3, 2022, and is forwarded to City Council with a favorable recommendation.

Ordinance to Rescind an Ordinance
CD Community Development Committee

May 3, 2022

<u>Address</u>	<u>Demo Ordinance Adopted</u>	<u>Demolished by Owner</u>
1. 1834 Willard St.	November 15, 2021	March 11, 2022
2. 908 Richardson St.	September 20, 2021	October 11, 2021
3. 1615 Long St.	September 20, 2021	September 28, 2021
4. 1220 Lakeview Heights	February 1, 2021	August 12, 2021
5. 262 Dorothy St.	April 3, 2017	June, 27, 2017
6. 523 N. Centennial St.	September 18, 2017	December 8, 2017
7. 605 Langford St.	November 20, 2017	December 27, 2017
8. 1310 Ragan Ave.	April 3, 2017	June 30, 2017
9. 1336 Cox Ave.	February 1, 2021	March 2, 2021
10. 317 Fourth St.	November 4, 2019	September 17, 2020
11. 811 Willow Pl.	March 18, 2019	June 25, 2019
12. 308 Fourth St.	August 6, 2018	November 6, 2018
13. 1441 Madison St.	August 7, 2017	September 15, 2017
14. 412 Walnut St.	December 8, 2017	April 19, 2018

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 15TH DAY OF
NOVEMBER, 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1834 WILLARD RD.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on November 15th, 2021, the High Point City Council adopted an ordinance requiring Heirs of Blanche Kinley, owner of the property located at 1834 Willard Rd., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1834 Willard Rd., High Point, North Carolina, recorded in Deed Book 8542, Page 2952, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of the Heirs of Blanche Kinley in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 20TH DAY OF
SEPTEMBER, 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 908 RICHARDSON
AV., HIGH POINT, NORTH CAROLINA**

WHEREAS, on September 20th, 2021, the High Point City Council adopted an ordinance requiring Clarence Izzard, owner of the property located at 908 Richardson Av., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 908 Richardson Av., High Point, North Carolina, recorded in Deed Book 8514, Page 2954, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Clarence Izzard in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 20TH DAY OF
SEPTEMBER, 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1615 LONG ST.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on September 20th, 2021, the High Point City Council adopted an ordinance requiring DK Investments, LLC, owner of the property located at 1615 Long St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1615 Long St., High Point, North Carolina, recorded in Deed Book 8514, Page 2950, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of the DK Investments, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 1ST DAY OF
FEBRUARY 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1220 LAKEVIEW
HEIGHTS DR., HIGH POINT, NORTH CAROLINA**

WHEREAS, on February 1st, 2021, the High Point City Council adopted an ordinance requiring Amen J. Patron, owner of the property located at 1220 Lakeview Heights Dr., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1220 Lakeview Heights Dr., High Point, North Carolina, recorded in Deed Book 8400, Page 1024, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name Amen J. Patron in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 3RD DAY OF APRIL, 2017, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 262 DORTHY ST., HIGH POINT, NORTH CAROLINA

WHEREAS, on April 3^d, 2017, the High Point City Council adopted an ordinance requiring High Point Christian Center, owner of the property located at 262 Dorothy St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 262 Dorothy St., High Point, North Carolina, recorded in Deed Book 7920, Page 1629, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name High Point Christian Center in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 18TH DAY OF
SEPTEMBER, 2017, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 523 N. CENTENNIAL
ST., HIGH POINT, NORTH CAROLINA**

WHEREAS, on September 18th, 2017, the High Point City Council adopted an ordinance requiring NTH Realty, LLC, owner of the property located at 523 N. Centennial St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 523 N. Centennial St., High Point, North Carolina, recorded in Deed Book 7976, Page 2492, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of NTH Realty, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 20TH DAY OF
NOVEMBER, 2017 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 605 LANGFORD
AVE., HIGH POINT, NORTH CAROLINA**

WHEREAS, on November 20th, 2017, the High Point City Council adopted an ordinance requiring Schwarz Properties, owner of the property located at 605 Langford Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 605 Langford Ave., High Point, North Carolina, recorded in Deed Book 7998, Page 1332, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Schwarz Properties in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 3RD DAY OF
APRIL 2017, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH
POINT TO DEMOLISH THE DWELLING LOCATED AT 1310 RAGAN AVE., HIGH
POINT, NORTH CAROLINA**

WHEREAS, on April 3rd, 2017, the High Point City Council adopted an ordinance requiring Elly's Place, LLC owner of the property located at 1310 Ragan Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1310 Ragan Ave., High Point, North Carolina, recorded in Deed Book 7920, Page 1627, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name Elly's Place, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 1ST DAY OF
FEBRUARY 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1336 COX AVE.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on February 1st, 2021, the High Point City Council adopted an ordinance requiring Floro Ungos Jr & Catalina Ungos, owner of the property located at 1336 Cox Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1336 Cox Ave., High Point, North Carolina, recorded in Deed Book 8400, Page 1026, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Floro Ungos Jr & Catalina Ungos, in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 4TH DAY OF
NOVEMBER, 2019 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 317 FOURTH ST.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on November 4th, 2019, the High Point City Council adopted an ordinance requiring owner of the property located at 317 Fourth St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 317 Fourth St., High Point, North Carolina, recorded in Deed Book 8215, Page 465, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of TLC Ministries, Inc. in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 18TH DAY OF
MARCH 2019 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH
POINT TO DEMOLISH THE DWELLING LOCATED AT 811 WILLOW PLACE,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on March 18th, 2019, the High Point City Council adopted an ordinance requiring owner Fredy Salagado Machuca & Raul Salagado of the property located at 811 Willow Place High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 811 Willow Place, High Point, North Carolina, recorded in Deed Book 8136, Page 1743, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Fredy Salagado Machuca & Raul Salagado in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 6TH DAY OF
AUGUST 2018 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH
POINT TO DEMOLISH THE DWELLING LOCATED AT 308 FOURTH ST., HIGH
POINT, NORTH CAROLINA**

WHEREAS, on August 6th, 2018, the High Point City Council adopted an ordinance requiring owner SHJ Capital. LLC of the property located at 308 Fourth St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 308 Fourth St., High Point, North Carolina, recorded in Deed Book 8075, Page 642, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of SHJ Capital, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 7TH DAY OF AUGUST, 2017, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1441 MADISON ST., HIGH POINT, NORTH CAROLINA

WHEREAS, on August 7th, 2017, the High Point City Council adopted an ordinance requiring McLaughlin Family, LLC. owner of the property located at 1441 Madison St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1441 Madison St., High Point, North Carolina, recorded in Deed Book 7962, Page 2408, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name McLaughlin Family, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 18TH DAY OF
DECEMBER, 2017 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 412 WALNUT ST.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on December 18th, 2017, the High Point City Council adopted an ordinance requiring owner Nancy Bailey Hughes of the property located at 412 Walnut St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 412 Walnut St., High Point, North Carolina, recorded in Deed Book 8006, Page 2247, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Nancy Bailey Hughes in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022

Lisa B. Vierling, City Clerk

"AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
FOR THE PURCHASE OF PROPERTY AT 300 A OAK STREET AND W. RUSSELL AVENUE

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

Section 1. At the May 2, 2022 City Council meeting, the Mayor and City Council approved \$3,000,000 in American Rescue Plan funds for government services. This action freed up \$3,000,000 in general fund dollars for the purchase of property at 300 A Oak Street and 331 W Russell Avenue for development of a small-scale manufacturing facility.

Section 2. The 2021-2022 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following revenues be amended as follows:

General Capital Projects	
Transfer from General Fund	\$3,000,000

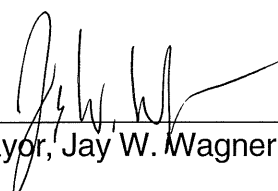
(B) That the following expenditures be amended as follows:

General Capital Projects	
Community Development Projects	\$3,000,000

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

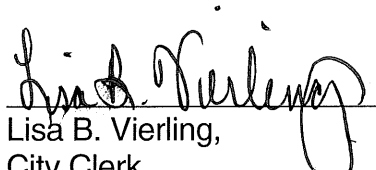
Section 4. That this ordinance shall be effective from and after its passage."

Adopted by High Point City Council, this the 16th day of May 2022

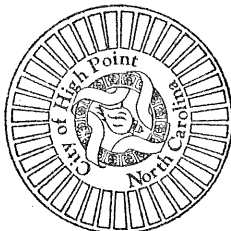


Mayor, Jay W. Wagner

ATTEST



Lisa B. Vierling,
City Clerk



**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 1ST DAY OF
FEBRUARY 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1220 LAKEVIEW
HEIGHTS DR., HIGH POINT, NORTH CAROLINA**

WHEREAS, on February 1st, 2021, the High Point City Council adopted an ordinance requiring Amen J. Patron, owner of the property located at 1220 Lakeview Heights Dr., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

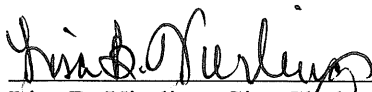
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1220 Lakeview Heights Dr., High Point, North Carolina, recorded in Deed Book 8400, Page 1024, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name Amen J. Patron in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022



Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

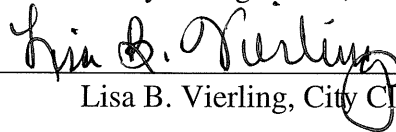


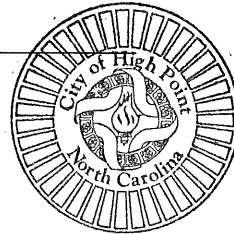
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7831/22-52, page 148, Legislative File No. 2022-238 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 17th day of May 2022.

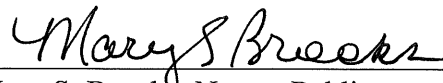

Lisa B. Vierling, City Clerk

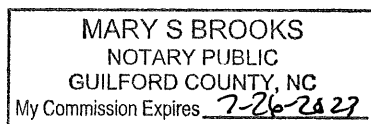


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.


Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 20TH DAY OF
SEPTEMBER, 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 908 RICHARDSON
AV., HIGH POINT, NORTH CAROLINA**

WHEREAS, on September 20th, 2021, the High Point City Council adopted an ordinance requiring Clarence Izzard, owner of the property located at 908 Richardson Av., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

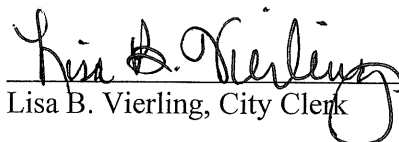
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 908 Richardson Av., High Point, North Carolina, recorded in Deed Book 8514, Page 2954, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Clarence Izzard in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

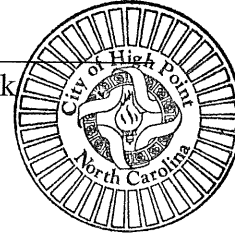
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, 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 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7829/22-50, page 146, Legislative File No. 2022-238 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 17th day of May 2022.

Lisa B. Vierling
Lisa B. Vierling, City Clerk

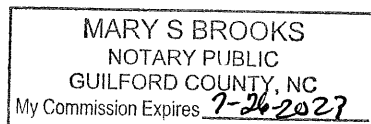


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.

Mary S. Brooks
Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 18TH DAY OF
MARCH 2019 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH
POINT TO DEMOLISH THE DWELLING LOCATED AT 811 WILLOW PLACE,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on March 18th, 2019, the High Point City Council adopted an ordinance requiring owner Fredy Salagado Machuca & Raul Salagado of the property located at 811 Willow Place High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

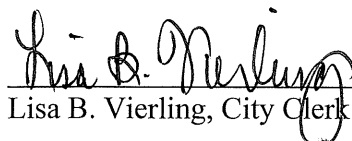
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

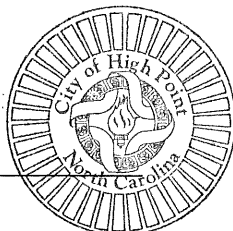
NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 811 Willow Place, High Point, North Carolina, recorded in Deed Book 8136, Page 1743, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Fredy Salagado Machuca & Raul Salagado in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



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

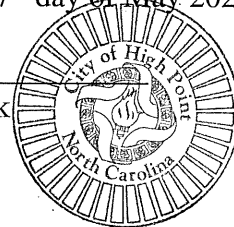
Certification

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Lisa B. Vierling

Lisa B. Vierling, City Clerk



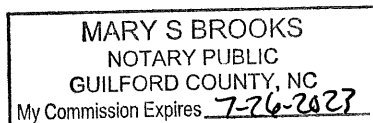
ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.

Mary S. Brooks

Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-11
(350 South Land Holding, LLC)

From: Chris Andrews,
Interim Planning and Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 4, 2022, and
May 11, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by 350 South Land Holding, LLC to rezone approximately 558 acres from the Planned Development Mixed (PDM) District and the Agricultural (AG) and the Residential Single Family - 40 (RS-40) districts, both within Guilford County's zoning jurisdiction, to a Planned Development Periphery (PD-P) District. The zoning site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its April 26, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Mark Isaacson, attorney, Isaacson-Sheridan, 804 Green Valley Road, Greensboro. Mr. Isaacson provided an overview of the proposal to update the zoning of this site, which includes a 60-acre expansion of land area. He noted that the site was initially annexed and rezoned in 2012 to support a business/industrial park development, and this application simply updates the zoning standards to meet current requirements of the Development Ordinance. Except for new conditions that prohibit Heavy Industrial uses and upgrades to perimeter landscaping standards next to single family dwellings, current zoning conditions from 2012 are being carried forward into this new Conditional Zoning Ordinance. Furthermore, transportation conditions and access requirements are being updated to be consistent with the NCDOT's recently approved Sandy Ridge Road widening plans. In conclusion, Mr. Isaacson noted that the site has a restricted industrial land use classification and the City's Northwest Area Plan identifies this area as business center. This update to the PD-P District, with development mostly subject to EC District standards, is consistent with the City's adopted land use plan for this area.

Speaking in opposition to the request were Ms. Julie Jones, 8326 Lakedale Cir, Colfax and Mr. Steven Thaggard, 4910 Devane Ct, High Point. They expressed concern with the intensity of development (two million square feet of industrial uses), increased traffic and truck traffic, and the negative environmental impact to the area.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended ***approval*** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 22-11 is consistent with the City's adopted policy guidance because the proposed zoning amendment supports land use policies of the Community Growth Vision Statement, the Land Use Plan and the Northwest Area Plan. Furthermore, the proposed zoning amendment updates zoning standards for this site to align with the recently adopted 2017 City of High Point Development Ordinance.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-11
April 26, 2022**

Request	
Applicant: 350 South Land Holdings, LLC	Owners: 350 South Land Holdings, LLC J and G Land Holdings LLC
Zoning Proposal: To update the Planned Development zoning of the site to meet current standards and to add approximately 60 acres to this Planned Development District.	From: PDM Planned Unit Development-Mixed District <i>(Initial zoning in 2012 and updated in 2013 and 2016)</i>
	To: PD-P Planned Development-Periphery District

Site Information	
Location:	The larger overall zoning site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road.
Tax Parcel Number:	Guilford County Tax Parcels 170825, 170826, 170855, 170893, 170866, 170700, 170701, 170703, 170714, 170728, 226275, 170740, 170854, 168770, 168791, 168792, 168794, 168949, 170697, 170699, 170704, 170710, 170731, 170826, 170831, 170834, 170990, 171055, 171067, 171075, 171077, 171092, 171057 and 170876
Site Acreage:	Approximately 558.12 acres
Current Land Use:	Approximately 10 single family homes and undeveloped parcels.
Physical Characteristics:	The site has some developed parcels but consists primarily of open pasture lands and wooded areas with moderate to severely sloping terrains. Perennial and intermittent streams run through the site, in a southwesterly direction. The steeper terrains are along these various stream corridors.
Water and Sewer Proximity:	<u>Water lines:</u> There are existing City water lines, varying in size from 6-inches to 16-inches, within Sandy Ridge Road, the southern portion of Adkins Road, Boylston Road, and Bunker Hill Road. <u>Sanitary Sewer lines:</u> There is a 16-inch sewer line running along a stream corridor that terminates east of Adkins Road at the southwestern boundary of the zoning site. In addition, a 6-inch sewer line (force main) lies adjacent to the site along Sandy Ridge Road.
General Drainage and Watershed:	The site drains in a general westerly direction. Development of the site will be subject to the Oak Hollow Lake General Watershed Areas (GWA) requirements of the water supply watershed regulations. Engineered stormwater treatment measures are required for non-residential development with an impervious surface area greater than 24% of the site.
Overlay Districts:	• Oak Hollow Lake GWA • Airport Overlay - Zone 2

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcels and industrial uses
	LI	Light Industrial District (<i>Guilford County</i>)	
South:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcels, single family dwellings and a church
	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	
	PI	Public-Institutional (<i>Guilford County</i>)	
East:	CU R-5	Conditional Use Residential Single Family – 5 District	Undeveloped parcels and single family dwellings
	AG	Agricultural District (<i>Guilford County</i>)	
	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	
West:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcels and single family dwellings.
	RS-40	Light Industrial District (<i>Guilford County</i>)	

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following goal and objective of the Community Growth Vision Statement are relevant to this request: Goal 6: Keep high Point’s economy strong and make it more diversified. Objective: Continue to identify and recruit new industries that are unrelated to the traditional industries of furniture and textiles in order to achieve greater diversification.
Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goals and objective of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	<u>Northwest Area Plan:</u> The site is located within the Business Center Area of this plan, which is intended to accommodate a wide variety of employment uses, such as office, research, corporate park, industrial, and related uses. It requires a unified design scheme, including enhanced facades on the buildings, substantial surrounding landscaping, restrictive site lighting and signage, and full screening of loading areas. No outside storage is permitted. The plan recommends that all new non-residential development in this area meet additional design guidelines in order to create high quality development that is visually attractive. The following goals and objectives are relevant to this case:

	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. - Obj. #1d: Stress the maintenance of open space during development planning, and provide for the linking of open space areas and environmentally sensitive lands through multi-use greenways, more primitive nature trails and natural wildlife corridors. Goal 2: Achieve high quality development in the built environment. - Obj. #2a: Ensure quality development by requiring high aesthetic standards in site and building design, construction materials and intra-development coordination. - Obj. #2e: Protect existing residential neighborhoods from new non-residential development through design standards and landscaped buffers. Goal 3: Create a fully integrated transportation system that recognizes and accommodates a wide variety of transportation needs and users. - Obj. #3b: Provide intra & inter development transportation connectivity via streets, sidewalks, greenways and less formal trails. - Obj. #3c: Ensure that new development provides the infrastructure requirements of a multi-modal transportation system like bus stops/shelters and bicycle racks. - Obj. #3d: Meet environmental and aesthetic needs through landscaping and the preservation of existing trees along transportation corridors. Goal 4: Continue economic development programs to respond to the needs of a growing area and a changing economic environment - Obj. #4a: Target selected industries and industrial sectors that provide high-value jobs and significant property valuations and which will contribute positively to a diversifying economy.
Zoning History:	The current 511-acre Planned Development is within the northwestern portion of the City of High Point planning area and was annexed and granted a Planned Development Mixed District zoning in 2012 (Zoning Case 12-11). The northwestern portion of the City's Planning Area extends northward to I-40 and from Sandy Ridge Road westward to just past the Guilford/Forsyth County line. Since the 1990s, this northern portion of the City's planning area has experienced steady growth from the approval of multiple annexations and zoning approvals totaling approximately 1,200 acres.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	960 ft.
	Adkins Road	Local	978 ft.
	Joe Drive	Local	1,200 ft.
Vehicular Access:	Initial access will be from Sandy Ridge Road and Joe Drive. In the future, Gallimore Dairy Road will be extended through the site to Adkins Road.		

Traffic Counts: (Average Daily Trips)	Sandy Ridge Road Adkins Road	15,000 AADT (NCDOT 2019 traffic count) 850 AADT (NCDOT 2019 traffic count)
Estimated Trip Generation:	At this time, traffic counts and analysis only considered Phase I of the zoning site. Except for uses permitted in the Agricultural zoning district, no industrial development is permitted in Phase II until all road improvements are installed in Phase I and an additional Traffic Impact Analysis is completed assessing the impact of development in Phase II. Using the development data provided by the applicant, approximately 2.2 million square feet of industrial development is proposed for Phase I at build-out. At build-out, it is estimated that Phase I of this business/industrial park will generate 5,277 daily trips (during a 24-hour period) with up to 799 AM peak hour trips and 794 PM hour peak trips.	
Traffic Impact Analysis (TIA):	Required	
	<u>Yes</u> X	<u>No</u> The proposed residential development will generate more than 150 trips in the AM or PM peak hours. Thus, a TIA is required to be submitted as part of the rezoning application (see TIA executive summary at the end this report).
Conditions:	The attached Planned Development Conditional Zoning Ordinance includes updated transportation related conditions agreed upon the applicant and the City of High Point Transportation Department pertaining to access, road improvements and right of way dedication. These transportation conditions were based on the updated TIA.	

School District Comment

Not applicable to this zoning case.

Planned Development District Overview

A. Purpose and Intent of the Planned Development (PD) District

The Planned Development (PD) districts are established to allow development under unified control while utilizing more flexible standards and procedures than would otherwise result from a strict application of a general district and development. The PD districts are intended to encourage innovative land planning and site design concepts that will produce a high quality, unified project that will not negatively impact adjacent land. A few of the key concepts are:

- Promote quality design and reduce or diminish the inflexibility of design that sometimes results from the strict application of zoning and development standards designed primarily for individual lots.
- Allow greater freedom in providing a well-integrated mix of development..
- Provide for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs.

All PD developments are subject to Section 3.7.3 of the Development Ordinance (Standards Applied to All Planned Development Districts) and the specific standards of the respective PD District. Furthermore, all PD Districts must comply with Chapter 5 (Development Standards), Chapter 6 (Environmental Standards) and Chapter 7 (Subdivision and Infrastructure Standards).

B. Planned Development-Periphery (PD-P) District

The PD-P District was established to encourage the use of innovative and creative design to provide a mix of different residential, nonresidential, and institutional uses in close proximity to services, recreation uses, and open space resources on lands outside the Core City Area.

Details of Proposal

In 2012, City Council approved annexation and initial zoning for lands owned by 350 South Land Holdings, LLC to establish a Planned Development zoning for a potential business/industrial park. At that time the property owner was competing to secure a potential 800,000 to 1,000,000 square foot warehouse and distribution facility that was being considered in the northern portion of High Point.

Phasing of development was a key issue of concern raised by adjacent property owners in 2012, in that they wanted some assurance of road improvements will be installed before lands north and west of Adkins Road were developed for industrial uses. The 2012 zoning approval divided the zoning site into phases and stated the following.

Phase I consists of the southeastern portion of the zoning site, generally lying to the south and east of Adkins Road. The proposed development for this phase will consist of industrial land uses.

Phase II consists of the northwestern portion of the site, generally lying to the north and west of Adkins Road. Only uses permitted in the Agricultural (ARG) District is permitted until all road improvements in Phase I has been completed and a new Traffic Impact Analysis conducted. The AGR District is intended to serve as a temporary “holding zone” until utility line extensions and roadway improvements are provided

The proposed warehouse and distribution facility under consideration in 2012 selected another site within the City of High Point and the applicant has been actively marketing the site for similar land uses. They now have a client that is looking to develop this business/industrial park with an initial 1,000,000 square foot warehouse/distribution facility and options for an additional 500,000 to 1,000,000 square feet of similar warehousing or light industrial uses. The purpose of this zoning request is as follows:

- **Update zoning of this Planned Development to meet current standards:** The initial zoning approval was based on the prior Development Ordinance which was initially enacted in 1992. This prior Development Ordinance was repealed, and a new updated Development Ordinance was adopted and became effective in 2017. Because of the unique manner in which a Planned Development zoning is structured, it is confusing to develop a project of this size when referring to standards of a prior ordinance. Furthermore, the applicant has acquired additional parcels that they wish to add to their development and there are limitations on rezonings that expand an old or former zoning district that no longer exist. This current rezoning application updates the former Planned Development District to current standards of the recently enacted 2017 Development Ordinance. All relevant standards of the prior zoning approval, including the above noted Phase I and II timing of development, are being carried forward and updated to be similar to the previous zoning approval or more stringent.
- **Add land to project.** The applicant has continued to purchase land over the years. An additional 60 acres is being proposed to be added to the initial zoning approval. This land expansion allows for the following:
 - **More convenient and safer access from Sandy Ridge Road.** The NCDOT has recently completed plans for the widening of Sandy Ridge Road from 2 lanes to 4 lanes with a grass median. This has impacted the initially-intended signalized access point of the 2012 zoning approval. Therefore, the applicant has purchased land at the intersection of Sandy Ridge Road and Gallimore Dairy Road to serve as the primary entrance to their development and they will construct an extension of Gallimore Dairy Road through the site to Adkins Road.

- Additional land has also been purchased along Adkins Road and Joe Drive to square up the boundary of the site to allow for more buffer/separation from adjacent lands. It also allows for room to work around any environmentally sensitive lands and to provide sufficient onsite stormwater control measures.

Staff Analysis

The advisability of establishing a planned development district is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a planned development district, the City Council shall weigh the relevance of and consider the following issues outlined below:

- Standards Applied to all Planned Development Zoning Districts in Section 3.7.3
- Standards for Type of Planned District requested PD-P District 3.7.5.
- Conditional Zoning Review Standards in Section 2.4.8.C.

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

Consistency with Adopted Policy Guidance

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

The proposed zoning amendment supports land use policies of the Community Growth Vision Statement, the Land Use Plan and the Northwest Area Plan.

Reasonableness/Public Interest:

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

The proposed zoning amendment updates zoning standards for this site to align with the recently adopted 2017 City of High Point Development Ordinance.

Consistency with PD District Standards

- Whether the proposed PD district meets the standards of Section 3.7.3, Standards Applied to All Planned Development Districts.
- Whether the proposed PD district meets the standards of Section 3.7.6, PD-P District (Outside the Core City Area)

Staff has determined that the requested update to this planned development master plan, statement of intent and development standards sufficiently address the requirements of the PD-P District.

Compatibility with Surrounding Areas

Whether the proposed PD district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.

Where there are issues of compatibility, the master plan map, statement of intent and the standards document shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.

Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

- ❖ This amendment request does not change initial findings used for establishing the Planned Development zoning in 2012. Relevant conditions and development standards from the prior zoning approval have been included in this updated zoning application.
- ❖ The former zoning approval included many heavy industrial uses. Under this update, higher intensity industrial uses that are typically found in the Heavy Industrial zoning district are prohibited.
- ❖ The initial 2012 zoning approval only provided for higher landscaping buffers next to the Maple Creek subdivision lying to the southwest of the zoning site. Under this update, this buffer standard has been increased and now applies to any location where an industrial use abuts an existing single family use on lots under 5 acres.

Mitigation of Impacts: Whether the applicant's proposed PD district, including the proposed use(s), standards and PD master plan, will satisfactorily:

Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.

- ❖ The requested amendment provides for safer vehicular access and road improvements that will be compatible with the future road widening planned for Sandy Ridge Road.
- ❖ Proposed signalization and extension of Gallimore Dairy Road will allow this intersection to serve as the primary entrance to this development. This will assist to mitigate traffic impacts by providing a control access point that directly connects Adkins Road to Sandy Ridge Road, and eastward to NC 68.
- ❖ Except for some building orientation and loading bay exemptions for buildings over 200,000 square feet, development is to meet the standards of the Employment Center District. The EC District has higher architectural standards for development and prohibits any outdoor manufacturing, processing, repair, or assembly. All activity must take place within an enclosed building.

Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees, and protect habitat.

- ❖ The requested amendment does not change initial environmental findings used to support establishment of this planned development in 2012. Watershed and stream buffer standards will still be required to be met.

Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police, and fire.

- ❖ The site is within an area adequately served by City of High Point utilities and municipal services and the applicant has offered transportation related conditions to mitigate impact from their development.

Minimize or effectively mitigate any identified adverse effect on the use, enjoyment, or value of adjacent lands.

- ❖ There is no increase in the intensity of uses. In fact, this amendment removes some previously permitted heavy industrial uses that were initially allowed under the initial 2012 zoning approval.
- ❖ The initially established Phase I and Phase II areas of this project remain the same, and the zoning conditions still restricts the Phase II land area to AGR District uses until future road improvements and traffic studies are completed. Allowable AGR uses, as outlined in the applicant's Conditional Zoning Ordinance, will be similar and compatible to existing county zoning for this area.

Supportive Changes in the Area

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

This portion of the City's Planning area has a Restricted Industrial Land Use Plan classification. It is also within Zone 2 of the City of High Point's Airport Overlay District, which prohibits any new residential development.

Promotes a Preferred Development Patterns

Whether and the extent to which the proposed PD zoning will results in development that promotes a logical, preferred, and orderly development pattern.

Since the 1990s, this northern portion of the City's Planning Area has experienced steady growth from the approval of multiple annexations and zoning approvals totaling approximately 1,200 acres. With the amendment to the Land Use Plan in 2000 and as further refined with adoption of the former Johnson Street/Sandy Ridge Road Area Plan in 2003 and Northwest Area Plan in 2011, properties in this northern portion of the City's planning area, lying north of Bame Road, have been zoned to support restricted industrial uses.

Recommendation

Staff Recommends Approval

The Planning and Development Department recommends approval of the request to update and expand the land area of the current planned development to the PD-P District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

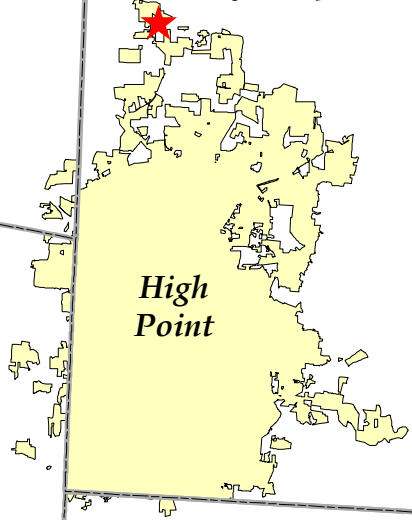
Report Preparation

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

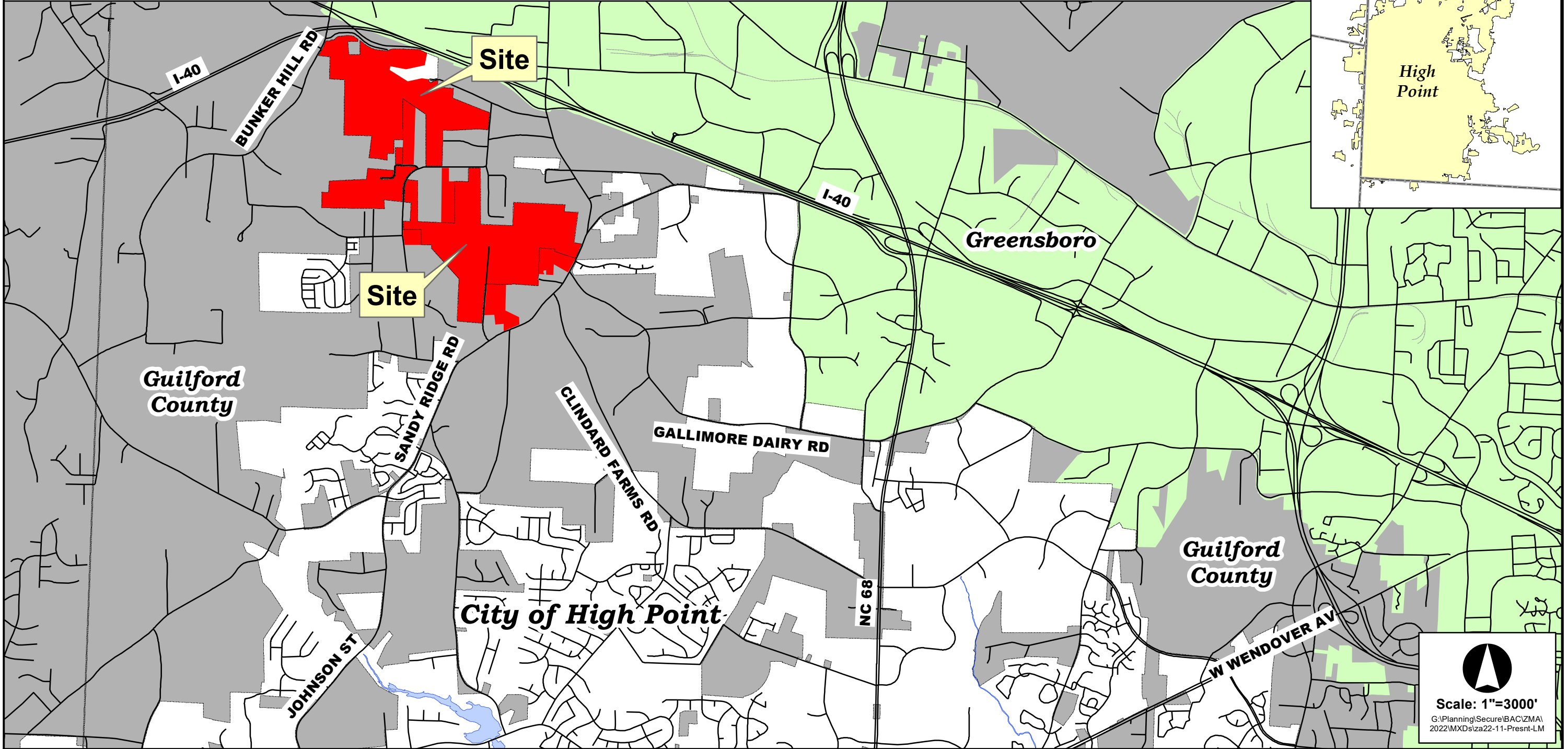
LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-11
Applicant: 350 South Land Holding, LLC

Vicinity Map



High Point



Site

Site

Greensboro

Guilford County

Guilford County

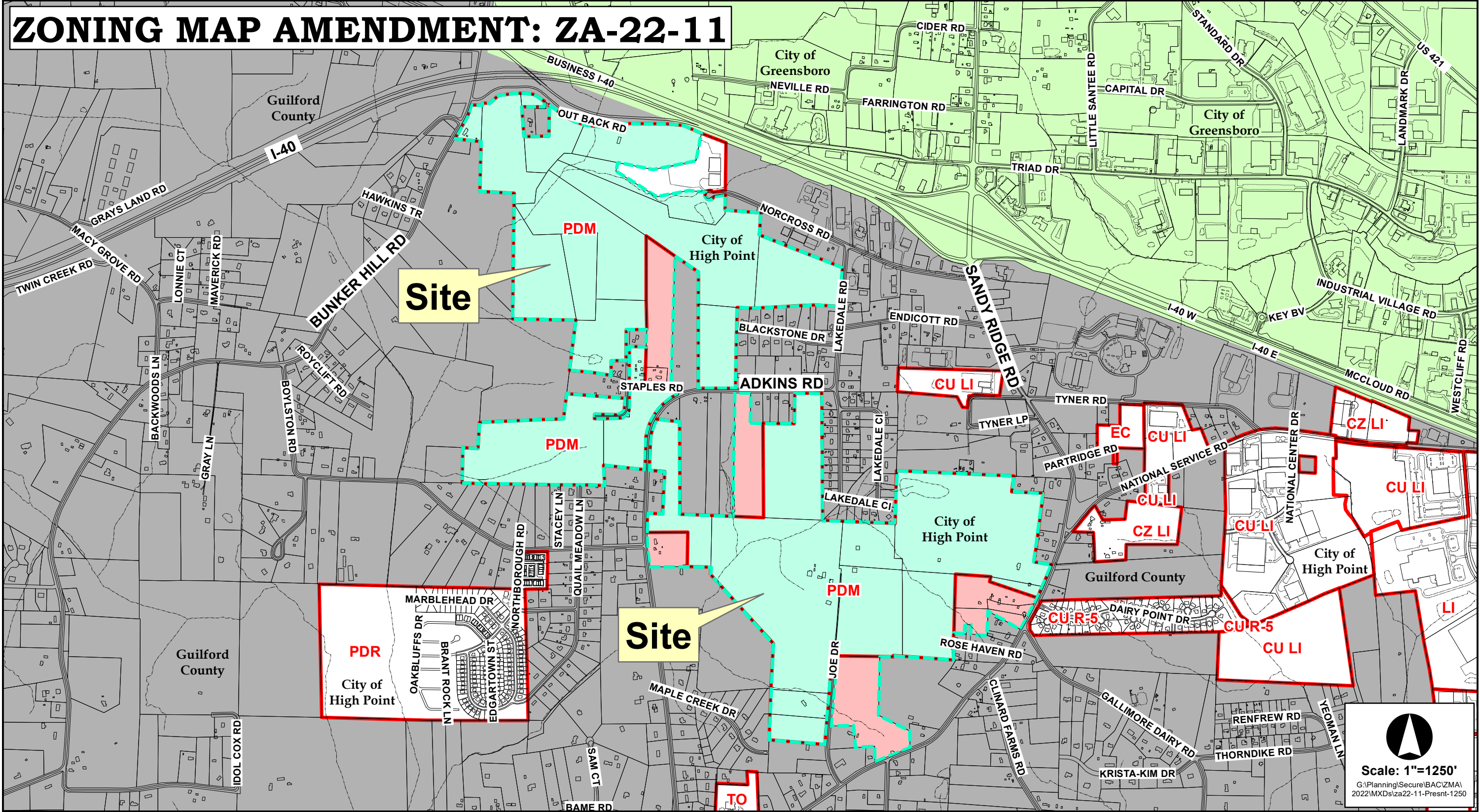
City of High Point

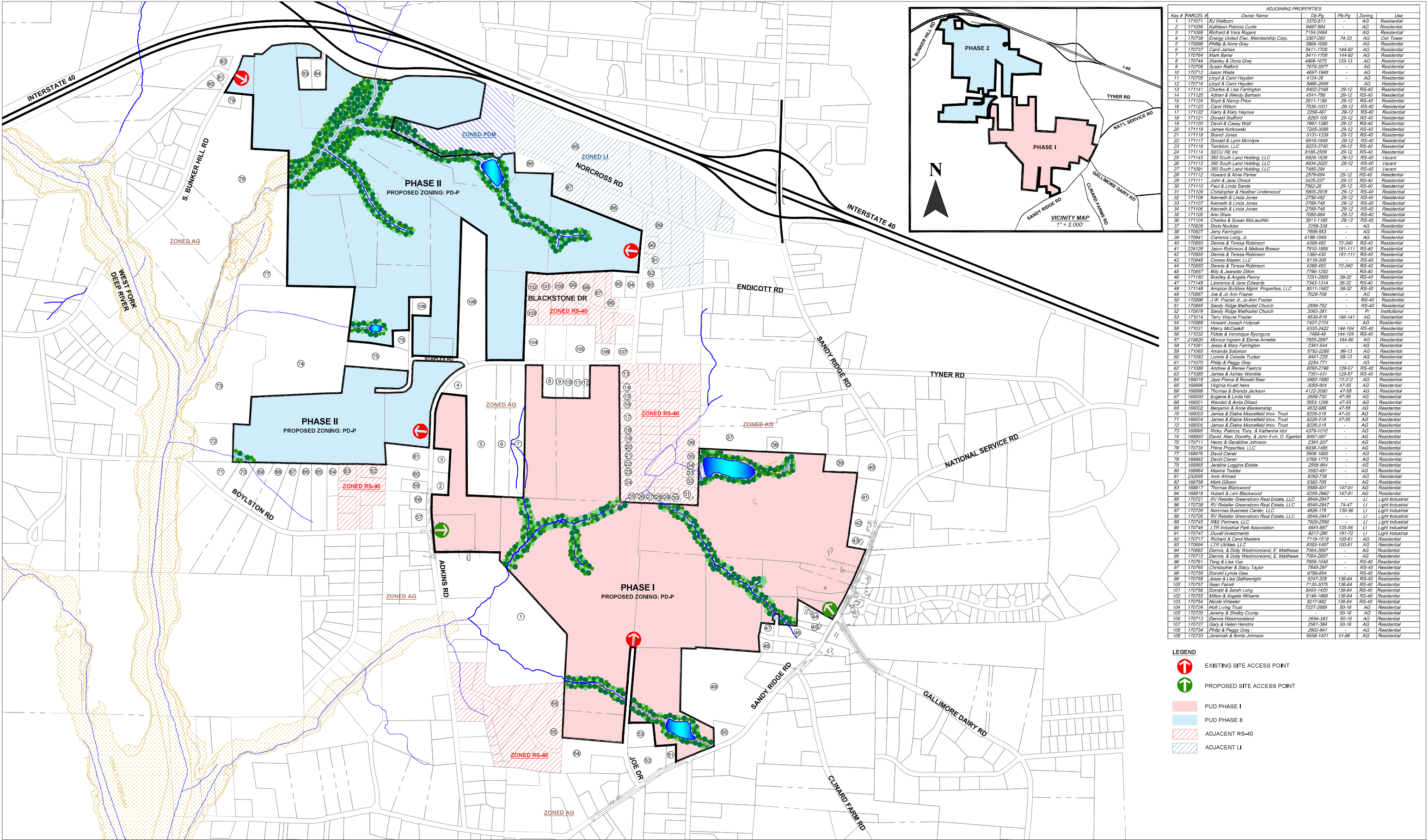


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ZONING MAP AMENDMENT: ZA-22-11





ADJOINING PROPERTIES					
Key #	PARCEL #	Owner Name	Db-Pg	Pb-Pg	Zoning Use
1	171071	RJ Welborn	3370-511	-	AG Residential
2	171061	Kathleen Patricia Curtis	6491-884	-	AG Residential
3	171069	Richard & Vera Rogers	7154-2464	-	AG Residential
4	170739	Energy United Elec. Membership Corp.	3367-280	74-33	AG Cell Tower
5	170698	Phillip & Anne Gray	3669-1969	-	AG Residential
6	170717	Carol James	5411-1708	144-92	AG Residential
7	170764	Mark Bame	5411-1706	144-92	AG Residential
8	170744	Stanley & Dona Gray	4868-1675	133-13	AG Residential
9	170709	Susan Rufford	7616-2977	-	AG Residential
10	170712	Jason Wade	4697-1946	-	AG Residential
11	170705	Lloyd & Carol Hayden	4124-26	-	AG Residential
12	170716	Lloyd & Carol Hayden	5886-2668	-	AG Residential
13	171141	Charles & Lisa Farmington	8403-2168	29-12	RS-40 Residential
14	171125	Adrian & Wendy Barham	4541-756	29-12	RS-40 Residential
15	171124	Boyd & Nancy Price	3811-1185	29-12	RS-40 Residential
16	171123	Carol Wilson	7536-1001	29-12	RS-40 Residential
17	171122	Kary & Mary Haynes	2356-467	29-12	RS-40 Residential
18	171121	Donald Stafford	6293-105	29-12	RS-40 Residential
19	171120	David & Casey Wall	7997-1380	29-12	RS-40 Residential
20	171119	James Korkowski	7265-3088	29-12	RS-40 Residential
21	171118	Brandy Jones	6131-1338	29-12	RS-40 Residential
22	171117	Donald & Lynn McIntyre	6915-1948	29-12	RS-40 Residential
23	171116	Tembon, LLC	6223-2740	29-12	RS-40 Residential
24	171114	SECUR Inc.	6186-2698	29-12	RS-40 Residential
25	171143	350 South Land Holding, LLC	6929-1638	29-12	RS-40 Vacant
26	171113	350 South Land Holding, LLC	6934-2020	29-12	RS-40 Vacant
27	171091	350 South Land Holding, LLC	7485-294	29-12	RS-40 Vacant
28	171112	Sandy & Aline Parker	2576-694	29-12	RS-40 Residential
29	171111	John & Jane Olmick	3435-257	29-12	RS-40 Residential
30	171110	Paul & Linda Sands	7562-26	29-12	RS-40 Residential
31	171109	Christopher & Heather Underwood	5805-2918	29-12	RS-40 Residential
32	171108	Kenneth & Linda Jones	2735-432	29-12	RS-40 Residential
33	171107	Kenneth & Linda Jones	2789-748	29-12	RS-40 Residential
34	171106	Kenneth & Linda Jones	2789-748	29-12	RS-40 Residential
35	171105	Ann Shaw	7085-884	29-12	RS-40 Residential
36	171104	Charles & Susan McLaughlin	3811-1185	29-12	RS-40 Residential
37	170828	Doris Nuckles	2258-338	-	AG Residential
38	170827	Jerry Farmington	7895-953	-	AG Residential
39	170841	Clarence Long, Jr.	4198-1049	-	AG Residential
40	170850	Dennis & Teresa Robinson	4269-493	72-340	RS-40 Residential
41	224128	Jason Robinson & Melissa Brewer	7810-1856	191-111	RS-40 Residential
42	170850	Dennis & Teresa Robinson	1360-430	191-111	RS-40 Residential
43	170848	Carmel Kessler, LLC	6118-349	-	AG Residential
44	170850	Dennis & Teresa Robinson	4269-493	72-340	RS-40 Residential
45	170857	Billy & Jeanette Dillon	7790-1252	-	AG Residential
46	171150	Bradley & Angela Penny	7251-2685	38-32	RS-40 Residential
47	171149	Lawrence & Jeanne Jenkins	7343-1114	38-32	RS-40 Residential
48	171148	Amazon Builders Mgmt. Properties, LLC	8511-1582	38-32	RS-40 Residential
49	170887	Joe & Jo Ann Frazier	7029-709	-	AG Residential
50	170895	J.W. Frazier Jr, Jo Ann Frazier	-	-	RS-40 Residential
51	170885	Sandy Ridge Methodist Church	2598-392	-	AG Residential
52	170879	Sandy Ridge Methodist Church	2065-381	-	PI Institutional
53	171014	Terry Wayne Frazier	6536-818	168-141	AG Residential
54	170869	Howard Joseph Holyoak	7401-2724	-	AG Residential
55	171031	Mary McCaskie	6303-2429	144-104	RS-40 Residential
56	171032	Fidele & Veronique Byungura	7468-48	144-104	RS-40 Residential
57	219626	Monica Ingram & Elaine Annette	7855-2697	184-56	AG Residential
58	171061	Jesse & Mary Farmington	2341-544	-	AG Residential
59	171065	Amanda Solomon	5792-2266	99-13	AG Residential
60	171093	Lonnie & Celeste Tucker	6461-228	99-13	AG Residential
61	171070	Phillip & Peggy Gray	2254-771	-	AG Residential
62	171096	Andrew & Elaine Farnica	6092-2788	129-57	RS-40 Residential
63	171085	James & Ashley Womble	7351-431	129-57	RS-40 Residential
64	169019	Jaye Pierce & Ronald Baer	5882-1680	73-312	AG Residential
65	169896	Virginia Kivett heirs	3055-904	47-55	AG Residential
66	169898	Thomas & Brenda Jackson	4123-2060	47-55	AG Residential
67	169000	Eugene & Linda Hill	2659-730	47-55	AG Residential
68	169001	Wendell & Anita Dilard	3553-1299	47-55	AG Residential
69	169002	Benjamin & Anne Blankenship	4832-688	47-55	AG Residential
70	169003	James & Elaine Moorefield Inv. Trust	8226-518	47-55	AG Residential
71	169004	James & Elaine Moorefield Inv. Trust	8226-518	47-55	AG Residential
72	169005	James & Elaine Moorefield Inv. Trust	8228-518	-	AG Residential
73	169895	Ricky, Patricia, Tony, & Katherine Idol	4378-1010	-	AG Residential
74	169890	David, Alan, Dorothy, & John Irvin, D. Egerton	8497-597	-	AG Residential
75	170711	Henry & Geraldine Johnson	2391-207	-	AG Residential
76	170735	Prime Properties, LLC	6938-1495	-	AG Residential
77	168979	David Cinner	5506-1830	-	AG Residential
78	168962	David Cinner	5768-1775	-	AG Residential
79	168965	Jeraline Loggins Estate	2698-864	-	AG Residential
80	168964	Maxine Tedder	2562-491	-	AG Residential
81	233395	Amr Ahmed	8392-138	-	AG Residential
82	168758	Mark Gibson	8382-705	-	AG Residential
83	168817	Thomas Blackwood	5588-401	147-91	AG Residential
84	168818	Hubert & Len Blackwood	6255-2662	147-91	AG Residential
85	170721	RV Retailer Greensboro Real Estate, LLC	8549-2947	74-47	LI Light Industrial
86	170738	RV Retailer Greensboro Real Estate, LLC	8549-2947	74-47	LI Light Industrial
87	170726	Norcross Business Center, LLC	4826-175	130-36	LI Light Industrial
88	170728	RV Retailer Greensboro Real Estate, LLC	8549-2947	-	LI Light Industrial
89	170745	R&E Partners, LLC	7829-2590	-	LI Light Industrial
90	170746	LTR Industrial Park Association	4951-887	135-56	LI Light Industrial
91	170747	Duval Investments	8217-296	191-72	LI Light Industrial
92	170717	Richard & Carol Masters	7118-519	100-61	AG Residential
93	170694	LTR Utilities, LLC	8393-1497	100-61	AG Residential
94	170693	Dennis & Dolly Westmoreland, E. Matthews	7064-2697	-	AG Residential
95	170715	Dennis & Dolly Westmoreland, E. Matthews	7064-2697	-	AG Residential
96	170761	Tang & Lisa Yee	7999-1048	-	AG Residential
97	170760	Christopher & Stacy Taylor	7840-297	-	AG Residential
98	170759	Donald Lynda Glas	6789-454	-	AG Residential
99	170758	Jesse & Sarah Gathwright	3247-328	136-64	AG Residential
100	170757	Sean Farrell	7130-3075	136-64	AG Residential
101	170756	Donald & Sarah Long	8493-1420	136-64	AG Residential
102	170755	Milton & Angela Williams	5146-1068	136-64	AG Residential
103	170754	Nicole Wheeler	8217-382	136-64	AG Residential
104	170724	Holt Living Trust	60-16	-	AG Residential
105	170720	Jeremy & Shelby Crump	-	50-16	AG Residential
106	170713	Dennis Westmoreland	2654-383	50-16	AG Residential
107	170712	Gary & Helen Hendrix	2567-384	50-16	AG Residential
108	170734	Phillip & Peggy Gray	2802-941	-	AG Residential
109	170733	Jeremiah & Annie Johnson	6558-1401	51-86	AG Residential

LEGEND

EXISTING SITE ACCESS POINT

PROPOSED SITE ACCESS POINT

PUD PHASE I

PUD PHASE II

ADJACENT RS-40

ADJACENT LI

HIGH POINT NORTH BUSINESS CENTER - REZONING PLAN

SITE: 2419 Sandy Ridge Rd, High Point, Guilford County, North Carolina 27265, Deep River Township
OWNER/DEVELOPER: D.H. Griffin Construction - Gary Rogers, 336-316-1183, 600 Green Valley Rd, Suite 301, Greensboro, NC 27408

OVERALL MASTER PLAN EXHIBIT

THIS DRAWING PREPARED AT THE
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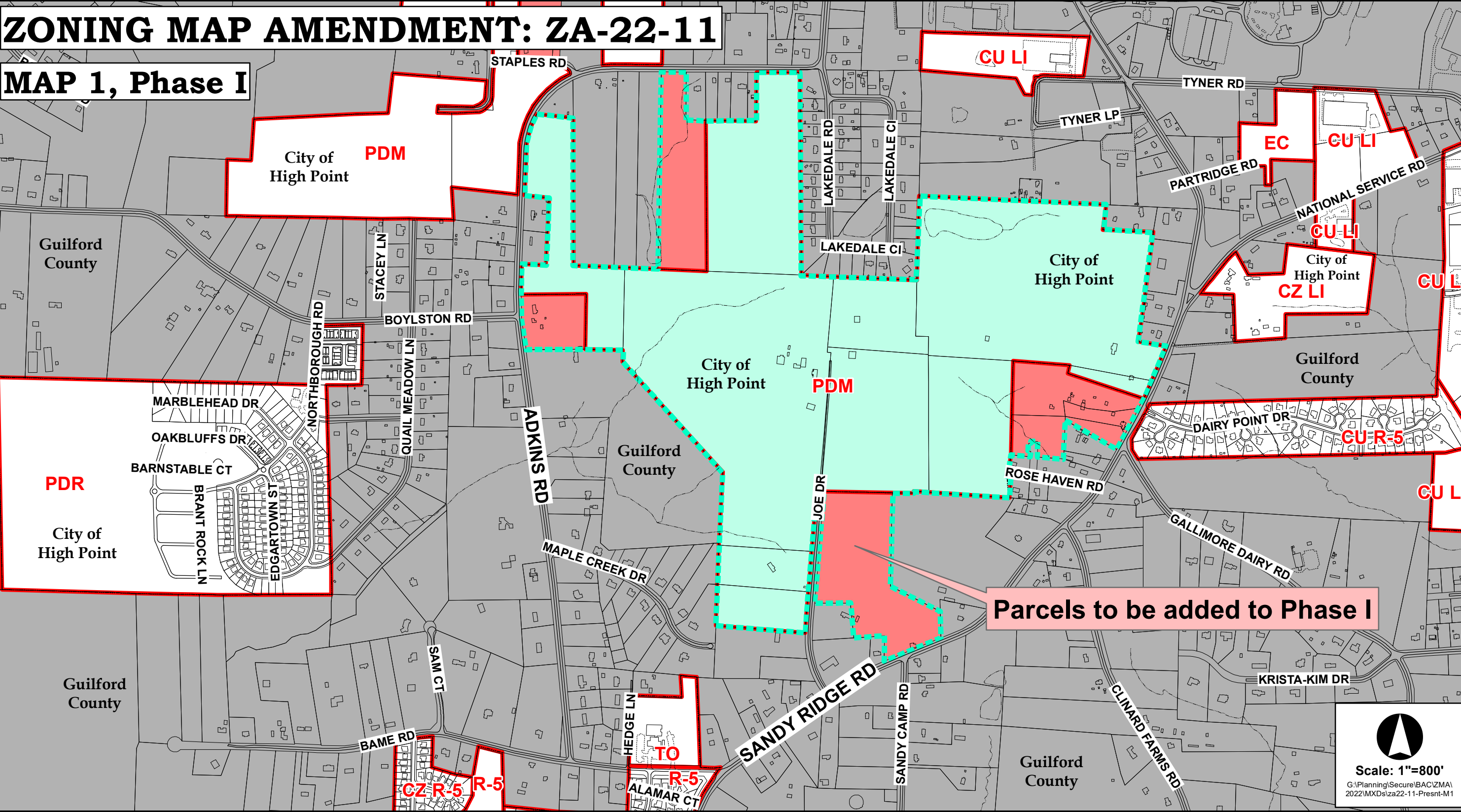


DATE	REVISION DESCRIPTION
03/11/2022	CITY OF HIGH POINT REZONING SUBMITTAL

SCALE 1"=500'

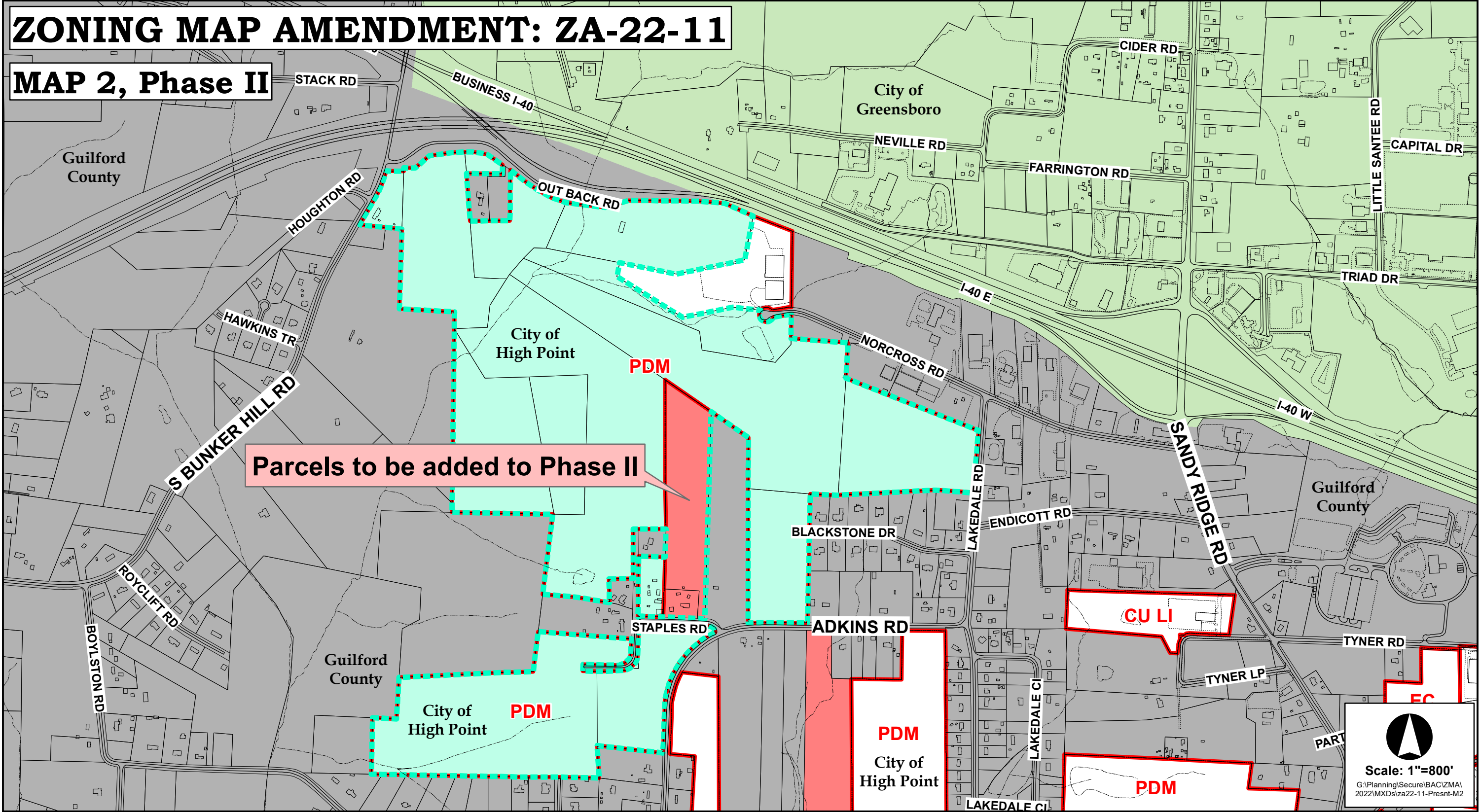
ZONING MAP AMENDMENT: ZA-22-11

MAP 1, Phase I

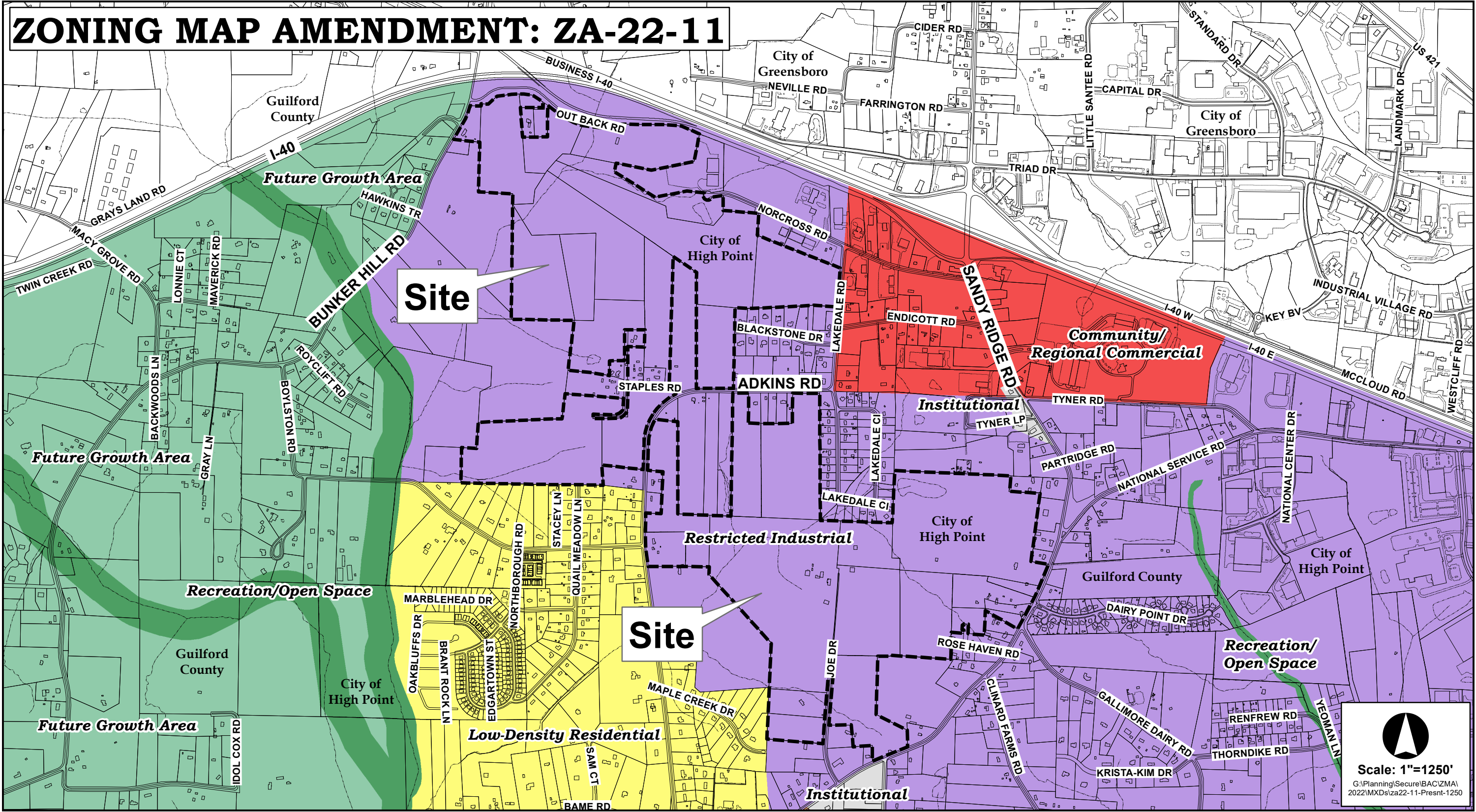


ZONING MAP AMENDMENT: ZA-22-11

MAP 2, Phase II

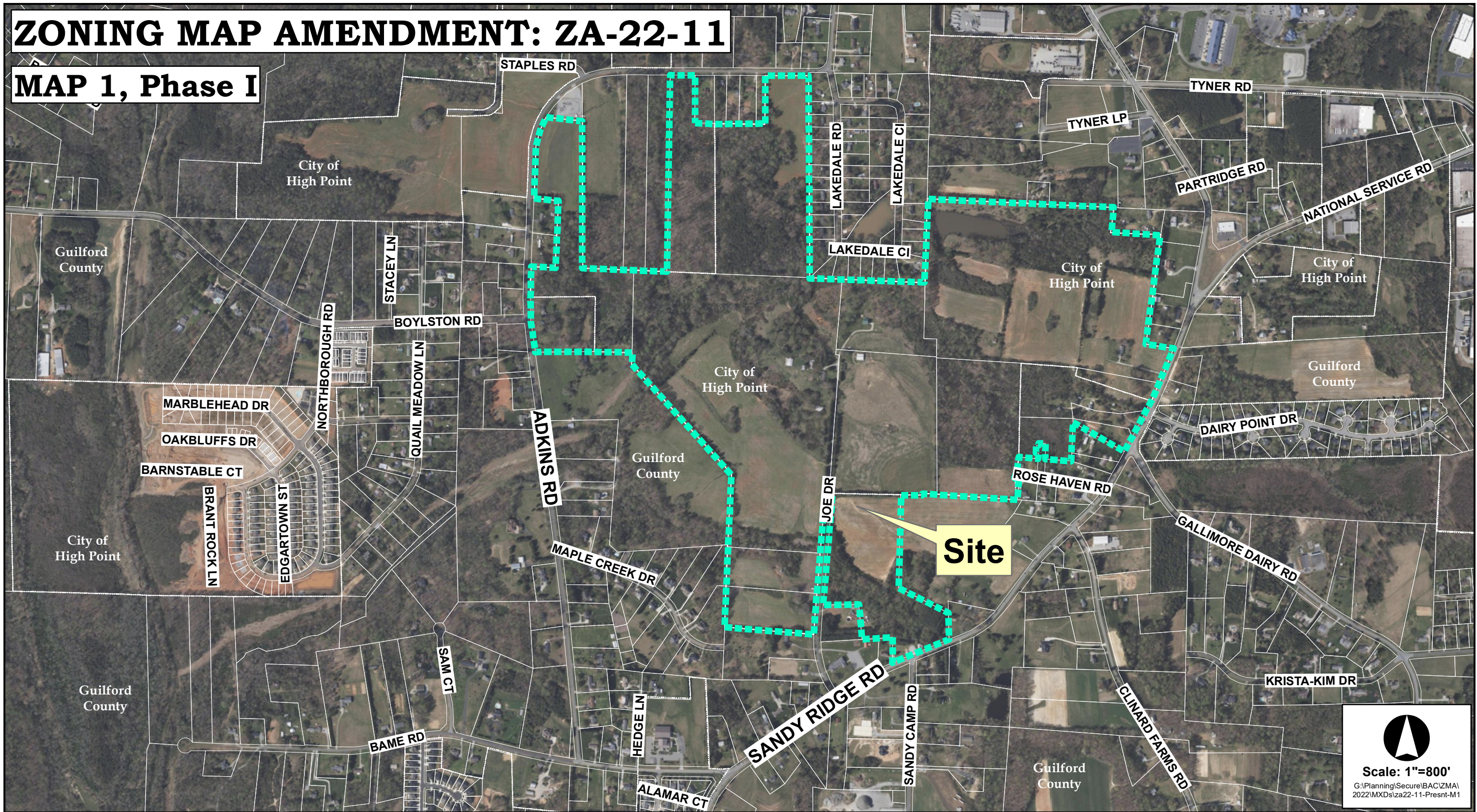


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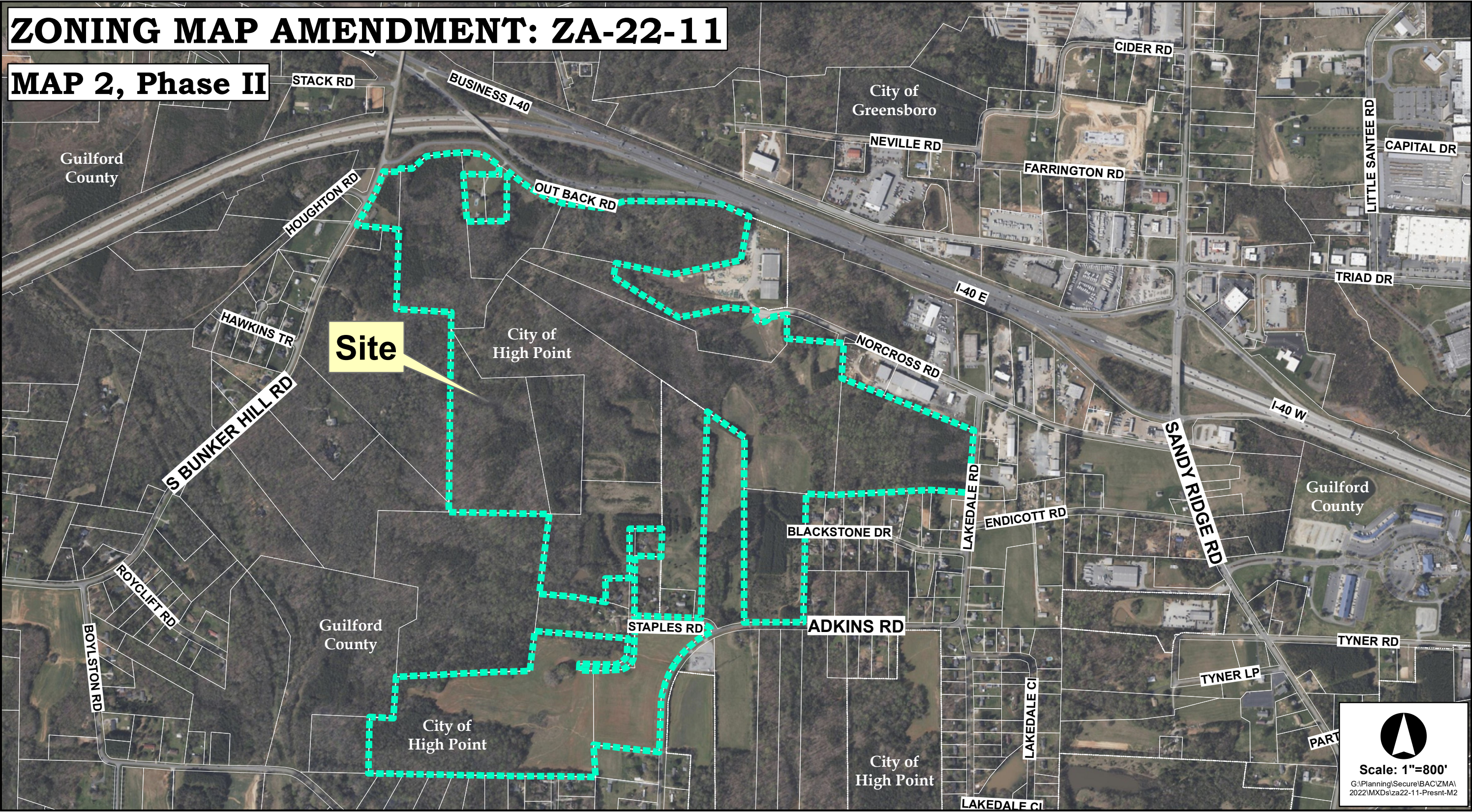
ZONING MAP AMENDMENT: ZA-22-11

MAP 1, Phase I



ZONING MAP AMENDMENT: ZA-22-11

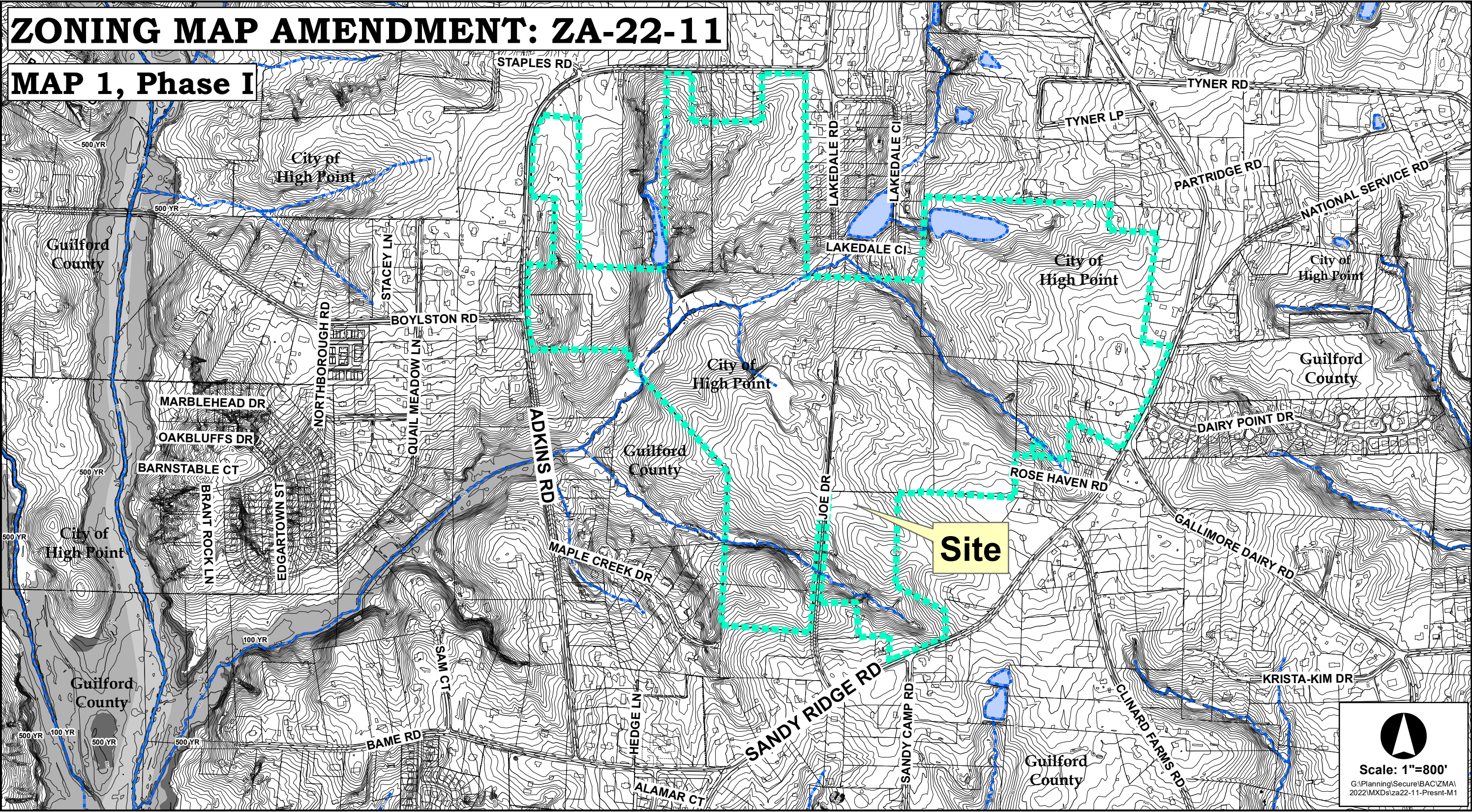
MAP 2, Phase II




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ZONING MAP AMENDMENT: ZA-22-11

MAP 1, Phase I

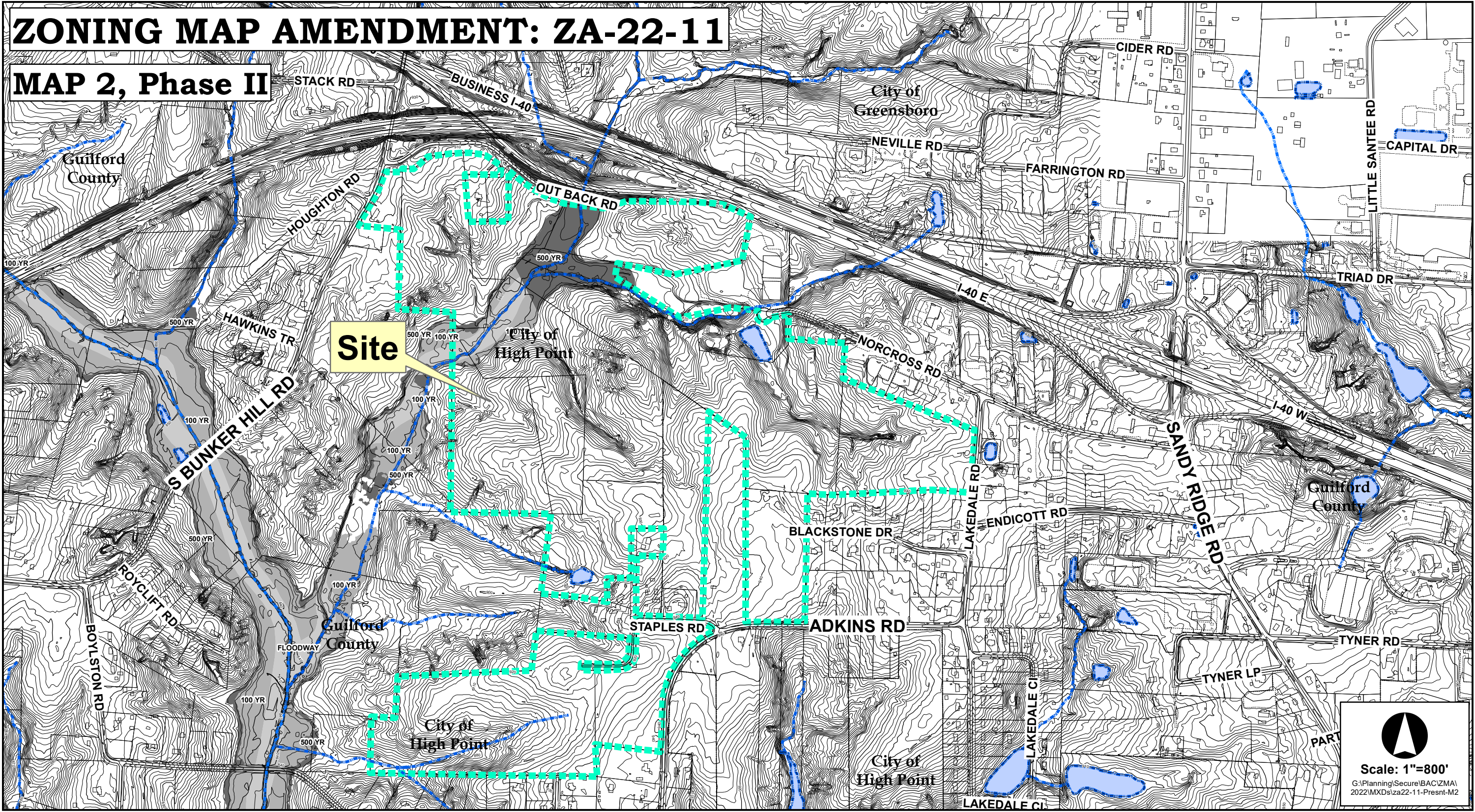


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ZONING MAP AMENDMENT: ZA-22-11

MAP 2, Phase II




Scale: 1"=800'
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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.9, PLANNED DEVELOPMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 26, 2022, and before the City Council of the City of High Point on May 16, 2022 regarding **Zoning Map Amendment Case 22-08 (ZA-22-08)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and on May 4, 2022 and May 11, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 16, 2022**.

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: **Planned Development Periphery (PD-P) District**. The property is approximately 540 acres consisting of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road. The property is also known as Guilford County Tax Parcels 170825, 170826, 170855, 170893, 170866, 170700, 170701, 170703, 170714, 170728, 226275, 170740, 170854, 168770, 168791, 168792, 168794, 168949, 170697, 170699, 170704, 170710, 170731, 170826, 170831, 170834, 170990, 170794, 171055, 171067, 171075, 171077, 171092, 171057 and 170876, including the northern 1,190 feet of the former Joe Drive right-of-way abandoned by NCDOT and Guilford County in September 2013 as recorded in Book 7750 Page 112 in the Office of the Register of Deeds of Guilford County, North Carolina.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and standards imposed in the Master Plan Map and Development Standards, unless subsequently changed or amended as provided for by the Development Ordinance

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with standards imposed in the PD-P District, Master Plan Map and Development Standards, and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Planned Unit Development Statement of Intent.

Applicant: 350 South Land Holdings, LLC, and J and G Land Holdings LLC

Date: May 16, 2022

The applicant has assembled approximately 558 acres of land north of the municipal boundaries of the City of High Point. Approximately 511 acres of the total acreage is zoned Planned Unit Development – Mixed (PDM) District, as last amended on January 17, 2017 per Zoning Map Amendment 16-26. Since the time of such amendment, the applicant has assembled additional parcels for purposes of including same in the Planned Unit Development and the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017. In connection with expanding the present Planned Unit Development, the City requested, and the applicant agreed to rezone all parcels in order to update the zoning conditions to current standards. The Statement of Intent submitted by the applicant as part of Zoning Map Amendment 16-26 has not changed. The applicant maintains that because of the land’s proximity to Interstate 40 and Piedmont Triad Airport, it is ideally located and suited for commercial uses in support of the growth of Piedmont Triad Airport. Given the size of the assembled land, long term build out is necessary to attract high quality users and develop sustainable infrastructure to support the development all as contemplated in the certain Development and Reimbursement Agreement recorded in Book 7517, Page 2403, Guilford County Registry (the “Development Agreement”) to which the applicant and the City of High Point are parties.

Consistent with the Development Agreement, the applicant still intends to develop the land in two phases. As part of Phase 1, the applicant is under contract to sell approximately 113 acres to an end user that plans to construct a 1,000,000 square foot building for distribution and light manufacturing. The applicant has already designed a road and has submitted plans to the City of High Point for approval to support this project and to attract new prospects.

Development Standards

Part I. USES:

A. Phase I

1. Any uses allowed in the Employment Center (EC) District, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. Phase II

1. Only single family detached dwellings as allowed in the Agricultural (AGR) District.
2. Once the Transportation conditions of this ordinance and transportation conditions in the Development Agreement are met and all improvements have been installed, development within Phase 2 shall permit any uses allowed in the Employment Center (EC) District, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

- C. All uses shall be subject to development standards, Special Use, public hearing approval or additional standards as noted in Table 4.1.9 and by the City of High Point Development Ordinance. Furthermore, except as provided for by this Planned Development-Periphery (PD-P) District, development shall be subject to all of the applicable standards, procedures, and regulation of the City of High Point Development Ordinance (including watershed regulation and airport overlay standards).

D. Existing uses prior to (May 16, 2022):

Any existing use(s) upon the zoning site as of the date of adoption of this ordinance (May 16, 2022), which do not conform to the EC District standards and the PD-P District standards of the Development Ordinance, shall be considered a nonconforming use and subject to requirements of Chapter 8 (Nonconformities) of the Development Ordinance.

Part II. CONDITIONS:

A. DEVELOPMENT STANDARDS:

1. Phase I: Except as exempted by the ordinance, development in Phase I shall meet all standards of the EC District.
2. Phase II:
 - i. Single family detached dwellings shall meet all standards of the Agricultural (AGR) District.
 - ii. Once the Transportation conditions of this ordinance and transportation conditions in the Development Agreement are met and all improvements have been installed,

development within Phase 2 shall permit any uses allowed in the Employment Center (EC) District. Development in Phase 2 shall be meet all standards of the EC District.

B. STANDARDS GOVERNING THE ENTIRE ZONING SITE:

1. Outside manufacturing, processing, or assembly shall not be permitted.
2. Outdoor tractor trailer parking is permitted as an accessory use to a permitted established principal use on the same parcel. This activity shall only be permitted as an accessory activity to a permitted use in the Industrial Use Classification as listed in Table 4.1 “Principal Use Table”.

3. Site Layout:

a. Greenway/Pedestrian Circulation Plan

- i. A Pedestrian Circulation Plan for the Planned Development shall be submitted and approved prior to preliminary subdivision approval, group development plan approval or site plan approval.
- ii. Sidewalks and marked pedestrian crossings in parking areas shall be provided so as to connect all principal buildings except as approved for modification by the Technical Review Committee. Any such crossing in a parking area shall be exclusive of a parking space. Sidewalks should also link greenway trails, pedestrian amenities and any potential future transit locations.
- iii. It is the intent of this conditional zoning ordinance that open space shall be provided to the extent feasible and reasonable. Each site plan shall depict how open space has been preserved, where feasible. The open space shall be connected where possible, with greenways, greenway trails or other paths. At a minimum, greenways as shown on the High Point Greenway Plan shall be dedicated.

b. Landscaping, Buffers, Screening Lighting and Dimensional Standards

All standards of the Development Ordinance shall apply except as follows:

The following perimeter landscape standards shall apply where a use under the Industrial Classification, as enumerated in Table 4.1.9, abuts a parcel of less than five (5) acres developed with a residential use as of the date of approval of the Development Ordinance:

- i. A minimum 50-foot-wide perimeter landscape yard shall be provided.
- ii. The perimeter landscape yard, along common property line of the residential use, shall consist of a double row of evergreen trees. The evergreen trees are to be planted approximately ten (10) feet on center with an approximate ten (10) foot offset for the second row. The evergreen trees shall have a minimum height at maturity of 25 feet
- iii. Where this 50-foot-wide perimeter planting yard encroaches upon a protected

stream buffers area, existing vegetation which is required by law to be protected shall remain.

C. DEVELOPMENT AND DISTRICT STANDARDS (FOR LAND IN PHASE 1):

1. Development shall be subject to all standards of the EC District, except as exempt or otherwise stated in this ordinance.
2. The following modifications to the EC “District Standards” shall apply to any buildings over 200,000 square feet of gross floor area and for any building located farther than three hundred (300) feet of the Sandy Ridge Road right-of-way:

a. Site Standards The following standards are applied to development sites:

- i. Building Orientation: The building orientation standards of the EC District shall not apply.
- ii. Drive-Throughs: Drive-through lanes and windows are prohibited.
- iii. Fences: Non-coated chain link fencing shall not be located between the primary facade of a building and the street it faces, and comply with the standards in Section 5.11, Fences.
- iv. Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment shall be located to the side or rear of the building or comply with the standards in Section 5.6, Screening.
- v. Off-Street Loading: Loading docks and bays located in the front or on the side of a building shall be screened in accordance with the standards in Section 5.6.6 (A) and (B), Screening Methods. At a minimum, said screening shall consist of the following, or combination thereof:
 - (1) Installation of a Type A Planting yard.
 - (2) Installation of a minimum six (6) foot high opaque fence/wall and a Type C Planting yard. Landscaping shall be located at the outer public facing portion of the planting yard with opaque fence/wall being between the loading docks and planting yard.
- vi. Outdoor Storage
Outdoor storage shall:
 - (1) Not cover an area greater than 50 percent of the gross ground floor area of the principal building;
 - (2) Not be located in any required landscape yard; and

- (3) Be screened from view from adjacent lots and public streets with an opaque fence, wall, or by any other allowed method in Section 5.6.6, Screening Methods, to a height 6 feet above grade level, provided the screen shall not be allowed in any required landscape yard.

vii. Facade Materials

- (1) Exterior building materials should be continued to the finished grade on any elevation.
- (2) Front façade shall use materials such as brick, stone, textured concrete block, treated or finished pre-cast tilt- up concrete panels or aluminum composite material panels and glazing.
- (3) The use of vinyl siding or corrugated metal is prohibited, except when utilized as façade trim or accent, or as an architectural design feature. The use of these materials shall be limited to 20% of the area of any building façade.
- (4) The use of high intensity (bright), metallic, or fluorescent colors shall be limited to facade trim or accents and total less than 20% of the area of any building facade.
- (5) Primary facade materials should not change at outside corners, and should continue around the corner to a logical point of conclusion such as a window or change in facade plane.

viii. Roof-Mounted Equipment

- (1) Flat roofs shall incorporate parapet walls not greater than 2 feet tall designed to screen the roof and roof-mounted equipment from view from the primary street fronting the building and any abutting side streets. The parapet wall should be finished in the same or similar material and color as the building.
- (2) For sloped roofs, equipment and other roof penetrations should be located and screened to have a minimal visual impact.
- (3) In cases where complete screening is not practicable, all roof- mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance.
- (4) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are exempt from the screening requirements described in this subsection.

D. DEVELOPMENT AND DISTRICT STANDARDS (FOR LAND IN PHASE 2):

Until such time as the Transportation conditions of this ordinance and transportation conditions in the Development Agreement are met and all improvement have been installed, new development of land or expansion of an existing use within the Phase 2 area shall be subject to the following development and dimensional standards.

1. Agricultural Use Classification and the Residential Use Classification land uses:
Uses under the Agricultural Use Classification and Residential Use Classification shall be subject to the District, Dimensional and District Standards of the Agricultural (AG) District.
2. Non-Agricultural and Residential Use Classification land uses:
All other permitted uses (non-Agricultural and Residential Use Classification) shall be subject to the EC District Standards.
3. Once the Transportation conditions of this ordinance and transportation conditions in the Development Agreement are met and installed, development within Phase 2 shall be subject to all standards of the EC District.

E. TRANSPORTATION CONDITIONS:

1. General
These conditions apply to the property in the rezoning site that lies between Sandy Ridge Road and Adkins Road referred to as Phase 1. Any development on Phase 2 will require an updated Traffic Impact Analysis and additional transportation related conditions must be added to the zoning ordinance for the property.
2. Access
 - (a) One point of access shall be allowed to Sandy Ridge Road. This access shall align with the Sandy Ridge Road/Gallimore Dairy Road intersection and serve as the extension of Gallimore Dairy Road through the rezoning site, extending to Adkins Road at the Boylston Road intersection.
 - (b) One point of access shall be allowed to Adkins Road with Phase 1 of the development. This access shall align with the Adkins Road/Boylston Road intersection. Connection to Adkins and additional access to Adkins Road shall be predicated upon the completion of an expanded traffic impact analysis that includes the internal and external roadway network serving the entire rezoning site.
3. Right-of-way
 - (a) Sandy Ridge Road – As part of development permit approval, the property owner shall dedicate seventy (70) feet of right of way, as measured from the centerline of Sandy Ridge Road, along the entire Sandy Ridge Road frontage of the zoning site.

- (b) As part of development permit approval, the property owner shall dedicate one-hundred and twenty (120) feet of right-of-way for the construction of Gallimore Dairy Road extension. The exact location of this right-of-way will be determined during the Technical Review Committee (TRC) process.

4. Roadway and Intersection Improvements:

(a) Sandy Ridge Road at Joe Drive: As a condition for use of Joe Drive as a point of access to Phase 1, a northbound left turn lane with 100 feet of storage and appropriate taper and southbound right turn lane with 100 feet of storage and appropriate taper shall be installed on Sandy Ridge Road at this intersection. Prior to use of Joe Drive as a point of access to Phase 1, Joe Drive shall be improved to minimum NCDOT standards and the Joe Drive approach at Sandy Ridge Road shall be expanded to include a left and a right turn lane.

(b) Sandy Ridge Road at Gallimore Dairy Road: As part of development permit approval, the following improvements shall be made:

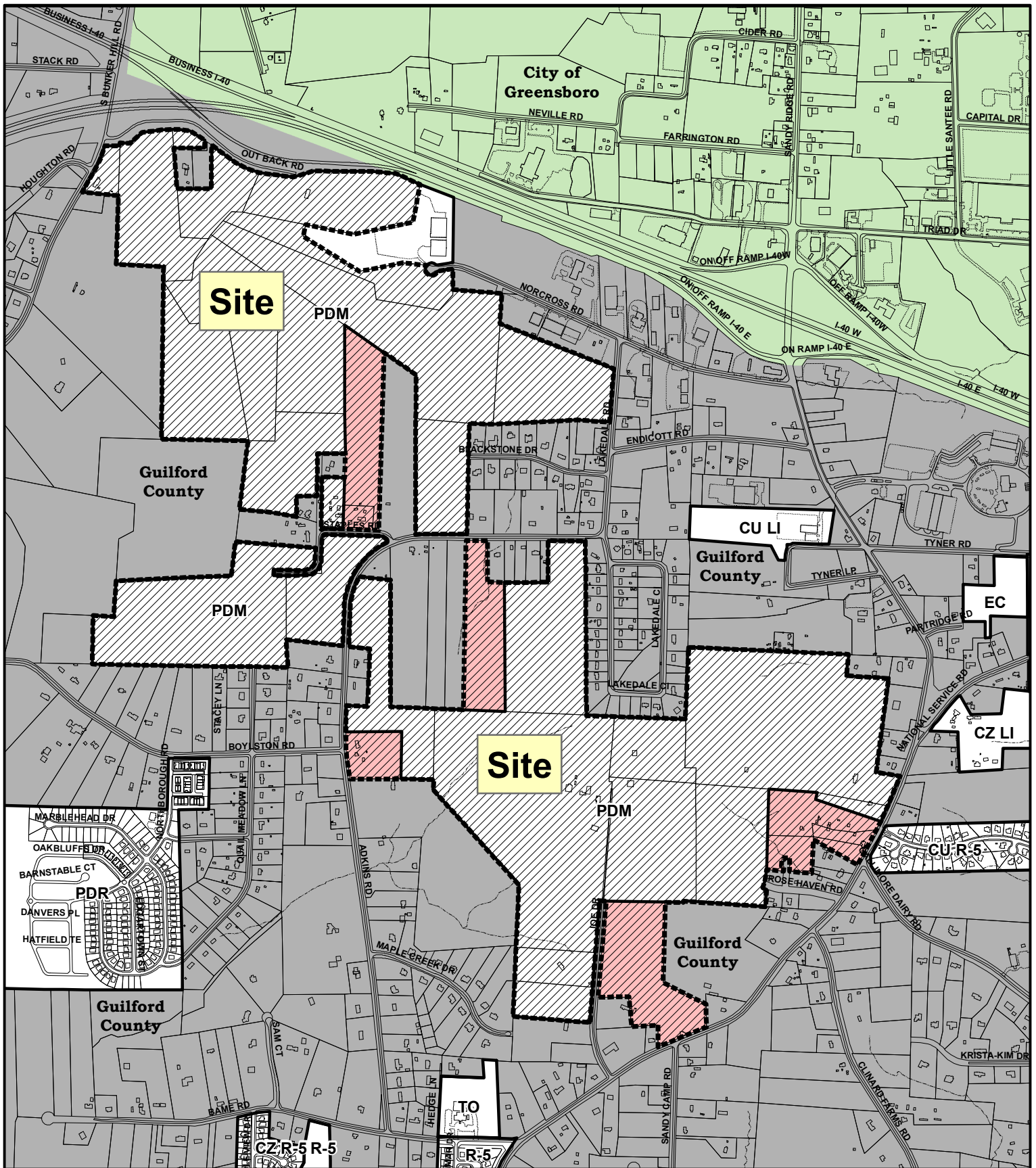
- (i) install a southbound right turn lane with two-hundred (200) feet of storage and appropriate taper,
- (ii) install a northbound left turn lane with two-hundred (200) feet of storage and appropriate taper,
- (iii) provide a thru-right lane and a separate an eastbound left turn lane with one-hundred and fifty (150) feet of storage and appropriate taper,
- (iv) restripe the eastern leg of the intersection to accommodate a left turn lane and a thru-right lane with appropriate storage and appropriate taper; and
- (v) the property owner shall be responsible for the design and construction of a new traffic signal at this intersection.

(c) As part of development permit approval, the property owner shall construct the Gallimore Dairy Road extension through the rezoning site. The property owner shall construct two lanes of a four-lane median divided facility with curb and gutter on both sides. All driveway connections to the Gallimore Dairy Road extension shall include left and right turn lanes with appropriate storage and taper. The exact location of the roadway will be determined during the TRC process.

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

- F. SIGNAGE: The location of signage on the rezoning site shall conform to the approved Common Signage Plan. An overall Common Signage Plan shall be submitted and approved prior to approval of the first preliminary plan approval for this development.

- G. RELATIONSHIP OF PERMIT TO DEVELOPMENT ORDINANCE: The use and development of this rezoning site shall be subject to the uses and conditions within this Ordinance. The City of High Point Development Ordinance shall govern issues not addressed within this Ordinance.



ZONING MAP AMENDMENT: ZA-22-11

From: Planned Development Mixed (PDM), Agricultural (AG- Guilford), Residential Single Family - 40 (RS-40 Guilford)

To: Planned Development Periphery (PD-P)

Existing Zoning Boundary
Subject Property Boundary

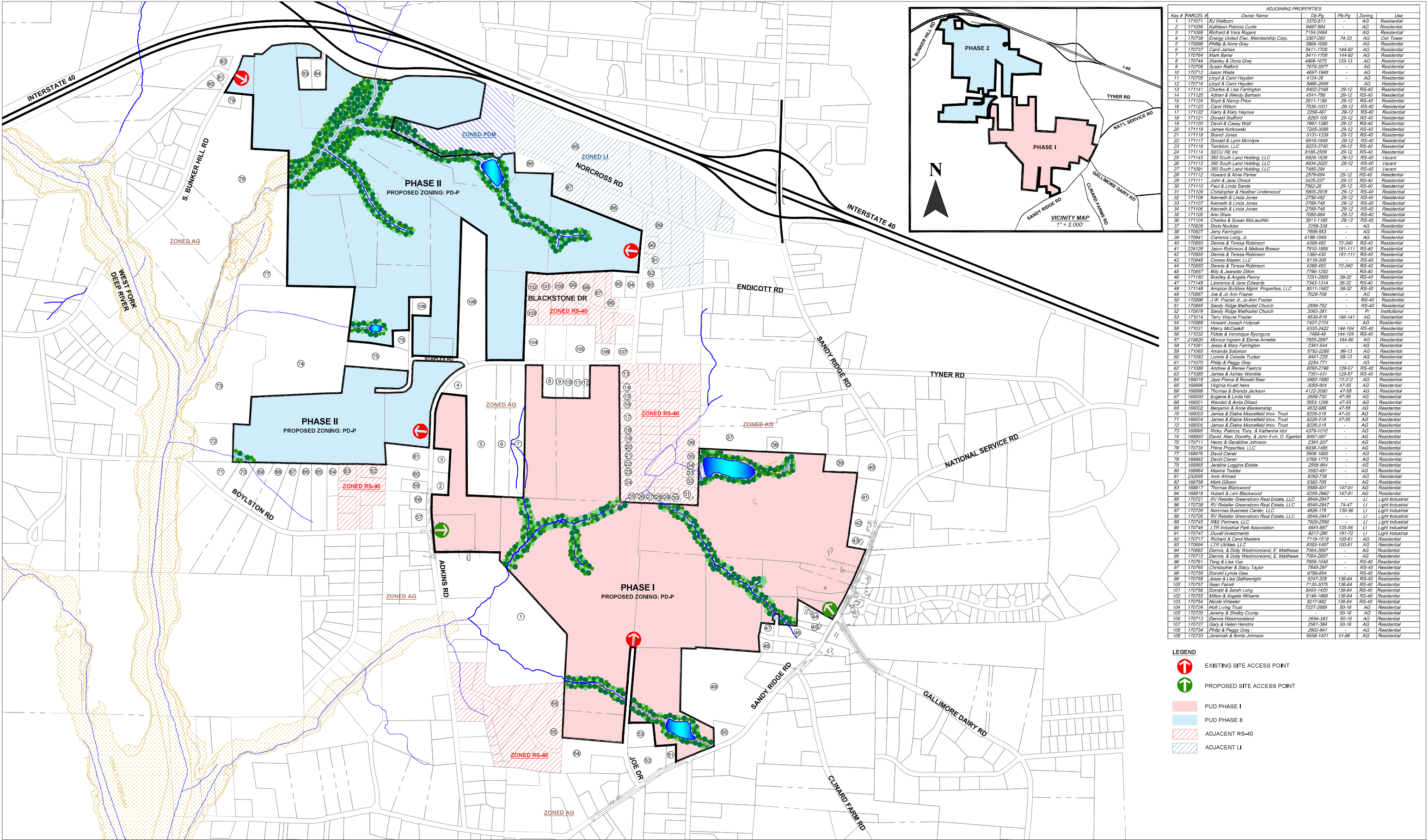
**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'

G:\Planning\Secure\BAC\ZA\
 2022\MXD\za22-11-NM



ADJOINING PROPERTIES					
Key #	PARCEL #	Owner Name	Dbl-Pg	Pb-Pg	Use
1	171071	RJ Welborn	3370-511	-	AG Residential
2	171061	Kathleen Patricia Curtis	6491-884	-	AG Residential
3	171069	Richard & Vera Rogers	7154-2464	-	AG Residential
4	170739	Energy United Elec. Membership Corp.	3367-280	74-33	AG Cell Tower
5	170698	Phillip & Anne Gray	3669-1969	-	AG Residential
6	170717	Carol James	5411-1708	144-92	AG Residential
7	170764	Mark Bame	5411-1706	144-92	AG Residential
8	170744	Stanley & Dona Gray	4868-1675	133-13	AG Residential
9	170709	Susan Rufford	7616-2977	-	AG Residential
10	170712	Jason Wade	4697-1945	-	AG Residential
11	170705	Lloyd & Carol Hayden	4124-26	-	AG Residential
12	170716	Lloyd & Carol Hayden	5886-2668	-	AG Residential
13	171141	Charles & Lisa Farmington	8403-2168	29-12	RS-40 Residential
14	171125	Adrian & Wendy Barham	4541-756	29-12	RS-40 Residential
15	171124	Boyd & Nancy Price	3811-1185	29-12	RS-40 Residential
16	171123	Carol Wilson	7536-1001	29-12	RS-40 Residential
17	171122	Kary & Mary Haynes	2356-467	29-12	RS-40 Residential
18	171121	Donald Stafford	8293-105	29-12	RS-40 Residential
19	171120	David & Casey Wall	7997-1380	29-12	RS-40 Residential
20	171119	James Korkowski	7265-3088	29-12	RS-40 Residential
21	171118	Brandy Jones	6131-1338	29-12	RS-40 Residential
22	171117	Donald & Lynn McIntyre	6915-1948	29-12	RS-40 Residential
23	171116	Tembon, LLC	6223-2740	29-12	RS-40 Residential
24	171114	SECUR Inc.	6186-2698	29-12	RS-40 Residential
25	171143	350 South Land Holding, LLC	6929-1538	29-12	RS-40 Vacant
26	171113	350 South Land Holding, LLC	6934-2020	29-12	RS-40 Vacant
27	171091	350 South Land Holding, LLC	7485-294	29-12	RS-40 Vacant
28	171112	Sandy & Aline Parker	2576-594	29-12	RS-40 Residential
29	171111	John & Jane Olmick	3435-257	29-12	RS-40 Residential
30	171110	Paul & Linda Sands	7562-26	29-12	RS-40 Residential
31	171109	Christopher & Heather Underwood	5805-2918	29-12	RS-40 Residential
32	171108	Kenneth & Linda Jones	2735-432	29-12	RS-40 Residential
33	171107	Kenneth & Linda Jones	2789-748	29-12	RS-40 Residential
34	171106	Kenneth & Linda Jones	2789-748	29-12	RS-40 Residential
35	171105	Ann Shaw	7085-884	29-12	RS-40 Residential
36	171104	Charles & Susan McLaughlin	3811-1185	29-12	RS-40 Residential
37	170828	Doris Nuckles	2258-338	-	AG Residential
38	170827	Jerry Farmington	7895-953	-	AG Residential
39	170841	Clarence Long, Jr.	4198-1049	-	AG Residential
40	170850	Dennis & Teresa Robinson	4269-493	72-340	RS-40 Residential
41	224128	Jason Robinson & Melissa Brewer	7810-1856	191-111	RS-40 Residential
42	170850	Dennis & Teresa Robinson	1360-430	191-111	RS-40 Residential
43	170848	Carmel Kessler, LLC	6118-349	-	AG Residential
44	170850	Dennis & Teresa Robinson	4269-493	72-340	RS-40 Residential
45	170857	Billy & Jeanette Dillon	7790-1252	-	AG Residential
46	171150	Bradley & Angela Penny	7251-2655	38-32	RS-40 Residential
47	171149	Lawrence & Jeanne Jenkins	7343-1114	38-32	RS-40 Residential
48	171148	Amazon Builders Mgmt. Properties, LLC	8511-1582	38-32	RS-40 Residential
49	170887	Joe & Jo Ann Frazier	7029-709	-	AG Residential
50	170895	J.W. Frazier Jr, Jo Ann Frazier	-	-	RS-40 Residential
51	170885	Sandy Ridge Methodist Church	2598-392	-	AG Residential
52	170879	Sandy Ridge Methodist Church	2065-381	-	PI Institutional
53	171014	Terry Wayne Frazier	8536-818	168-141	AG Residential
54	170869	Howard Joseph Holyoak	7401-2724	-	AG Residential
55	171031	Mary McCaskle	6303-2429	144-104	RS-40 Residential
56	171032	Fidele & Veronique Byungura	7468-48	144-104	RS-40 Residential
57	219626	Monica Ingram & Elaine Annette	7855-2697	184-56	AG Residential
58	171061	Jesse & Mary Farmington	2341-544	-	AG Residential
59	171065	Amanda Solomon	5792-2266	99-13	AG Residential
60	171093	Lennie & Celeste Tucker	6461-228	99-13	AG Residential
61	171070	Phillip & Peggy Gray	2254-771	-	AG Residential
62	171096	Andrew & Elaine Farnica	6092-2788	129-57	RS-40 Residential
63	171085	James & Ashley Womble	7351-431	129-57	RS-40 Residential
64	169019	Jaye Pierce & Ronald Baer	5882-1680	73-312	AG Residential
65	169896	Virginia Kivett heirs	3055-904	47-55	AG Residential
66	169898	Thomas & Brenda Jackson	4123-2060	47-55	AG Residential
67	169000	Eugene & Linda Hill	2659-730	47-55	AG Residential
68	169001	Wendell & Anita Dilard	3553-1299	47-55	AG Residential
69	169002	Benjamin & Anne Blankenship	4832-688	47-55	AG Residential
70	169003	James & Elaine Moorefield Inv. Trust	8226-518	47-55	AG Residential
71	169004	James & Elaine Moorefield Inv. Trust	8226-518	47-55	AG Residential
72	169005	James & Elaine Moorefield Inv. Trust	8228-518	-	AG Residential
73	169895	Ricky, Patricia, Tony, & Katherine Idol	4378-1010	-	AG Residential
74	169890	David, Alan, Dorothy, & John Irvin, D. Egerton	8497-597	-	AG Residential
75	170711	Henry & Geraldine Johnson	2391-207	-	AG Residential
76	170735	Prime Properties, LLC	6938-1495	-	AG Residential
77	168979	David Cinner	5506-1830	-	AG Residential
78	168962	David Cinner	5768-1775	-	AG Residential
79	168965	Jeraline Loggins Estate	2698-864	-	AG Residential
80	168964	Maxine Tedder	2562-491	-	AG Residential
81	233395	Amr Ahmed	8392-138	-	AG Residential
82	168758	Mark Gibson	8382-705	-	AG Residential
83	168817	Thomas Blackwood	5588-401	147-91	AG Residential
84	168818	Hubert & Len Blackwood	8255-2662	147-91	AG Residential
85	170721	RV Retailer Greensboro Real Estate, LLC	8549-2947	74-47	LI Light Industrial
86	170738	RV Retailer Greensboro Real Estate, LLC	8549-2947	74-47	LI Light Industrial
87	170726	Norcross Business Center, LLC	4826-175	130-36	LI Light Industrial
88	170728	RV Retailer Greensboro Real Estate, LLC	8549-2947	-	LI Light Industrial
89	170745	R&E Partners, LLC	7829-2590	-	LI Light Industrial
90	170746	LTR Industrial Park Association	4951-887	135-56	LI Light Industrial
91	170747	Duval Investments	8217-296	191-72	LI Light Industrial
92	170717	Richard & Carol Masters	7118-519	100-61	AG Residential
93	170694	LTR Utilities, LLC	8393-1497	100-61	AG Residential
94	170693	Dennis & Dolly Westmoreland, E. Matthews	7064-2697	-	AG Residential
95	170715	Dennis & Dolly Westmoreland, E. Matthews	7064-2697	-	AG Residential
96	170761	Tang & Lisa Yee	7999-1048	-	AG Residential
97	170760	Christopher & Stacy Taylor	7840-297	-	AG Residential
98	170759	Donald Lynda Glas	6789-454	-	AG Residential
99	170758	Jesse & Sarah Gathwright	3247-328	136-64	AG Residential
100	170757	Sean Farrell	7130-3075	136-64	AG Residential
101	170756	Donald & Sarah Long	8493-1420	136-64	AG Residential
102	170755	Milton & Angela Williams	5146-1068	136-64	AG Residential
103	170754	Nicole Wheeler	8217-382	136-64	AG Residential
104	170724	Holt Living Trust	60-16	-	AG Residential
105	170720	Jeremy & Shelby Crump	-	50-16	AG Residential
106	170713	Dennis Westmoreland	2654-383	50-16	AG Residential
107	170712	Gary & Helen Hendrix	2567-384	50-16	AG Residential
108	170734	Phillip & Peggy Gray	2802-941	-	AG Residential
109	170733	Jeremiah & Annie Johnson	6558-1401	51-86	AG Residential

HIGH POINT NORTH BUSINESS CENTER - REZONING PLAN

SITE: 2419 Sandy Ridge Rd, High Point, Guilford County, North Carolina 27265, Deep River Township
OWNER/DEVELOPER: D.H. Griffin Construction - Gary Rogers, 336-316-1183, 600 Green Valley Rd, Suite 301, Greensboro, NC 27408

OVERALL MASTER PLAN EXHIBIT

THIS DRAWING PREPARED AT THE
TIMMONS GROUP - GREENSBORO OFFICE
8642 W. Market Street Suite 136 | Greensboro, NC 27409
TEL 336.662.0411 FAX 336.662.0420 www.timmons.com
North Carolina License No. C-1652



DATE	REVISION DESCRIPTION
03/11/2022	CITY OF HIGH POINT REZONING SUBMITTAL

Citizens Information Meeting Report Zoning Map Amendment 22-11

Submitted by: Marc L. Isaacson, Esq. on behalf of
350 South Holdings, LLC.



ISAACSON SHERIDAN

MARC L. ISAACSON, ESQ.
336.609.5134 (direct)
marc@isaacsonsheridan.com

April 1, 2022

CITIZEN INFORMATION MEETING REPORT - Zoning Case ZA-22-11

A Citizen Information Meeting notification letter explaining the rezoning request, dated March 25, 2022, was sent by US Mail to addresses supplied by the City of High Point Planning and Development Department. The mailing also included a draft location map provided by the city, and a copy of the City of High Point's approved statement regarding Citizen Information Meetings (a copy of the notification letter and list of addresses is attached). The letter contained an invitation to a neighborhood meeting being conducted via Zoom on Thursday, March 31 at 5:30pm (the Zoom link was provided in the letter). Approximately 30 neighbors attended the meeting, however, because the meeting was held via Zoom, some individuals only listed their first or last name, and others attended via phone. The list below was compiled near the beginning of the meeting, and additional neighbors, whose names are not included, joined as the meeting was underway.

- | | |
|-------------------|-----------------------------|
| 1. Ann | 15. Jane Olinick |
| 2. 743.223.0869 | 16. Jason Robinson |
| 3. Angie Steele | 17. Jen |
| 4. Ike Patterson | 18. Joseph |
| 5. 336.312.2483 | 19. Julie Jones |
| 6. 336.908.5750 | 20. Keenan Shue |
| 7. 920.540.2355 | 21. Owens |
| 8. Alma Flood | 22. Steven Thaggard |
| 9. Antonio Sample | 23. Susan |
| 10. Betty | 24. RJ Welborn |
| 11. Brent Womble | 25. Linda Hill |
| 12. Donna Mahrt | 26. Andy |
| 13. Eric Carlson | 27. Monica Harrington-Young |
| 14. Greg Nash | |

Representatives of the Applicant, as well as Applicant's legal counsel and civil engineer, attended the meeting. The intended use of the property and purpose of the rezoning request was explained to all in attendance. Through counsel, Applicant explained that the current zoning of the majority of the property included in this request is already zoned to allow for its intended use, and that the reasoning for including the entirety of the property in this request is to create consistent zoning and development standards that will apply to the entire development in line with the most current land development ordinance. Applicant provided projected timelines for construction of Phase I, as well as the improvements that will be made to the intersection of Sandy Ridge Road and Gallimore Dairy Road. Applicant's engineer discussed roadway improvements and access points to the proposed development.

April 1, 2022

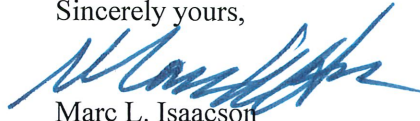
Page | 2

During the meeting, neighbors had the opportunity to view the overall master plan for both phases, as well as an illustrative concept plan showing a potential site layout for Phase 1.

Primarily, comments and questions from those neighbors in attendance centered around traffic impacts, impact of the development on their property (i.e. annexation into the city and property values), quality of the proposed buildings, the addition of buffers against nearby residential properties, impact of construction and the developer's obligations to mitigate runoff, and the removal of wildlife habitat. Applicant's team collectively addressed questions and offered to deliver copies of the TIA and concept plan to anyone interested in reviewing the materials further.

Applicant intends to remain in contact with those interested in the project as the P&Z Commission meeting approaches.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Marc L. Isaacson', is written over the typed name.

Marc L. Isaacson



ISAACSON SHERIDAN

MARC L. ISAACSON, ESQ.
336.609.5134 (direct)
marc@isaacsonsheridan.com

March 25, 2022

Re: REZONING NOTICE

Dear Neighbor:

We represent 350 South Land Holding, LLC (the "Applicant"), owner of approximately 540 acres consisting of multiple parcels lying south of Interstate 40, west of Sandy Ridge Road, north of Bame Road and east of South Bunker Hill Road (collectively, the "Property"). The Property is largely unimproved, and Applicant intends to develop a high-class business park consisting of various warehousing and distribution uses. The vast majority of the Property is currently zoned PDM (Planned Unit Development – Mixed), and a small number of additional parcels, which Applicant intends to annex into the City of High Point (the "City") and incorporate into the intended development, are currently zoned for agricultural and residential use. Applicant is requesting to rezone the entirety of the Property to PD-P (Planned Development – Periphery).

The current PDM zoning allows for Applicant's intended development without necessity of a rezoning. However, given that the PDM zoning district was replaced by the PD-P zoning district in the City's most recently adopted development ordinance, the City has requested that Applicant submit this rezoning request, which includes the entirety of the Property, in order to create consistency between the proposed zoning district of the newly acquired agricultural/residential properties (of which the proposed zoning district is the newly adopted PD-P) and the existing portion of the Property currently zoned PDM.

Applicant intends to install a cohesive development that allows for the application of identical development standards across the entirety of the Property, and this request will not expand the potential uses allowed on the portion of the Property currently zoned PDM. In fact, Applicant has conditioned its request to align closely with the development standards of the EC (Employment Center) zoning district, which imposes more strict development standards than those which currently govern the vast majority of the Property.

We invite you to contact our office at the email address or phone number listed above if you have any questions or concerns regarding Applicant's proposed rezoning. Applicant will host a Zoom meeting with interested neighbors on Thursday, March 31 at 5:30pm and will be available to answer questions and address specific concerns (Zoom link included in this envelope). You will likely receive a mailed notice from the City of High Point informing you of the request and providing instructions as to how to participate in the rezoning hearing; however, we would greatly appreciate the opportunity to address any concerns prior to the hearing, if possible. The High Point Planning and Zoning Commission will meet to consider our request on Tuesday, April 26 at 6:00 pm.

Sincerely yours,

Marc L. Isaacson

March 25, 2022

Page | 2

Zoom link for March 31 neighborhood meeting (5:30pm)

Join Zoom Meeting

<https://us02web.zoom.us/j/85017669116>

Meeting ID: 850 1766 9116

One tap mobile

+13126266799,,85017669116# US (Chicago)

+16465588656,,85017669116# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 850 1766 9116

Find your local number: <https://us02web.zoom.us/j/kVDI6mPrZ>

City of High Point
Citizen Information Meetings



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

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

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

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

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

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

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

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

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

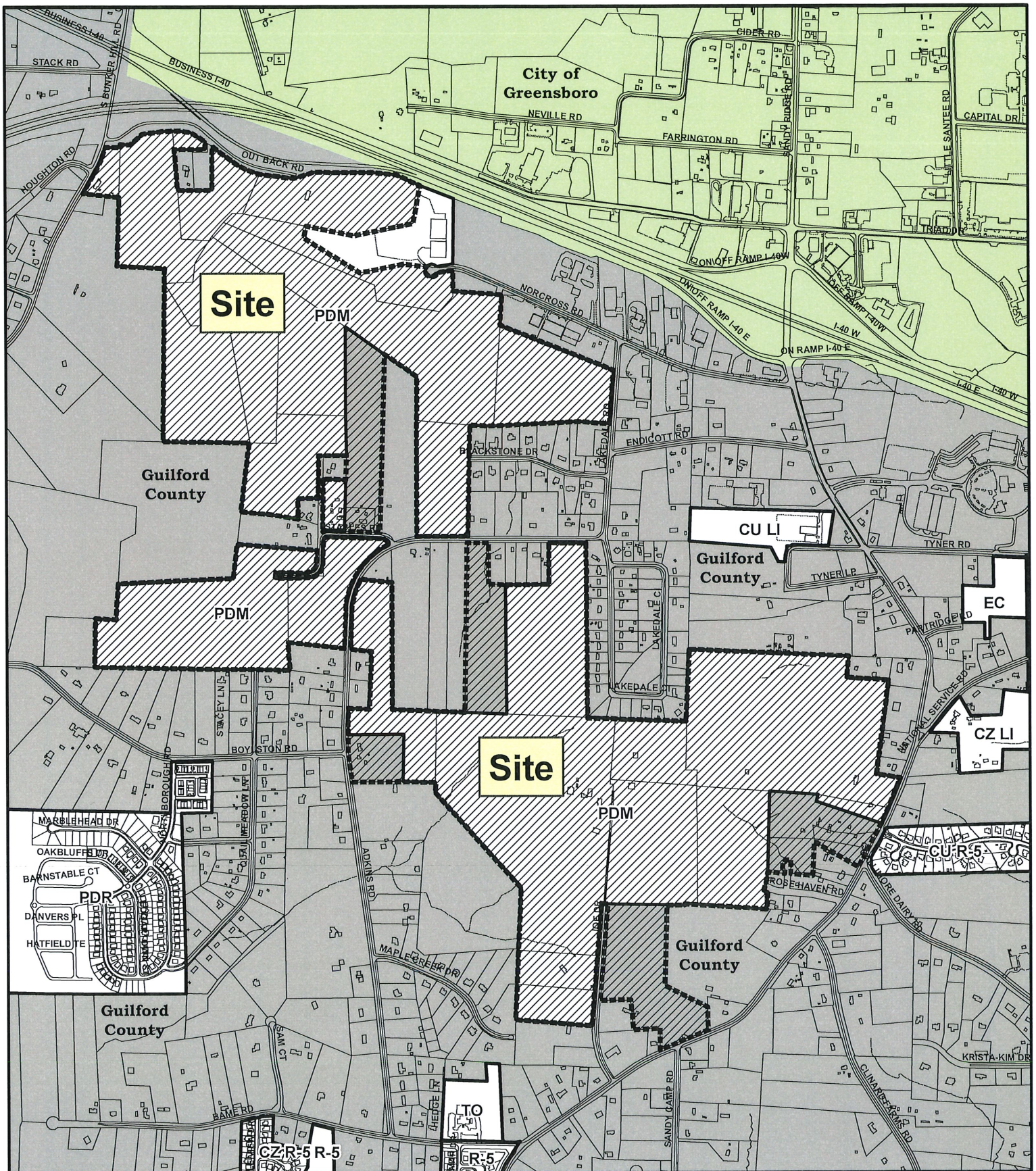
- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to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

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

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com



ZONING MAP AMENDMENT: ZA-22-11

From: Planned Development Mixed (PDM) & Agricultural (AG),
Residential Single Family - 40 (RS-40) Guilford County
To: Planned Development Periphery (PD-P)

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

Planning & Development
Department

City of High Point



Scale: 1"=1250'

G:/Planning/Secure/BAC/ZA/
2022/MXD/za22-11-NM

350 SOUTH LAND HOLDING LLC
4716 HILLTOP RD
GREENSBORO NC 27407

350 SOUTH LAND HOLDING LLC
2022 SHIMER DR
JAMESTOWN NC 27282

ACOSTA, REFUGIO LANDIN;VARGAS, EVELYN
BERMUDEZ
4723 CRICKLEWOOD RD
GREENSBORO NC 27407

AHMED, AMIR SALAHELDIN
416 GUILFORD COLLEGE RD APT A
GREENSBORO NC 27409

ALBERT, ALLISON ANDREWS;ALBERT, JOHN
WILLIAM
8608 ADKINS RD
COLFAX NC 27235

AMAZON BUILDERS MANAGEMENT PROPERTIES
LLC
8409 ROSE HAVEN RD
HIGH POINT NC 27265

ARTHUR, ADAM WILSON;ARTHUR, LESLIE ANNE
607 LAKEDALE RD
COLFAX NC 27235

AVALON KTD LLC
3447 ROBINHOOD RD STE 201
WINSTON-SALEM NC 27106

BAER, RONALD J;PIERCE, JAYE M
702 STACEY LN
COLFAX NC 27235

BAKER, MARK A;BAKER, IVY RAYLE
4748 SANDY CAMP RD
HIGH POINT NC 27265

BAME, CURTIS CALVIN
8610 ADKINS RD
COLFAX NC 27235

BAME, MARK ALLEN
113 LITTLE STREAM LN
WINSTON SALEM NC 27101

BARHAM, ADRIAN WILL;BARHAM, WENDY N
702 LAKEDALE RD
COLFAX NC 27235

BATZIN, FRANCISCO;LOPEZ, ESLY
2406 E LEXINGTON AVE
HIGH POINT NC 27262

BEAGLE, ROY L;BEAGLE, YVETTE L
3300 DAIRY POINT DR
HIGH POINT NC 27265

BLACKWOOD, HUBERT W;BLACKWOOD, LENI
3046 LAUREL SPRINGS DR
GREENSBORO NC 27410

BLACKWOOD, THOMAS W
8727 OUT BACK RD
COLFAX NC 27235

BLANKENSHIP, BENJAMIN LEE;BLANKENSHIP,
FRANCES ANNE
8826 BOYLSTON RD
COLFAX NC 27235

BOOHER, GARY S;BOOHER, WILMA J
2401 SANDY RIDGE RD
HIGH POINT NC 27265

BULL, PAUL MARTIN
524 HIGH POINT ST
RANDLEMAN NC 27317

BYUNGURA, FIDELE;BYUNGURA, VERONIQUE M
930 MAPLE CREEK DR
COLFAX NC 27235

C & S PROPERTIES INC
100 S ELM ST STE 300
GREENSBORO NC 27401

CARLSON, ERIC;CARLSON, NICOLE
746 QUAILMEADOW LN
COLFAX NC 27235

CARTER, CHARLES R;CARTER, KATHY C
7829 CLINARD FARMS RD
HIGH POINT NC 27265

CASAS, LUIS M;CASAS, PATRICIA L
4915 DEVANE CT
HIGH POINT NC 27265

CHRIST N U INC
6605 ASHTON PARK DR
OAK RIDGE NC 27310

CIENER, DAVID B
111 ARDEN PL
GREENSBORO NC 27403

COLE, NICHOLAS A
8301 LAKEDALE CIR
COLFAX NC 27235

CONREX MASTER LLC
997MORRISON DR STE 407
CHARLESTON SC 29403

COOK, LEMUEL CLAY SR;COOK, VIRGINIA H
711 LAKEDALE RD
COLFAX NC 27235

CREED, MARSHALL A;CREED, MORGAN R
8708 BOYLSTON RD
COLFAX NC 27235

CRUMP, JERRY W;CRUMP, SHELBY L
8414 ADKINS RD
COLFAX NC 27235

CURTIS, KATHLEEN PATRICIA
8535 ADKINS RD
COLFAX NC 27235

D H GRIFFIN WRECKING COMPANY INC
4716 HILLTOP RD
GREENSBORO NC 27407

DILLARD, WENDELL D;DILLARD, ANITA T
8822 BOYLSTON RD
COLFAX NC 27235

DILLON, BILLY G TR;DILLON, JEANETTE B TR
2417 SANDY RIDGE RD
HIGH POINT NC 27265

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

DIPIAZZA, ANNE P
717 LAKEDALE RD
COLFAX NC 27235

DIPIAZZA, JOSEPH A;DIPIAZZA, ANNE P
904 MONTROSE DR
GREENSBORO NC 27410

DUVALL INVESTMENTS
7667 SHILOH RD
JULIAN NC 27283

EDWARDS, JANE J;EDWARDS, LAWRENCE O JR
1312 KENSINGTON DR
HIGH POINT NC 27262

ENERGYUNITED ELECTRIC MEMBERSHIP CORP
PO BOX 1831
STATESVILLE NC 28687

EVANS, MAURICE C;EVANS, RITA Y
4918 DEVANE CT
HIGH POINT NC 27265

FAENZA, ANDREW T;FAENZA, RENEE H
745 QUAILMEADOW LN
COLFAX NC 27235

FARRELL, SEAN F
8512 BLACKSTONE DR
COLFAX NC 27235

FARRINGTON, CHARLES RONALD;FARRINGTON,
LISA C
700 LAKEDALE RD
COLFAX NC 27235

FARRINGTON, JERRY
495 STANLEY RD
STOKESDALE NC 27357

FARRINGTON, JESSE;FARRINGTON, MARY T
8538 ADKINS RD
COLFAX NC 27235

FLOOD, ALMA C;FLOOD, CORNELIOUS
934 MAPLE CREEK DR
COLFAX NC 27235

FLOWERS, JIMMY C;FLOWERS, BECKY T
3386 PLEASANT RIDGE RD
STATE ROAD NC 28676

FRAZIER, J W JR;FRAZIER, JO ANN
2313 SANDY RIDGE RD
HIGH POINT NC 27265

FRAZIER, KEITH
2317 SANDY RIDGE RD
HIGH POINT NC 27265

FRAZIER, TERRY WAYNE
747 JOE DR
HIGH POINT NC 27265

GATHEWRIGHT, JESSE L;GATHEWRIGHT, LISA
8510 BLACKSTONE DR
COLFAX NC 27235

GIBSON, MARK ALTON
1742 RIDGESTONE LN
KERNERSVILLE NC 27284

GIES, DONALD L JR;GIES, LYNDA G
8508 BLACKSTONE DR
COLFAX NC 27235

GILYARD, KYLE
707 LAKEDALE RD
COLFAX NC 27235

GRANT, ALISSA S;WEBSTER, ALEX D
8620 ADKINS RD
COLFAX NC 27235

GRAVES, CORY ARTHUR
747 QUAILMEADOW LN
COLFAX NC 27235

GRAY, JESSE A L/T;GRAY, PHYLLIS L L/T;350
SOUTH LAND HOLDING LLC - C/O 350 SOUTH
LAND HOLDING LLC
4716 HILLTOP RD
GREENSBORO NC 27407

GRAY, MICHAEL A
8412 STAFFORD MILL RD
OAK RIDGE NC 27310

GRAY, PHILIP H;GRAY, PEGGY ANN
8528 ADKINS RD
COLFAX NC 27235

GRAY, STANLEY D;GRAY, DONA R
8421 ADKINS RD
COLFAX NC 27235

HARDING, APRIL;HARDING, JOHN
609 LAKEDALE RD
COLFAX NC 27235

HARRINGTON-YOUNG, MONICA
900 FULWORTH AVE
WAKE FOREST NC 27587

HAYDEN, CINDY G;HAYDEN, JEFFREY L
705 LAKEDALE RD
COLFAX NC 27235

HAYDEN, LLOYD W;HAYDEN, CAROL S
8413 ADKINS RD
COLFAX NC 27235

HAYNES, HARRY L;HAYNES, MARY H
708 LAKEDALE RD
COLFAX NC 27235

HEDGECOCK, JOHN H;HEDGECOCK, LOIS I
8545 ADKINS RD
COLFAX NC 27235

HENDRIX, BRADLEY C
610 LAKEDALE RD
COLFAX NC 27235

HENDRIX, GARY C;HENDRIX, HELEN M
612 LAKEDALE RD
COLFAX NC 27235

HENRY, KEVIN ROBERT;TOLOZA, ERIN MARGARET
932 MAPLE CREEK DR
COLFAX NC 27235

HESS, JENNIFER
128 BENJAMIN RD
EDEN NC 27288

HILL, EUGENE R;HILL, LINDA K
8818 BOYLSTON RD
COLFAX NC 27235

HILL, LINDA;SANDS, PAUL
4506 WALPOLE RD
HIGH POINT NC 27265

HOLT LIVING TRUST;HOLT, STEVEN A
TRUSTEE;HOLT, CHERYL D HOLT TRUSTEE
8424 ADKINS RD
COLFAX NC 27235

HOLT, MARLENE F
8710 BOYLSTON RD
COLFAX NC 27235

HOLYOAK, HOWARD JOSEPH
748 JOE DR
HIGH POINT NC 27265

IDOL, TONY G;IDOL, KATHERINE P;IDOL, RICKY
S;IDOL, PATRICIA L
680 PICKETTS LAKE DR
ACWORTH GA 30101

INGRAM, MONICA K;JONES, ANNETTE ELAINE
8700 BOYLSTON RD
COLFAX NC 27235

INMAN, ROSEMARY V;INMAN, THOMAS R III
8505 BLACKSTONE DR
COLFAX NC 27235

IRVIN, DAVID A;IRVIN, ALAN W;EGERTON, DORIS
I;IRVIN, DOROTHY A;IRVIN, JOHN L JR
2707 W MARKET ST
GREENSBORO NC 27403

J AND G LAND HOLDING LLC;350 SOUTH LAND
HOLDING LLC
109 WESTHAVEN CIR
WINSTON SALEM NC 27104

JACKSON, THOMAS C;JACKSON, BRENDA L
8814 BOYLSTON RD
COLFAX NC 27235

JAMES, CAROL BRAME
PO BOX 74
KERNERSVILLE NC 27285

JOE W FRAZIER JR & JOANN W FRAZIER
REVOCABLE LIVING TRUST;FRAZIER, JOE W JR
TRUSTEE;FRAZIER, JOANN W TRUSTEE
2313 SANDY RIDGE RD
HIGH POINT NC 27265

JOHNSON, GERALDINE LONG;CRUMP, SHELBY
LONG
8718 STAPLES RD
COLFAX NC 27235

JOHNSON, HENRY C;JOHNSON, GERALDINE
8718 STAPLES RD
COLFAX NC 27235

JOHNSON, JEREMIAH DAVID;JOHNSON, ANNIE B
8710 STAPLES RD
COLFAX NC 27235

JOHNSON, ROBERT V
3309 DAIRY POINT DR
HIGH POINT NC 27265

JONES, BRANDI R
716 LAKEDALE RD
COLFAX NC 27235

JONES, JULIE JACKSON
8326 LAKEDALE CIR
COLFAX NC 27235

JONES, KENNETH R;JONES, LINDA P
8337 LAKEDALE CIR
COLFAX NC 27235

JOU, JEANETTE B TRUSTEE;JOU, SHIN SHAN
TRUSTEE;OF JOU LIVING TRUST
3305 DAIRY POINT DR
HIGH POINT NC 27265

KETRON, TRAVIS A;KETRON, DANIELLE
749 QUAILMEADOW LN
COLFAX NC 27235

KIVETT, VIRGINIA E HEIRS
8810 BOYLSTON RD
COLFAX NC 27235

KORKOWSKI, JAMES A
714 LAKEDALE RD
COLFAX NC 27235

LAMP, CHARLENE S
8503 BLACKSTONE DR
COLFAX NC 27235

LARA, JOSE MANUEL VACA;CONTRERAS, BLANCA
902 REDLAND DR
MCLEANSVILLE NC 27301

LIGHT, JAMES M III
8501 BLACKSTONE DR
COLFAX NC 27235

LINER, JARRETT LEE;SHAW, BRITTANY ELIZABETH
721 LAKEDALE RD
COLFAX NC 27235

LOCKLAIR, AMANDA R;LOCKLAIR, JIMMY C
600 LAKEDALE RD
COLFAX NC 27235

LOGGINS, JERALENE H ESTATE
1120 WHISPERING PINES DR
KERNERSVILLE NC 27284

LONG, CLARENCE S JR
2613 SANDY RIDGE RD
COLFAX NC 27235

LONG, DONALD M;LONG, SARAH A
8514 BLACKSTONE DR
COLFAX NC 27235

LTR INDUSTRIAL PARK ASSOC
4302 JOSEPH HOSKINS RD
SUMMERFIELD NC 27358

LTR UTILITIES LLC
647 DAN VALLEY RD
MADISON NC 27025

MACKALL, KORI N B;MACKALL, COREY P
4914 DEVANE CT
HIGH POINT NC 27265

MARLOR, NADINE S
2310 SANDY RIDGE RD
HIGH POINT NC 27265

MASTERS, RICHARD K;MASTERS, CAROL J
515 LAKEDALE RD
COLFAX NC 27235

MCCASKILL, MARCY
928 MAPLE CREEK DR
COLFAX NC 27235

MCINTYRE, DONALD L;MCINTYRE, LYNNE C
636 BROWNING PL
WINSTON SALEM NC 27103

MCLAUCHLIN, H CHARLES JR;MCLAUCHLIN,
SUSAN L
8329 LAKEDALE CIR
COLFAX NC 27235

MOOREFIELD, ROBERT JASON
TRUSTEE;MOOREFIELD, STEPHEN DANIEL
TRUSTEE;JAMES AND ELAINE MOOREFIELD
IRREVOCABLE TRUST
8203 HAW RIVER RD
OAK RIDGE NC 27310

NASH, GREGORY WALKER;NASH, AMANDA WARD
8509 BLACKSTONE DR
COLFAX NC 27235

NORCROSS 350 LLC
1111 N NORTHSHORE DR STE S700
KNOXVILLE TN 37919

NORCROSS BUSINESS CENTER LLC
PO BOX 35169
GREENSBORO NC 27425

NUCKLES, DORIS W
8324 TYNER LOOP
COLFAX NC 27235

OLINICK, JOHN B;OLINICK, JAN C
8345 LAKEDALE CIR
COLFAX NC 27235

PARKER, HOWARD F JR;PARKER, ALINE H
808 KENREED DR
THOMASVILLE NC 27360

PATTERSON, DEBRA B;PATTERSON, ISAAC N III
751 QUAILMEADOW LN
COLFAX NC 27235

PENNY, BRADLEY C;PENNY, ANGELA RENEE
8402 ROSE HAVEN RD
HIGH POINT NC 27265

POLARIS HOLDINGS II LLC
43353 CLARECASTLE DR
SOUTH RIDING VA 20152

POPP, ALEXANDER J TRUSTEE;POPP, DEANEE S
TRUSTEE;POPP LIVING TRUST
8321 LAKEDALE CIR
COLFAX NC 27235

PRICE, BOYD EUGENE;PRICE, NANCY B
704 LAKEDALE RD
COLFAX NC 27235

PRIME PROPERTIES LLC
5841 BEAVER HILL LN
OAK RIDGE NC 27310

QUICK, JAMES ANTHONY
713 LAKEDALE RD
COLFAX NC 27235

R & E PARTNERS LLC
PO BOX 788
COLFAX NC 27235

RAIFORD, SUSAN M
8417 ADKINS RD
COLFAX NC 27235

RANSONE, LARRY R;RANSONE, PATRICIA G
PO BOX 789
COLFAX NC 27235

ROBERSON, LARRY CARLTON
PO BOX 122
COLFAX NC 27235

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

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

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

ROGERS, RICHARD R;ROGERS, VERA G
8527 ADKINS RD
COLFAX NC 27235

RV RETAILER GREENSBORO REAL ESTATE LLC
100 SE 3RD AVE STE 1850
FT LAUDERDALE FL 33301

SANDY RIDGE METHODIST CHURCH
2223 SANDY RIDGE RD
HIGH POINT NC 27265

SECU RE INC
119 N SALISBURY ST
RALEIGH NC 27603

SHAW, ANN K
8331 LAKEDALE CIR
COLFAX NC 27235

SHIELDS, ANNE
2505 SANDY RIDGE RD
HIGH POINT NC 27265

SHIELDS, J D;SHIELDS, DOROTHY A
PO BOX 635
COLFAX NC 27235

SHIELDS, JAMES DONNIE
PO BOX 635
COLFAX NC 27235

SHUE, KEENAN S;SHUE, SHARON H
8513 BLACKSTONE DR
COLFAX NC 27235

SKINNER, RONNIE E;SKINNER, PATRICIA P
8507 BLACKSTONE DR
COLFAX NC 27235

SMITH GROVE BAPTIST CHURCH
PO BOX 57
COLFAX NC 27235

SMITH, HENRY CLAY;SMITH, ALOAH JEAN
709 LAKEDALE RD
COLFAX NC 27235

SOLOMON, AMANDA
8536 ADKINS RD
COLFAX NC 27235

SPM INVESTORS LLC
120 TENBRIDGE CT
WAKE FOREST NC 27587

STAFFORD, RONALD EDWARD
710 LAKEDALE RD
COLFAX NC 27235

STEELE, ANGELA A;STEELE, DANIEL R
8511 BLACKSTONE DR
COLFAX NC 27235

STERLING LIVING TRUST;STERLING, JOHN
KENNETH TRUSTEE;STERLING, KAY H TRUSTEE
8731 BAME RD
COLFAX NC 27235

TAYLOR, CHRISTOPHER S;TAYLOR, STACY W
8506 BLACKSTONE DR
COLFAX NC 27235

TEDDER, FRANCES H;TEDDER, GLENN C
520 S BUNKER HILL RD
COLFAX NC 27235

TEDDER, MAXINE H
520 S BUNKER HILL RD
COLFAX NC 27235

TEMBION LLC
812 WESTBOURNE GROVE CT
COLFAX NC 27235

THAGGARD, STEVEN G;THAGGARD, LYNN
4910 DEVANE CT
HIGH POINT NC 27265

TRIAD MUSLIM COMMUNITY CENTER INC
4332 TWISTING CREEK DR
HIGH POINT NC 27265

TUCKER, BOBBY JOE;TUCKER, SHARON FERRELL
611 LAKEDALE RD
COLFAX NC 27235

TUCKER, LONNIE L;TUCKER, CELESTE W
8534 ADKINS RD
COLFAX NC 27235

UNDERWOOD, CHRISTOPHER B;UNDERWOOD,
HEATHER L
8339 LAKEDALE CIR
COLFAX NC 27235

VALLEY DALE ACRES LAKE ASSOCIATION
8337 LAKEDALE CIR
COLFAX NC 27235

VARAS, ENRIQUE;VARAS, GLORIA
8407 ROSE HAVEN RD
HIGH POINT NC 27265

VIDAL, NAYELI CORTEZ;BASILIO, JOSUE VIDAL
715 LAKEDALE RD
COLFAX NC 27235

VUE, TENG;VUE, LISA
8504 BLACKSTONE DR
COLFAX NC 27235

WADE, JASON W
8415 ADKINS RD
COLFAX NC 27235

WALL, DAVID L JR;WALL, CASEY A
712 LAKEDALE RD
COLFAX NC 27235

WARNER, JOEL T;WARNER, REBECCA H
929 MAPLE CREEK DR
COLFAX NC 27235

WELBORN, R J
8607 ADKINS RD
COLFAX NC 27235

WESTMORELAND, DENNIS P
8406 ADKINS RD
COLFAX NC 27235

WESTMORELAND, DOLLY L L/T;WESTMORELAND,
DENNIS P T/C;MATTHEWS, EDITH W T/C
520 LAKEDALE RD
COLFAX NC 27235

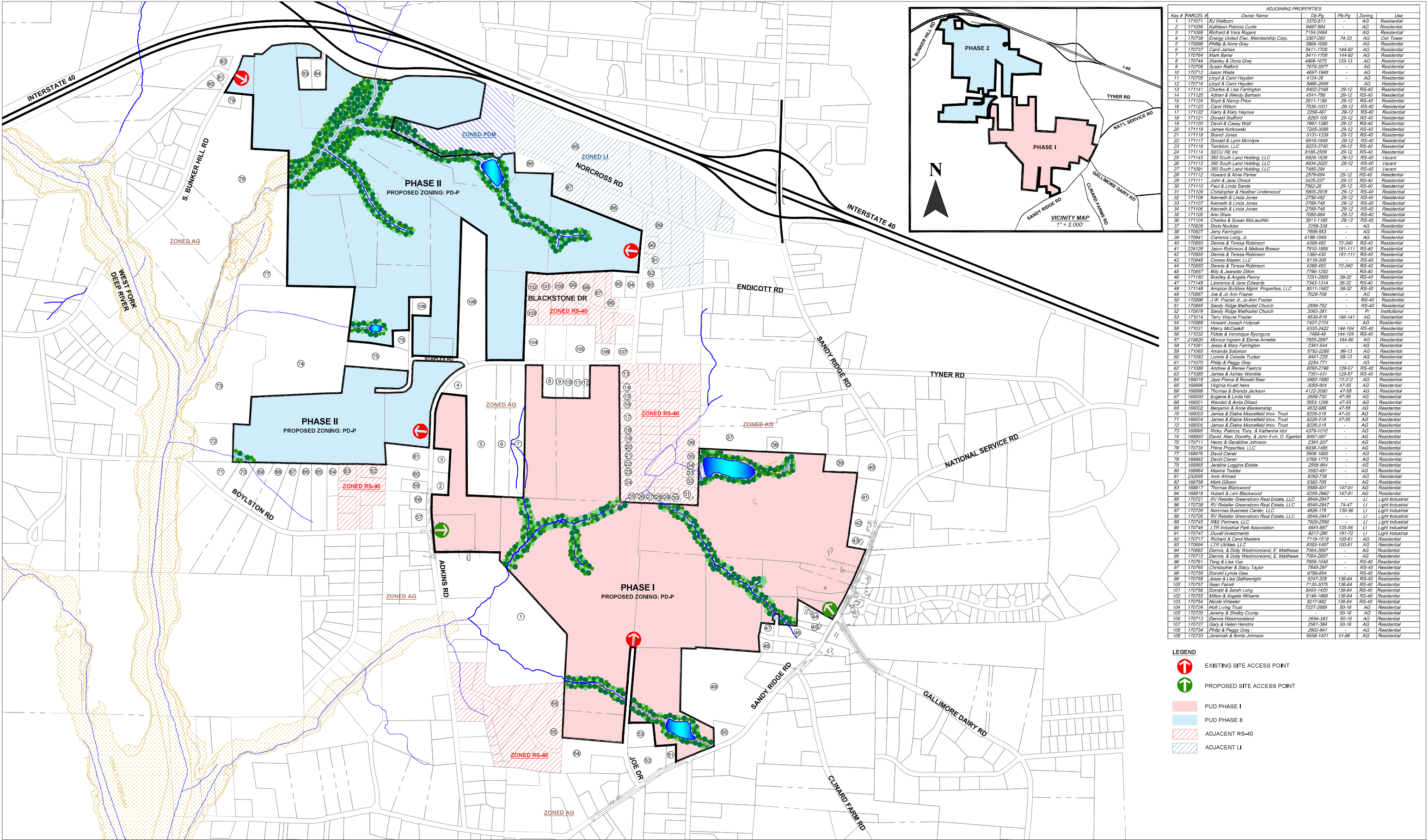
WHEELER, NICOLE
8515 BLACKSTONE DR
COLFAX NC 27235

WHIGHAM, ANTHONY D;WHIGHAM, VIRGINIA W
3301 DAIRY POINT DR
HIGH POINT NC 27265

WILLIAMS, MILTON LENWOOD JR;WILLIAMS,
ANGELA L
8516 BLACKSTONE DR
COLFAX NC 27235

WILSON, CAROL SMOAK
706 LAKEDALE RD
COLFAX NC 27235

WOMBLE, ASHLEY TAYLOR;WOMBLE, JAMES
BRENT
744 QUAILMEADOW LN
COLFAX NC 27235



ADJOINING PROPERTIES					
Key #	PARCEL #	Owner Name	Dbl-Pg	Pb-Pg	Zoning Use
1	171071	RJ Welborn	3370-511	-	AG Residential
2	171061	Kathleen Patricia Curtis	6491-884	-	AG Residential
3	171069	Richard & Vera Rogers	7154-2464	-	AG Residential
4	170739	Energy United Elec. Membership Corp.	3367-280	74-33	AG Cell Tower
5	170698	Phillip & Anne Gray	3669-1969	-	AG Residential
6	170717	Carol James	5411-1708	144-92	AG Residential
7	170764	Mark Bame	5411-1706	144-92	AG Residential
8	170744	Stanley & Dona Gray	4868-1675	133-13	AG Residential
9	170709	Susan Rufford	7616-2977	-	AG Residential
10	170712	Jason Wade	4697-1945	-	AG Residential
11	170705	Lloyd & Carol Hayden	4124-26	-	AG Residential
12	170716	Lloyd & Carol Hayden	5886-2668	-	AG Residential
13	171141	Charles & Lisa Farmington	8403-2168	29-12	RS-40 Residential
14	171125	Adrian & Wendy Barham	4541-756	29-12	RS-40 Residential
15	171124	Boyd & Nancy Price	3811-1185	29-12	RS-40 Residential
16	171123	Carol Wilson	7536-1001	29-12	RS-40 Residential
17	171122	Kary & Mary Haynes	2356-467	29-12	RS-40 Residential
18	171121	Donald Stafford	8293-105	29-12	RS-40 Residential
19	171120	David & Casey Wall	7997-1380	29-12	RS-40 Residential
20	171119	James Korkowski	7265-3088	29-12	RS-40 Residential
21	171118	Brandy Jones	6131-1338	29-12	RS-40 Residential
22	171117	Donald & Lynn McIntyre	6915-1948	29-12	RS-40 Residential
23	171116	Tembon, LLC	6223-2740	29-12	RS-40 Residential
24	171114	SECUR Inc.	6186-2698	29-12	RS-40 Residential
25	171143	350 South Land Holding, LLC	6929-1538	29-12	RS-40 Vacant
26	171113	350 South Land Holding, LLC	6934-2020	29-12	RS-40 Vacant
27	171091	350 South Land Holding, LLC	7485-294	29-12	RS-40 Vacant
28	171112	Sandy & Aline Parker	2576-594	29-12	RS-40 Residential
29	171111	John & Jane Olmick	3435-257	29-12	RS-40 Residential
30	171110	Paul & Linda Sands	7562-26	29-12	RS-40 Residential
31	171109	Christopher & Heather Underwood	5805-2918	29-12	RS-40 Residential
32	171108	Kenneth & Linda Jones	2735-432	29-12	RS-40 Residential
33	171107	Kenneth & Linda Jones	2789-748	29-12	RS-40 Residential
34	171106	Kenneth & Linda Jones	2789-748	29-12	RS-40 Residential
35	171105	Ann Shaw	7085-884	29-12	RS-40 Residential
36	171104	Charles & Susan McLaughlin	3811-1185	29-12	RS-40 Residential
37	170828	Doris Nuckles	2258-338	-	AG Residential
38	170827	Jerry Farmington	7895-953	-	AG Residential
39	170841	Clarence Long, Jr.	4198-1049	-	AG Residential
40	170850	Dennis & Teresa Robinson	4269-493	72-340	RS-40 Residential
41	224128	Jason Robinson & Melissa Brewer	7810-1856	191-111	RS-40 Residential
42	170850	Dennis & Teresa Robinson	1360-430	191-111	RS-40 Residential
43	170848	Carmel Kessler, LLC	6118-349	-	AG Residential
44	170850	Dennis & Teresa Robinson	4269-493	72-340	RS-40 Residential
45	170857	Billy & Jeanette Dillon	7790-1252	-	AG Residential
46	171150	Bradley & Angela Penny	7251-2655	38-32	RS-40 Residential
47	171149	Lawrence & Jeanne Jenkins	7343-1114	38-32	RS-40 Residential
48	171148	Amazon Builders Mgmt. Properties, LLC	8511-1582	38-32	RS-40 Residential
49	170887	Joe & Jo Ann Frazier	7029-709	-	AG Residential
50	170895	J.W. Frazier Jr, Jo Ann Frazier	-	-	RS-40 Residential
51	170885	Sandy Ridge Methodist Church	2598-392	-	AG Residential
52	170879	Sandy Ridge Methodist Church	2065-381	-	PI Institutional
53	171014	Terry Wayne Frazier	8536-818	168-141	AG Residential
54	170869	Howard Joseph Holyoak	7401-2724	-	AG Residential
55	171031	Mary McCaskie	6303-2429	144-104	RS-40 Residential
56	171032	Fidele & Veronique Byungura	7469-48	144-104	RS-40 Residential
57	219626	Monica Ingram & Elaine Annette	7855-2697	184-56	AG Residential
58	171061	Jesse & Mary Farmington	2341-544	-	AG Residential
59	171065	Amanda Solomon	5792-2266	99-13	AG Residential
60	171093	Lennie & Celeste Tucker	6461-228	99-13	AG Residential
61	171070	Phillip & Peggy Gray	2254-771	-	AG Residential
62	171096	Andrew & Elaine Paenza	6092-2788	129-57	RS-40 Residential
63	171085	James & Ashley Womble	7351-431	129-57	RS-40 Residential
64	169019	Jaye Pierce & Ronald Baer	5882-1680	73-312	AG Residential
65	169896	Virginia Kivett heirs	3055-904	47-55	AG Residential
66	169898	Thomas & Brenda Jackson	4123-2060	47-55	AG Residential
67	169000	Eugene & Linda Hill	2659-730	47-55	AG Residential
68	169001	Wendell & Anita Dillard	3553-1299	47-55	AG Residential
69	169002	Benjamin & Anne Blankenship	4832-688	47-55	AG Residential
70	169003	James & Elaine Moorefield Inv. Trust	8226-518	47-55	AG Residential
71	169004	James & Elaine Moorefield Inv. Trust	8226-518	47-55	AG Residential
72	169005	James & Elaine Moorefield Inv. Trust	8228-518	-	AG Residential
73	169895	Ricky, Patricia, Tony, & Katherine Idol	4378-1010	-	AG Residential
74	169890	David Alan, Dorothy, & John Irvin, D. Egerton	8497-597	-	AG Residential
75	170711	Henry & Geraldine Johnson	2391-207	-	AG Residential
76	170735	Prime Properties, LLC	6938-1495	-	AG Residential
77	168979	David Cinner	5506-1830	-	AG Residential
78	168962	David Cinner	5768-1775	-	AG Residential
79	168965	Jeraline Loggins Estate	2698-864	-	AG Residential
80	168964	Maxine Tedder	2562-491	-	AG Residential
81	233395	Amr Ahmed	8392-138	-	AG Residential
82	168758	Mark Gibson	8382-705	-	AG Residential
83	168817	Thomas Blackwood	5588-401	147-91	AG Residential
84	168818	Hubert & Len Blackwood	8255-2662	147-91	AG Residential
85	170721	RV Retailer Greensboro Real Estate, LLC	8549-2947	74-47	LI Light Industrial
86	170738	RV Retailer Greensboro Real Estate, LLC	8549-2947	74-47	LI Light Industrial
87	170726	Norcross Business Center, LLC	4826-175	130-36	LI Light Industrial
88	170728	RV Retailer Greensboro Real Estate, LLC	8549-2947	-	LI Light Industrial
89	170745	R&E Partners, LLC	7829-2590	-	LI Light Industrial
90	170746	LTR Industrial Park Association	4951-887	135-56	LI Light Industrial
91	170747	Duval Investments	8217-296	191-72	LI Light Industrial
92	170717	Richard & Carol Masters	7118-519	100-61	AG Residential
93	170694	LTR Utilities, LLC	8393-1497	100-61	AG Residential
94	170693	Dennis & Dolly Westmoreland, E. Matthews	7064-2697	-	AG Residential
95	170715	Dennis & Dolly Westmoreland, E. Matthews	7064-2697	-	AG Residential
96	170761	Tang & Lisa Yee	7999-1048	-	AG Residential
97	170760	Christopher & Stacy Taylor	7840-297	-	AG Residential
98	170759	Donald Lynda Glas	6789-454	-	AG Residential
99	170758	Jesse & Sarah Gathwright	3247-328	136-64	AG Residential
100	170757	Sean Farrell	7130-3075	136-64	AG Residential
101	170756	Donald & Sarah Long	8493-1420	136-64	AG Residential
102	170755	Milton & Angela Williams	5146-1068	136-64	AG Residential
103	170754	Nicole Wheeler	8217-382	136-64	AG Residential
104	170724	Holt Living Trust	8016	-	AG Residential
105	170720	Jeremy & Shelby Crump	-	50-16	AG Residential
106	170713	Dennis Westmoreland	2654-383	50-16	AG Residential
107	170712	Gary & Helen Hendrix	2567-384	50-16	AG Residential
108	170734	Phillip & Peggy Gray	2802-941	-	AG Residential
109	170733	Jeremiah & Annie Johnson	6558-1401	51-86	AG Residential

HIGH POINT NORTH BUSINESS CENTER - REZONING PLAN

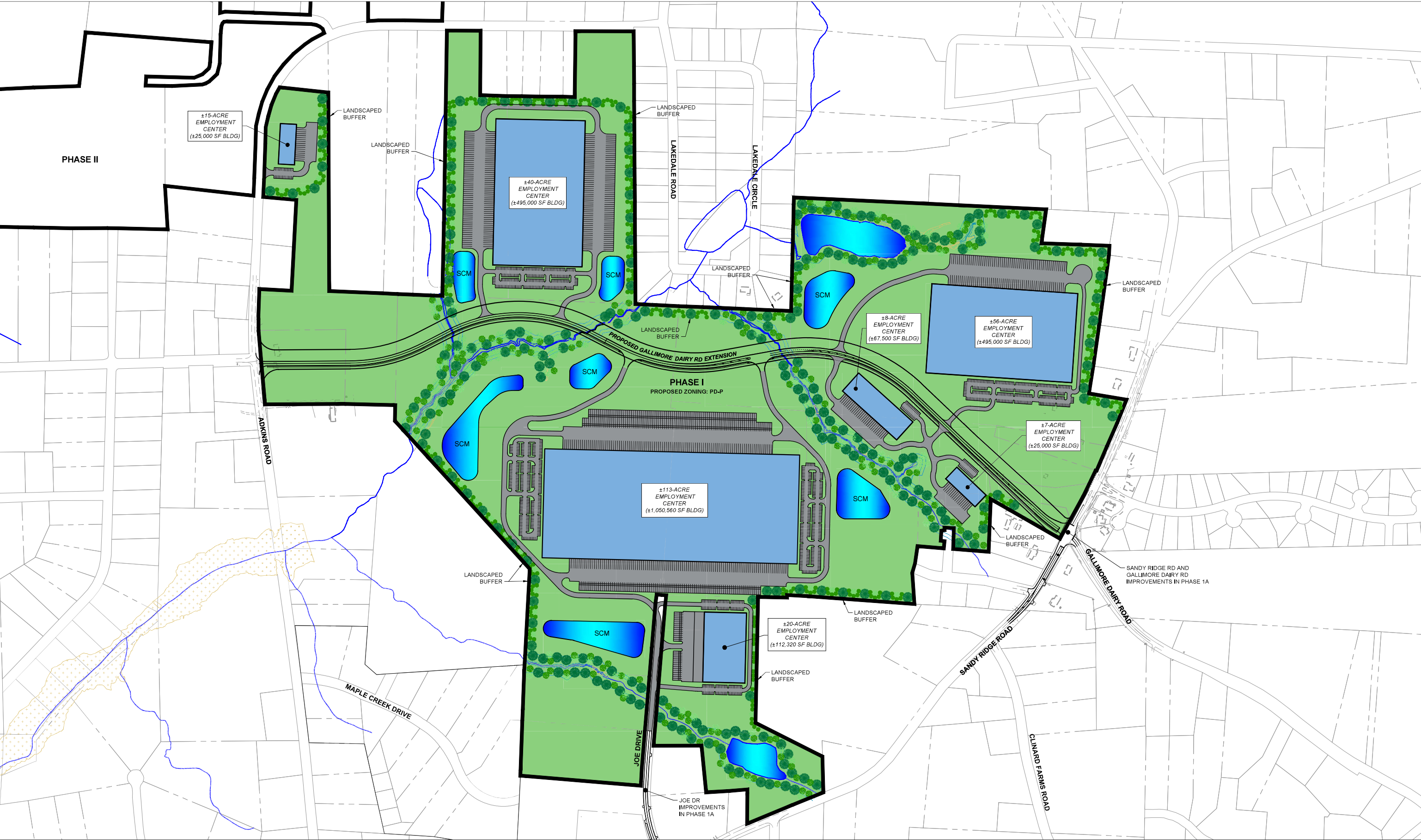
SITE: 2419 Sandy Ridge Rd, High Point, Guilford County, North Carolina 27265, Deep River Township
OWNER/DEVELOPER: D.H. Griffin Construction - Gary Rogers, 336-316-1183, 600 Green Valley Rd, Suite 301, Greensboro, NC 27408

OVERALL MASTER PLAN EXHIBIT

THIS DRAWING PREPARED AT THE
TIMMONS GROUP - GREENSBORO OFFICE
8642 W. Market Street Suite 136 | Greensboro, NC 27409
TEL 336.662.0411 FAX 336.662.0420 www.timmons.com
North Carolina License No. C-1652



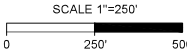
DATE	REVISION DESCRIPTION
03/11/2022	CITY OF HIGH POINT REZONING SUBMITTAL



HIGH POINT NORTH BUSINESS CENTER - REZONING PLAN

SITE: 2419 Sandy Ridge Rd, High Point, Guilford County, North Carolina 27265, Deep River Township
OWNER/DEVELOPER: D.H. Griffin Construction - Gary Rogers, 336-316-1183, 600 Green Valley Rd, Suite 301, Greensboro, NC 27408

PHASE I MASTER PLAN EXHIBIT



THIS DRAWING PREPARED AT THE
TIMMONS GROUP - GREENSBORO OFFICE
8642 W. Market Street Suite 136 | Greensboro, NC 27409
TEL 336.662.0411 FAX 336.662.0420 www.timmons.com
North Carolina License No. C-1652

DATE	REVISION DESCRIPTION
03/11/2022	CITY OF HIGH POINT REZONING SUBMITTAL



TRANSPORTATION IMPACT ANALYSIS

High Point North Industrial Center

High Point, NC

*Prepared for
D.H. Griffin Construction Co., LLC*





Transportation Impact Analysis

High Point North Industrial Center High Point, NC

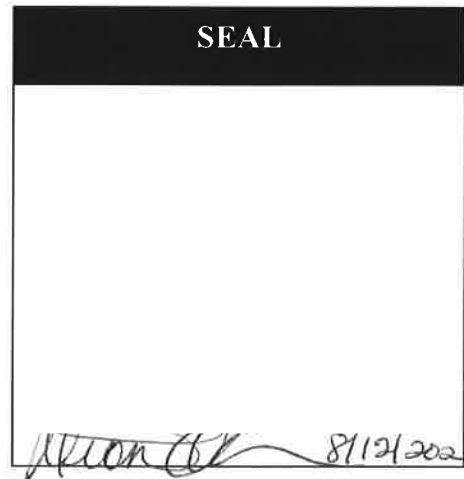
Prepared for D.H. Griffin Construction Co., LLC
August 9, 2021

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

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High Point North Industrial Center – Transportation Impact Analysis
Guilford County, NC
Prepared for D.H. Griffin Construction Co., LLC
August 9, 2021

Executive Summary

The proposed High Point North Industrial Center development in the City of High Point in Guilford County, North Carolina. The development is to be located on the west side of Sandy Ridge Road across from Gallimore Dairy Road. The site is ideally suited for office park, corporate headquarters, and light industrial uses. For analysis purposes, the transportation impact analysis (TIA) will analyze **Phase 1A** – 1.0 million square feet of warehousing and **Phase 1** – 1.75 million square feet of warehousing and 450,000 square feet of light industrial.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 10th Edition), **Phase 1A** of the development has a trip generation potential of 1,740 daily trips, with 220 trips in the AM peak and 240 trips in the PM peak hour. **Phase 1** of the development has a trip potential of 5,277 daily trips, with 799 trips in the AM peak hour and 794 trips in the PM peak hour.

Capacity Analysis and Recommendations

Overall, Sandy Ridge Road currently experiences capacity issues, which is reflected in the level of service (LOS) F conditions at all study intersections along the corridor during the AM and PM peak hours. For this reason, NCDOT has an STIP Project (U-4758) planned for Sandy Ridge Road. This project will widen Sandy ridge road to a four-lane divided typical section and is planned to begin construction in 2024.

However, for analysis purposes the STIP was not taken into account for the 2026 build conditions. In **Phase 1A**, it is recommended that the developer provide a left and right turn lane of 200 feet with appropriate taper at the site access, with separate left and right egress lanes, with the right lane having 100 feet of storage and appropriate taper . It is also recommended to monitor the intersection for signalization when warranted. *Option 2* addresses if the main access is constructed across from Gallimore Dairy Road. In **Phase 1**, it is recommended that the developer provide a northbound left and southbound right turn lane of 200 feet with appropriate taper at the site access, provide separate left of 150 feet of storage and appropriate, through-right egress lanes and signalize the intersection. Restripe the eastern leg to accommodate a left turn lane and a thru-right of 150 feet of storage and appropriate taper. It is also recommended at Joe Drive to provide a left and right turn lane of 100 feet storage with appropriate taper. All site access points should be designed to HPDOT and NCDOT design standards.

The future build conditions were analyzed, the recommended improvements are summarized in Tables A, B, C and D.

Conclusion

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. Please note that the access points to the site are recommended to be designed according to HPDOT and NCDOT standards as applicable.

Table A – Background Recommended Improvements Summary

Sandy Ridge Road at National Service Road	• Provide a southbound left turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper • Provide a northbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper • Provide a westbound right turn lane on National Service Road with 100 feet of storage and appropriate taper
Sandy Ridge Road at Clinard Farms Road	• Provide a southbound left turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper • Provide a northbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper • Provide a westbound left turn lane on Clinard Farms Road with 100 feet of storage appropriate taper

Table B – Recommended Improvements Summary Phase 1A – Option 1

Sandy Ridge Road at Site Access 1	• Provide northbound left turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper • Provide southbound right turn lane on Sandy Ridge Road with 200 feet of storage and appropriate taper • Provide separate eastbound left and right turn lanes. The right turn lane shall have 100 feet of storage and appropriate taper • Monitor intersection and signalize when warranted • Construct site access to HPDOT and NCDOT design standards
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Table B – Recommended Improvements Summary Phase 1A – Option 2

Sandy Ridge Road at Gallimore Dairy Road/ Site Access 2	• Signalize the intersection • Construct the fourth leg (west leg) • Provide a northbound left turn lane of 200 feet of storage with appropriate taper • Provide a southbound right turn lane of 200 feet of storage with appropriate taper • Provide a thru-right lane and separate eastbound left turn lane with 150 feet of storage and appropriate taper • Restripe the eastern leg of the intersection to accommodate a left turn lane and a thru-right of 150 feet of storage and appropriate taper • Construct site access to HPDOT and NCDOT design standards
All other intersections	• No additional recommendations

Table C – Recommended Improvements Summary Phase 1

Sandy Ridge Road at Gallimore Dairy Road/ Site Access 2	• Signalize the intersection • Construct the fourth leg (west leg) • Provide a northbound left turn lane of 200 feet of storage with appropriate taper • Provide a southbound right turn lane of 200 feet of storage with appropriate taper • Provide a thru-right lane and separate eastbound left turn lane with 150 feet of storage and appropriate taper • Restripe the eastern leg of the intersection to accommodate a left turn lane and a thru-right of 150 feet of storage and appropriate taper • Construct site access to HPDOT and NCDOT design standards
Sandy Ridge Road at Joe Drive	• Provide northbound left turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper • Provide southbound right turn lane on Sandy Ridge Road with 100 feet of storage and appropriate taper
All other intersections	• No additional recommendations

Table D – Recommended Improvements Summary 2040 STIP

Sandy Ridge Road at Site Access 1	• Construct a right-in/ right-out access • Provide a southbound right turn lane of 100 feet of storage with appropriate taper • Construct site access to HPDOT and NCDOT design standards
Sandy Ridge Road at Gallimore Dairy Road/ Site Access 2	• Signalize the intersection • Construct the fourth leg (west leg) • Provide a northbound left turn lane of 200 feet of storage with appropriate taper • Provide a southbound right turn lane of 200 feet of storage with appropriate taper • Provide a thru-right lane and separate eastbound left turn lane with 150 feet of storage and appropriate taper • Restripe the eastern leg of the intersection to accommodate a left turn lane and a thru-right of 150 feet of storage and appropriate taper • Construct site access to HPDOT and NCDOT design standards
All other intersections	• STIP improvements are expected to be adequate; therefore, no additional recommendations

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-10
(Crescent Acquisitions, LLC)

From: Chris Andrews,
Interim Planning and Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 4, 2022, and
May 11, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Crescent Acquisitions, LLC to rezone approximately 85 acres from the Agricultural (AGR) District to a Conditional Zoning Employment Center (CZ-EC) District. The site is located along the north side of Clinard Farms Road, approximately 900 feet west of NC 68.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its April 26, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Mark Isaacson, attorney, Isaacson-Sheridan, 804 Green Valley Road, Greensboro. Mr. Isaacson provided an overview of the proposal to rezone the site for a business/industrial park. He noted that Crescent Acquisitions recognized the shift in distribution patterns in connection with growth and expansion of e-commerce and alternate methods of buying and selling merchandise. The site sits adjacent to the NC 68 corridor and it is approximately two-and-a-half miles from I-40 and less than 10 miles from PTI Airport. Thus, vehicles coming and going to and from this proposed development will be able to use the NC 68 corridor to quickly reach I-40 or the airport. Mr. Isaacson concluded by noting that based on recommendations from their Traffic Impact Analysis they have offered conditions for roadway improvements including right-of-way dedication to widen and improve Clinard Farms Road and Millwood School Road, construction of a spine road that will serve as the primary roadway through the development, and improvement to the NC 68/Clinard Farms Road intersection.

Speaking neither in favor nor opposition to the request was Mr. Phillip Gossett, 7805 Clinard Farms Road, High Point (which is directly south of the proposed development). He would like to see berms with heavy landscaping to cut down on noise intrusion or noise pollution from the site along the Clinard Farm Road frontage. He also would like for there not to be any concrete median or anything on Clinard Farms Road that would hamper his current access.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 22-10 is consistent with the City's adopted policy guidance because the proposed CZ-EC District is in harmony with the Restricted Industrial land use designation governing this portion of the City's Planning Area and it promotes an orderly growth pattern. Furthermore, the request is similar and compatible with previous EC District zoning approvals granted in this northern portion of the City's Planning Area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-10**

May 11, 2022

(Revised)

Request	
Applicant: Crescent Acquisitions, LLC	Owner(s): Clinard Land, LLC (<i>Sandra C. Noble, Manager</i>) Jesse J. Stafford and Wanda Jean Garrett (<i>Devises of Estate of J. Stafford, Deceased</i>)
Zoning Proposal: To rezone approximately 85 acres	From: AGR Agricultural District To: CZ-EC Conditional Zoning Employment Center District.
Notices: Applicant held a Citizen Information Meeting (Yes) As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located along the north side of Clinard Farms Road, approximately 900 feet wet of NC 68.
Tax Parcel Number:	Guilford County Tax Parcels 212502, 212503, 212504, 212505, 212508, 212509, 212510 and 210073
Site Acreage:	Approximately 85 acres
Current Land Use:	The site is mostly undeveloped but contains two single family dwellings on large rural lot.
Physical Characteristics:	The site consists of open pasturelands with some limited wooded areas. The property has a moderate to severely sloping terrain and is impacted by several streams. A intermittent stream, running in a northerly direction, lies at the northwestern portion of the site and a separate intermittent stream, running in an easterly direction, impact the middle of the site. There is also a 68-foot wide Duke Power Transmission line easement (with towers) and a 70-foot wide underground Colonial Gas pipeline easement that both run through the southeastern portion of the site.
Water and Sewer Proximity:	A 16-inch and 8-inch City water line lies adjacent to Eastchester Drive and Millwood School Road, respectively. A 16-inch sewer line, running in a west to east direction, lies along a stream corridor north of the site.
General Drainage and Watershed:	The site drains in a general northeastern direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	• City General Watershed Area (GWA) • Airport Overlay - Zones 2

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcel
South:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwellings on large rural lots and a commercial plant nursery
East:	AG CU-GB LI	Agricultural District (<i>Guilford Co</i>) Conditional Use General Business District Light Industrial District (<i>Guilford Co</i>)	Single family dwellings and undeveloped parcels
West:	AG	Agricultural District	Single family dwelling and an undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<u>Obj. 5E:</u> Require that street systems connect with one another whenever possible to move all modes of traffic efficiently, to avoid congestion along key corridors, to improve traffic and pedestrian safety, and to enhance emergency management access. <u>Obj. 6D:</u> Continue to identify and recruit new industries that are unrelated to the traditional industries of furniture and textiles in order to achieve greater diversification.
Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research & development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj.#5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development. In addition, the Land Use Plan identifies this site as being a Developmental Focal Area. These are specific locations encompassing a minimum of 25 acres requiring flexibility in future land use arrangements instead of a prescribed, designated land use pattern due to their anticipated development impact on surrounding areas and their potential for furthering the City's land use goals. The assemblage of individual parcels of land is essential for a Focal Area to achieve its intent and full development potential. This will foster unified developments with integrated access and design, environmental protection where this is an issue, and enhanced sensitivity to surrounding land uses. Attention should be given to the design of developments within a Focal Area in accordance with the following factors: • Environmental features of the site; • Compatibility of land uses with site and surrounding areas; • Compatible orientation of buildings;

	• Coordination of landscaping appropriate for the site; • Height, scale and exterior design of buildings in relation to surrounding development; and uniformity of signs.
Relevant Area Plan:	There are no relevant area plans applicable to this site.
Zoning History:	<u>Zoning Map Amendment Case 00-41 and 12-12:</u> In 2001, the site was annexed and granted a Planned Developed Mixed-Use (PDM) District to support a Business Park consisting of office and some limited light industrial uses. This project never came to fruition and in 2012 the land was rezoned to its current AGR District as holding district until the site was ripe for future restricted industrial type development.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Clinard Farms Road		Major Thoroughfare	2,054 ft.
	Millwood School Road		Local	640 ft.
Vehicular Access:	Via public street extension through the site from Clinard Farms Road and Millwood School Road			
Traffic Counts: (Average Daily Trips)	Clinard Farms Road		4,900 ADT (2019 NCDOT traffic counts)	
Estimated Trip Generation:	An approximate 825,500 square foot industrial/business park, consisting of multiple buildings, is proposed to be developed upon the zoning site. Such a development is anticipated to generate approximately 4,217 daily trips (during a 24-hour period) with approximately 781 AM peak-hour trips 6am – 9am) and approximately 706 PM peak-hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	Yes X	No	The proposed business/industrial park will generate more than 100 trips in the AM or PM peak hours. Thus, a TIA is required to be submitted as part of the rezoning application (see TIA executive summary at the end this report).	
Conditions:	Access: <u>Clinard Farms Road:</u> Three points of access will be allowed to Clinard Farms Road, pending NCDOT approval. <u>Millwood School Road:</u> One full movement access point will be allowed to Millwood School Road. Improvements: <u>Clinard Farms Road:</u> Provide a second westbound lane from NC 68 to terminate as a right turn lane at the proposed spine road intersection. <u>Spine Road (western-most access):</u> Provide a three-lane curb and gutter facility with a two-way left turn lane between Clinard Farms Road and Millwood School Road. <u>Eastchester Drive (NC 68) and Clinard Farms Road Intersection:</u> • Provide a second eastbound left turn lane on Clinard Farms with 200 feet of storage and appropriate taper. Extend existing left turn lane to 200 feet of storage.			

	• Provide a second northbound left turn lane on NC 68 with 375 feet of storage and appropriate taper. • Provide a second receiving lane on westbound Clinard Farms Road. • Modify traffic signal, and update signal plan accordingly. <u>Clinard Farms Road and Site Access 1:</u> Provide an eastbound left turn lane with a minimum of 100 feet of storage and appropriate taper. <u>Clinard Farms Road and Site Access 2:</u> Provide an eastbound left turn lane with a minimum of 100 feet of storage and appropriate taper. <u>Clinard Farms Road and the Spine Road (western-most access):</u> • Provide an eastbound left turn lane with a minimum of 100 feet of storage and appropriate taper. • Terminate the additional westbound lane on Clinard Farms Road into a westbound right turn lane at this intersection. • Provide separate right and left egress lanes at this location. Provide public street stub to the northwestern corner property boundary. Final design of the street stub at this location will be determined during the plan review process. Provide street stubs to the eastern and western property boundaries. <u>Spine Road Access Points:</u> Driveway locations on the Spine Road will be determined during the plan review process. Right of way: <u>Clinard Farms Road</u> – The property owner shall dedicate 70 feet of right of way as measured from the centerline of Clinard Farms Road. <u>Millwood School Road</u> – The property owner shall dedicate 42 feet of right of way as measure from the centerline of Millwood School Road <u>Spine Road</u> – The property owner shall dedicate 60 feet of right of way for the construction of the Spin Road through the property from Clinard Farms Road to Millwood School Road.
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School District Comment

Not applicable to this zoning case.

Details of Proposal

The applicant has submitted this zoning map amendment to support development of and business/industrial park on this 85 acre tract of land. This site is within an area designated by the adopted land use map for Restricted Industrial development and the applicant has requested to establish a CZ-EC District to facilitate development of the proposed business/industrial park. In conjunction with this application, the applicant has submitted a conditional zoning ordinance in which they have offered conditions pertaining to landscaping, lot combination right-of-way dedication, vehicular access points, and transportation-related improvements.

Staff Analysis

The site is in one of the few areas identified as a Development Focal Area by the Land Use Plan. The intent is for this area to be built as a unified office park-like development with particular attention paid to its impact on surrounding areas. This is reinforced by the policies of the Eastchester Drive Corridor Plan, which also recommends that development of this area be of a higher standard. The requested EC District was specifically designed to accomplish this goal as this district, and its district standards were designed to accommodate office, warehouse, research and development, light industrial, and supporting activities in a well-planned, high quality business park setting. In addition to an expectation for high quality design, the district includes standards to help ensure compatibility between development and nearby residential uses. Regional-serving commercial and intensive forms of industrial development are prohibited as well as outdoor manufacturing, processing, and storage activities

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

The proposed CZ-EC District is in harmony with the Restricted Industrial land use designation governing this portion of the City's Planning Area and it promotes an orderly growth pattern.

Reasonableness/Public Interest:

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

The request is similar and compatible with previous EC District zoning approvals granted in this northern portion of the City's Planning Area.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ Adjacent parcels to the west have an Agricultural District zoning, which requires a minimum lot size of 5 acres and the Airport Overlay District prohibits the construction of any new residential dwellings in this area. The requested EC District requires a minimum 40-foot perimeter setback where adjacent

to residential districts. The combination of minimum lot size and building setback standards will assist to separate development on the zoning site from structures on adjacent lands.

- ❖ To minimize the impact from exterior lighting, the Development Ordinance requires the submittal of an exterior lighting plan that certifies lighting is installed in a manner that ensures the safety of motorists and minimizes adverse effects on adjacent land uses due to excessive light intensity or light trespass.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	❖ The EC District prohibits any outdoor manufacturing, processing, repair, or assembly. All activities must take place within an enclosed building. Furthermore, this district requires the screening of ground-base-mechanical equipment and the screening of loading bays located on the side of a building. ❖ Transportation conditions offered by the applicant for road improvements, including construction of a public street connection through the site between Millwood School Road and Clinard Farms Road, will assist to provide multiple access points and dispersal patterns for traffic.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.
	The site is within the City Lake General Watershed Area and development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.
	The site is within an area adequately served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	The EC District standards address building orientation, fencing, location of mechanical equipment, loading docks, outdoor storage and prohibits outdoor manufacturing. These standards will assist to mitigate impact to adjacent lands.

Supportive Changes in the Area

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

Since the early 1990s there have been multiple industrial projects developed, consistent with the goals and objectives of the Restricted Industrial Land Use classification, in this northern portion of the City's planning area.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

The requested CZ-EC District is similar to zoning approvals that have approved for other nearby properties within the Restricted Industrial land use classification.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 85-acre area to the CZ-EC District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

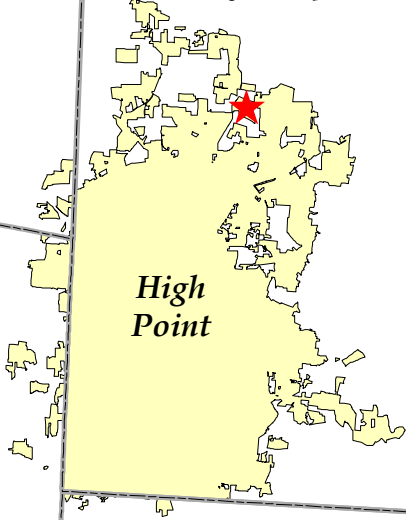
Report Preparation

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

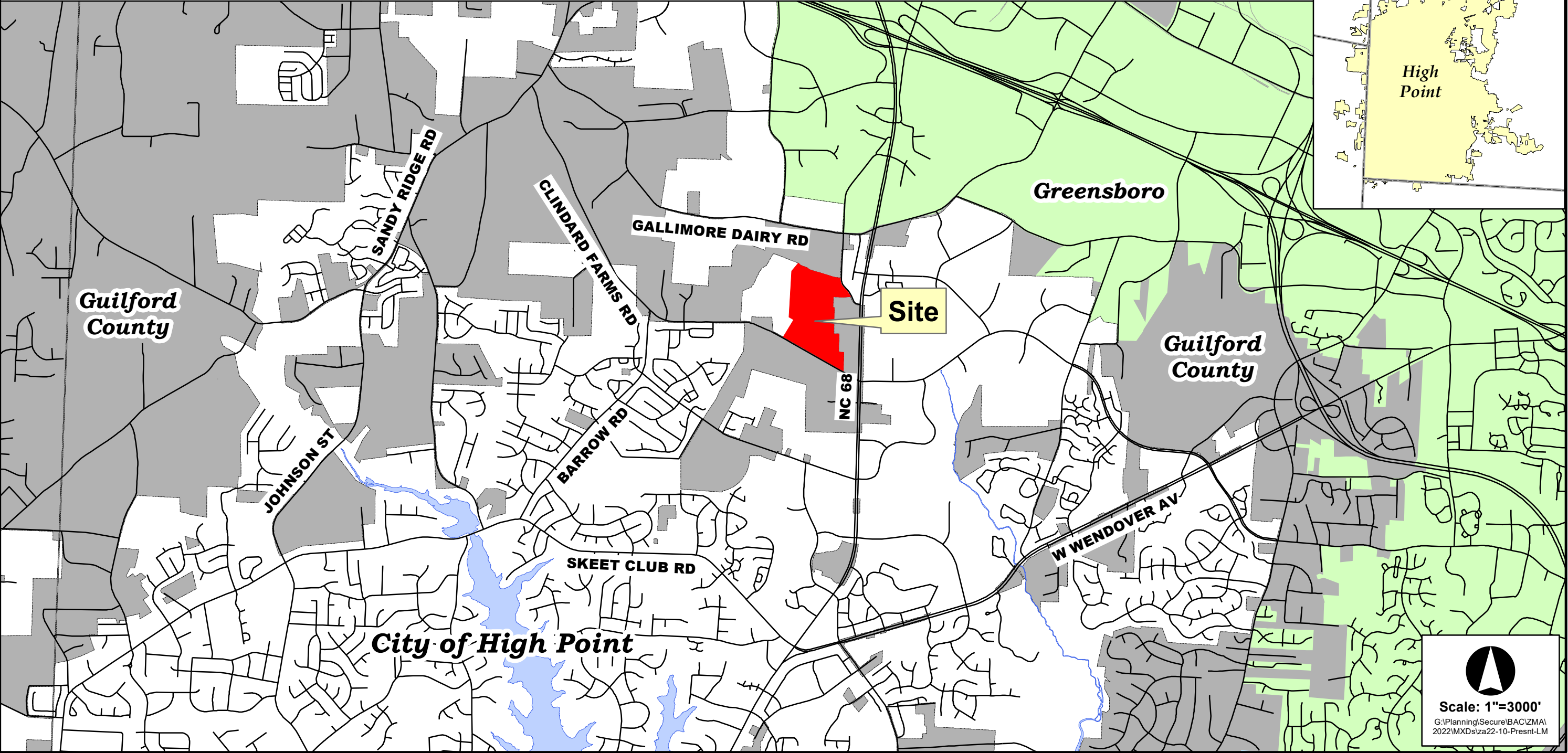
LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-10
Applicant: Crescent Acquisitions, LLC

Vicinity Map



High Point



Greensboro

Guilford County

Guilford County

City of High Point

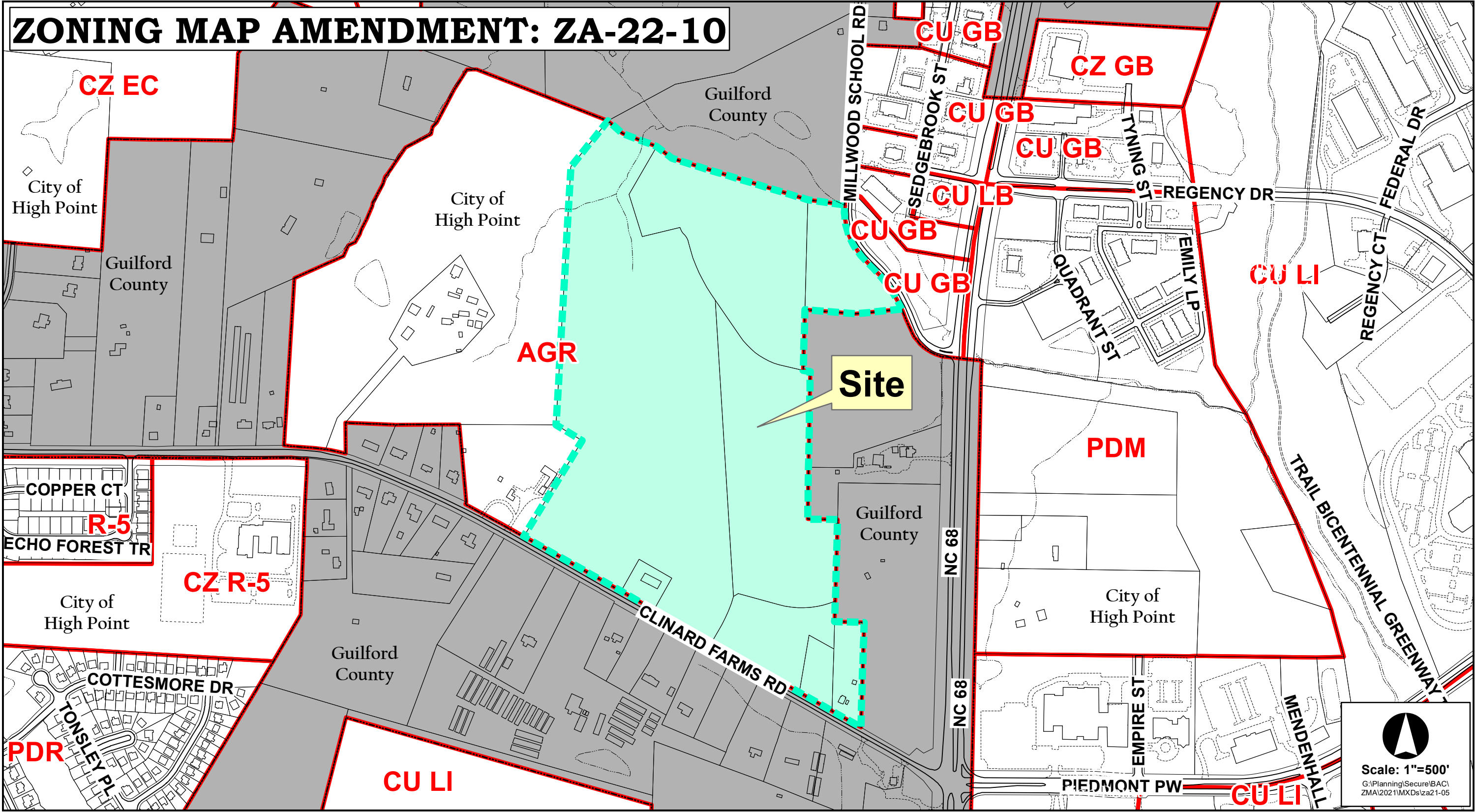


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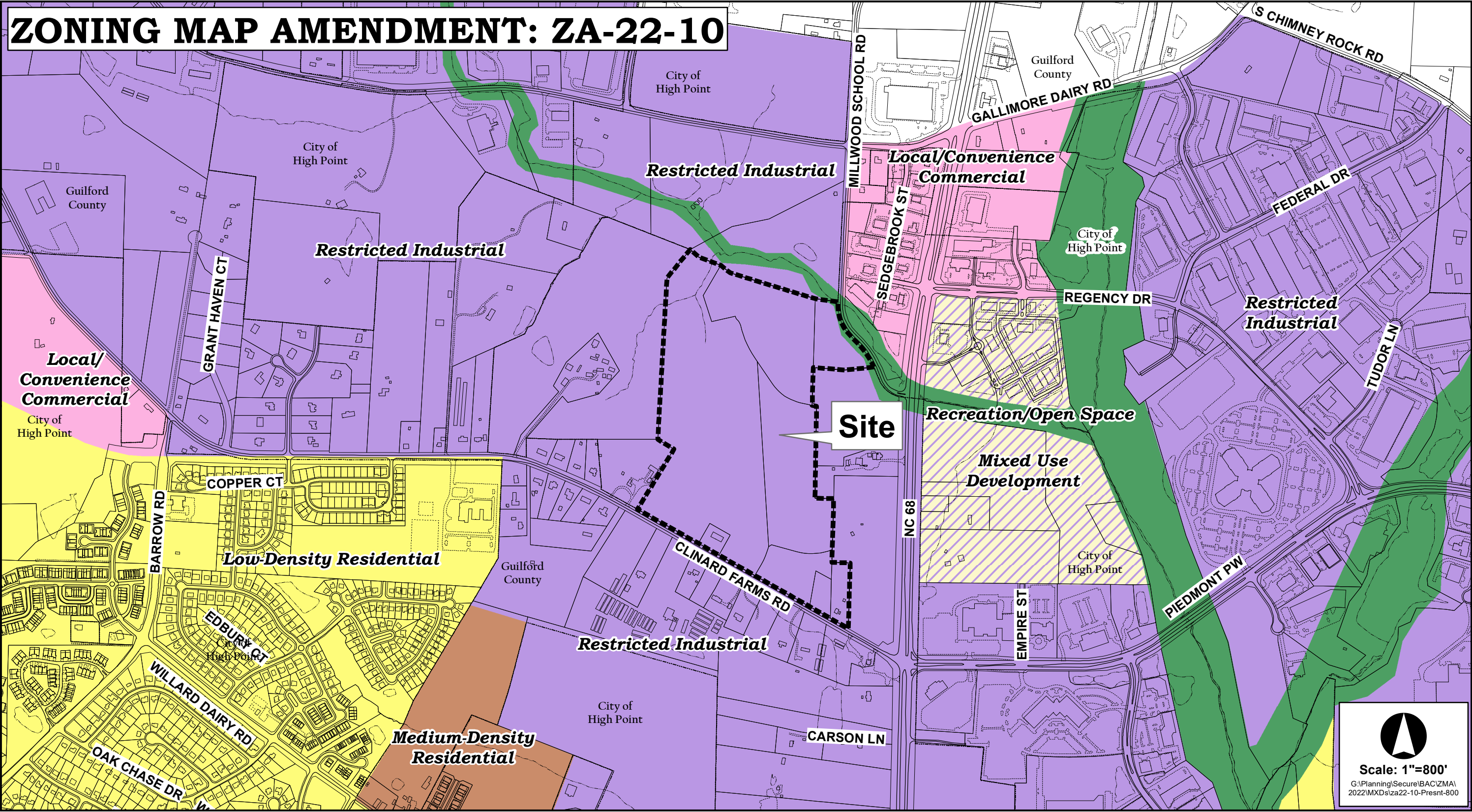
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ZONING MAP AMENDMENT: ZA-22-10



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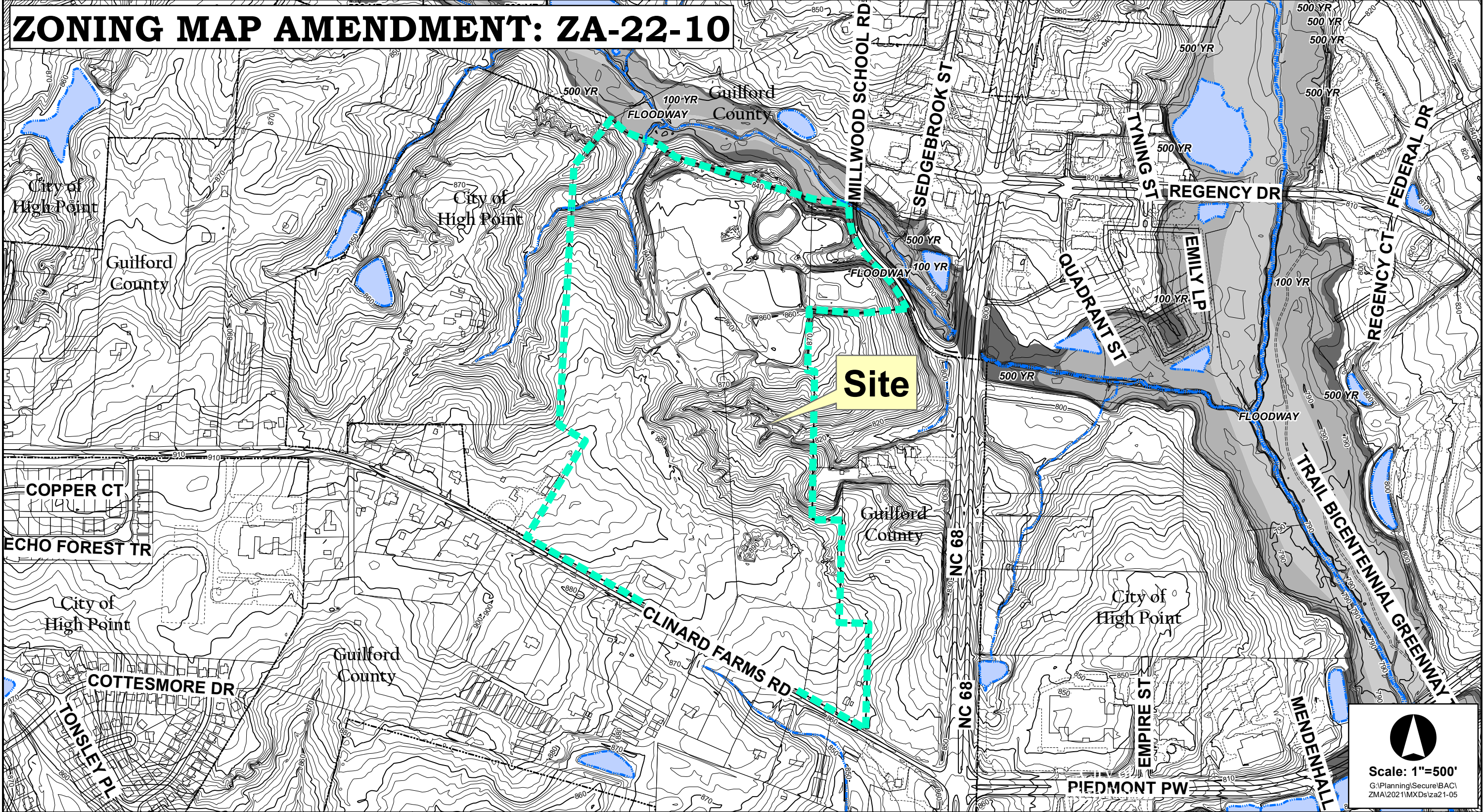




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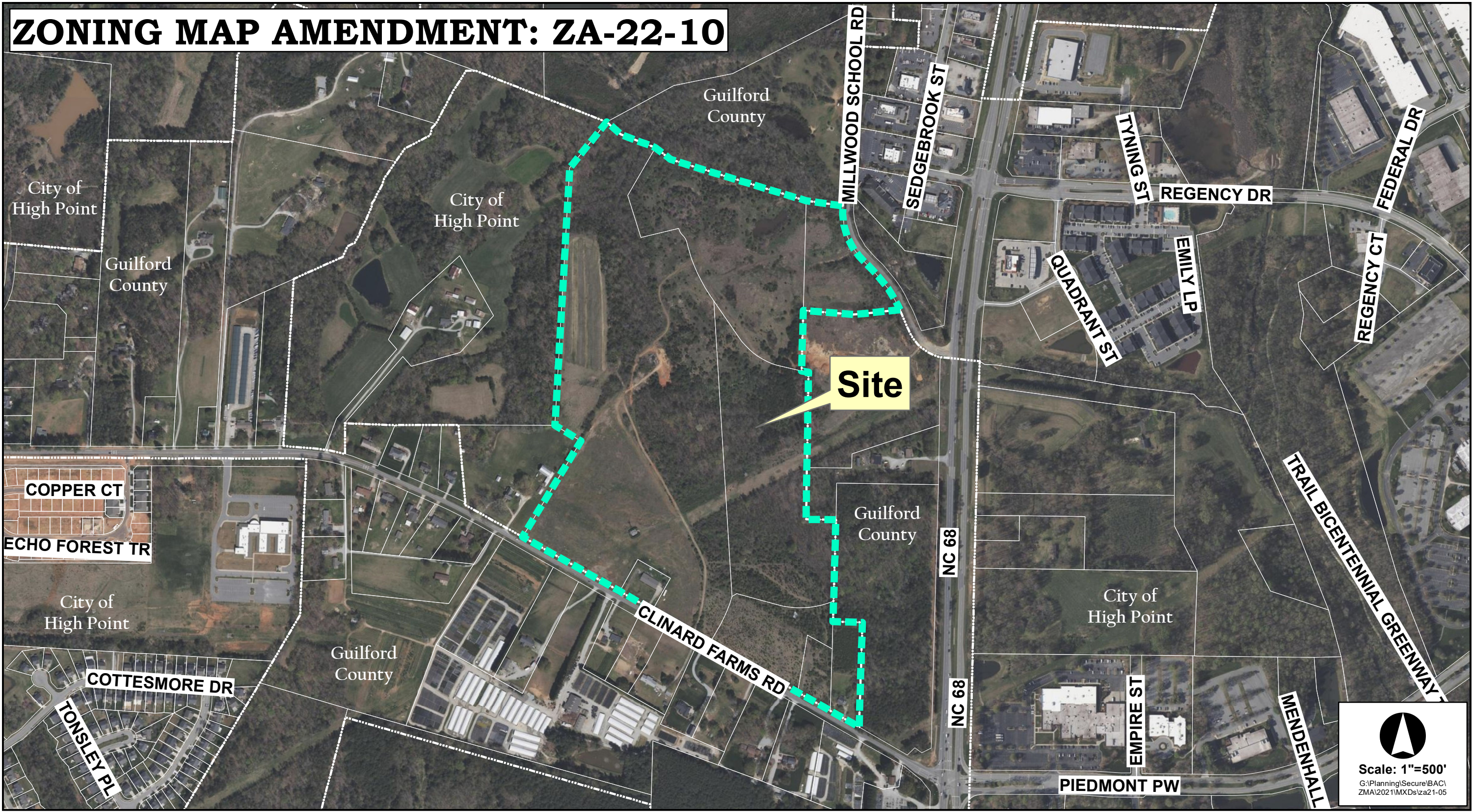
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ZONING MAP AMENDMENT: ZA-22-10



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on April 26, 2022, and before the City Council of the City of High Point on May 16, 2022 regarding **Zoning Map Amendment Case 22-10 (ZA-22-10)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and on May 4, 2022 and May 11, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 16, 2022**.

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 Employment Center (CZ-EC) District**. The property is approximately 85 acres, located along the north side of Clinard Farms Road, approximately 900 feet wet of NC 68. The property is also known as Guilford County Tax Parcels 212502, 212503, 212504, 212505, 212508, 212509, 212510 and 210073.

SECTION 2

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

Part I. **USES:** Any uses allowed in the Employment Center (EC) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Landscaping, Buffers, and Screening.**

1. **Street yard landscaping:** A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire Clinard Farms

Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.

- B. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
- C. Transportation Conditions.
 - 1. Right-of-way Dedication
 - a. Clinard Farms Road (SR 1556): As part of development permit approval the property owner shall dedicate seventy (70) feet of right of way, as measured from the centerline of Clinard Farms Road, along the entire Clinard Farms frontage of the zoning site.
 - b. Millwood School Road (SR 1839): As part of development permit approval the property owner shall dedicate forty-two (42) feet of right of way, as measure from the centerline of Millwood School Road, along the entire Millwood School Road frontage of the zoning site.
 - c. Spine Road (new public street running through the zoning site): As part of development permit approval the property owner shall dedicate sixty (60) feet of right of way for the construction of the “Spine Road” through the zoning site from Clinard Farms Road to Millwood School Road.
 - 2. Access
 - a. Clinard Farms Road (SR 1556):
 - i. Three points of access will be allowed to Clinard Farms Road, pending North Carolina Department of Transportation (NCDOT) approval.
 - ii. Minimum spacing between access points shall be seven hundred (700) feet.
 - b. Millwood School Road (SR 1839): One full movement access point will be allowed to Millwood School Road.
 - 3. Improvements
 - a. Traffic Impact Analysis (TIA): Reference within this ordinance to Site Access 1, Site Access 2 and Spine Road shall be as shown within the TIA (Traffic Impact Analysis), prepared by Davenport Engineering, Dated March 7, 2022.

- b. Clinard Farms Road (SR 1556):
The property owners shall provide/install a second westbound lane from NC 68 to terminate as a right turn lane at the proposed spine road intersection.
- c. Spine Road (western-most access):
The property owners shall provide/install a three-lane curb and gutter facility with a two-way left turn lane between Clinard Farms Road and Millwood School Road.
- d. Intersection of Eastchester Drive (NC 68) and Clinard Farms Road Intersection:
 - i. As part of development permit approval, the property owners shall provide/install a second eastbound left turn lane on Clinard Farms with two-hundred (200) feet of storage and appropriate taper. Furthermore, the property owner shall extend the existing left turn lane at this intersection to a minimum of two-hundred (200) feet of storage.
 - ii. As part of development permit approval, the property owners shall provide/install a second northbound left turn lane on NC 68 with three-hundred and seventy-five (375) feet of storage and appropriate taper.
 - iii. As part of development permit approval, the property owners shall provide/install a second receiving lane on westbound Clinard Farms Road.
 - iv. As part of development permit approval, the property owners shall modify the traffic signals, and update signal plan accordingly.
- e. Clinard Farms Road and Site Access 1: As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
- f. Clinard Farms Road and Site Access 2: As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
- g. Intersection of Clinard Farms Road and the Spine Road (western-most access):
 - i. As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
 - ii. As part of development permit approval, the property owners shall provide/install a terminus of the additional westbound lane on Clinard Farms Road into a westbound right turn lane at this intersection.

- iii. As part of development permit approval, the property owners shall provide/install separate right and left egress lanes at this intersection.
 - h. A stub street shall be installed to the western property boundary. Exact location will be determined during the Technical Review Committee (TRC) process. The property owner shall dedicate sixty (60) of Right-of-way for the Penny Road Extension through the rezoning site. Exact location will be determined during the Technical Review Committee (TRC) process. The property owner shall construct all of the Penny Road Extension through the rezoning site once a site plan or group development plan is approved for the abutting parcel to the north (Guilford County Tax Parcel 169888).
 - i. Spine Road Access Points: Driveway locations on the Spine Road will be determined during the plan review process .
4. Other Transportation Conditions
The City of High Point Transportation Director and the NCDOT shall approve the exact location and design of all access points and improvements. However, location and design shall not materially depart from the information within the TIA.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 22-10

Submitted by: Marc L. Isaacson, Esq. on behalf of
Crescent Acquisitions, LLC.



ISAACSON SHERIDAN

MARC L. ISAACSON, ESQ.

336.609.5134 (direct)

marc@isaacsonsheridan.com

April 4, 2022

CITIZEN INFORMATION MEETING REPORT - Zoning Case ZA-22-10

A Citizen Information Meeting notification letter explaining the rezoning request, dated March 25, 2022, was sent by US Mail to addresses supplied by the City of High Point Planning and Development Department. The mailing also included a draft location map provided by the city, and a copy of the City of High Point's approved statement regarding Citizen Information Meetings (a copy of the notification letter and list of addresses is attached). The letter contained an invitation to a neighborhood meeting being conducted via Zoom on Friday, April 1 at 5:00pm (the Zoom link was provided in the letter). Approximately 7 neighbors attended the meeting, however, because the meeting was held via Zoom, some individuals attended via phone. The list below was compiled near the beginning of the meeting, and additional neighbors, whose names are not included, joined as the meeting was underway.

1. Steve Gossett
2. Arch Hamilton
3. Robert Cox
4. Sandra Clinard
5. Greg Welsh
6. 336.454.1848
7. Josh Norris

Representatives of the Applicant, as well as Applicant's legal counsel and traffic engineer, attended the meeting. The intended use of the property and purpose of the rezoning request was explained to all in attendance. Through counsel, Applicant explained the history of the property with respect to prior annexation and rezoning. Applicant described the expected types of traffic (i.e. delivery vans, trucks with trailers, employees) and hours of operation based on similar developments that it has completed, subject to the requirements and business practices of the tenants who occupy the space. Applicant's traffic engineer discussed roadway improvements and access points to the proposed development. During the meeting, neighbors had the opportunity to view the proposed illustrative sketch plan.

Primarily, neighbors in attendance were in support of the rezoning and the proposed use. Comments and questions from those neighbors in attendance centered around traffic impacts on Clinard Farms Road, and the potential of future connectivity between the proposed development and adjacent property to the west (Gossett land). Applicant's team collectively addressed questions and offered to deliver copies of the TIA and concept plan to anyone interested in reviewing the materials further.

Applicant intends to remain in contact with those interested in the project as the P&Z Commission meeting approaches.

Sincerely yours,

Marc L. Isaacson



ISAACSON SHERIDAN

MARC L. ISAACSON, ESQ.
336.609.5134 (direct)
marc@isaacsonsheridan.com

March 25, 2022

Re: REZONING NOTICE

Dear Neighbor:

We represent Crescent Acquisitions, LLC (the "Applicant"), the contract purchaser of eight (8) parcels consisting of approximately eighty-five (85) acres near the northwestern corner of the intersection of Clinard Farms Road and NC Highway 68 South (collectively, the "Property"). The Property is largely unimproved, and Applicant intends to develop Class-A logistics facilities consisting primarily of various warehousing and distribution uses. The Property is currently zoned AGR (Agricultural/Rural), and Applicant is requesting to rezone the Property to CZ-EC (Conditional Zoning-Employment Center) to allow for its intended use.

Applicant believes the proposed rezoning will maximize the Property's development potential and make effective use of the existing highway infrastructure located in close proximity. Applicant has engaged an engineering firm to design and implement an efficient layout for the proposed development that will mitigate potential impacts on neighboring property owners while making the highest and best use of the Property. Applicant and its engineer have worked extensively with the City of High Point in creating a thoughtful and efficiently designed development proposal for the Property.

As you can likely appreciate, given the changing economic landscape and explosion of online commerce alternatives, the demand for, and necessity of, warehousing and distribution facilities, such as those proposed by the Applicant in connection with this rezoning request, are vital in order to service the growing needs of our ever-expanding local population. Applicant's intent in developing the Property as proposed is to assist in meeting this local demand and provide the necessary warehousing space for various distributors to efficiently serve their customers in this community.

We invite you to contact our office at the email address or phone number listed above if you have any questions or concerns regarding Applicant's proposed rezoning. Applicant will host a Zoom meeting with interested neighbors on Friday, April 1 at 5:00pm and will be available to answer questions and address specific concerns (Zoom link included in this envelope). You will likely receive a mailed notice from the City of High Point informing you of the request and providing instructions as to how to participate in the rezoning hearing; however, we would greatly appreciate the opportunity to address any concerns prior to the hearing, if possible. The High Point Planning and Zoning Commission will meet to consider our request on Tuesday, April 26 at 6:00 pm.

Sincerely yours,

Marc L. Isaacson

March 25, 2022

Page | 2

Zoom link for April 1 neighborhood meeting (5:00pm)

Join Zoom Meeting

<https://us02web.zoom.us/j/82010949876>

Meeting ID: 820 1094 9876

One tap mobile

+13017158592,,82010949876# US (Washington DC)

+13126266799,,82010949876# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 820 1094 9876

Find your local number: <https://us02web.zoom.us/j/82010949876>

City of High Point
Citizen Information Meetings



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

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

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

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

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

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

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

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

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

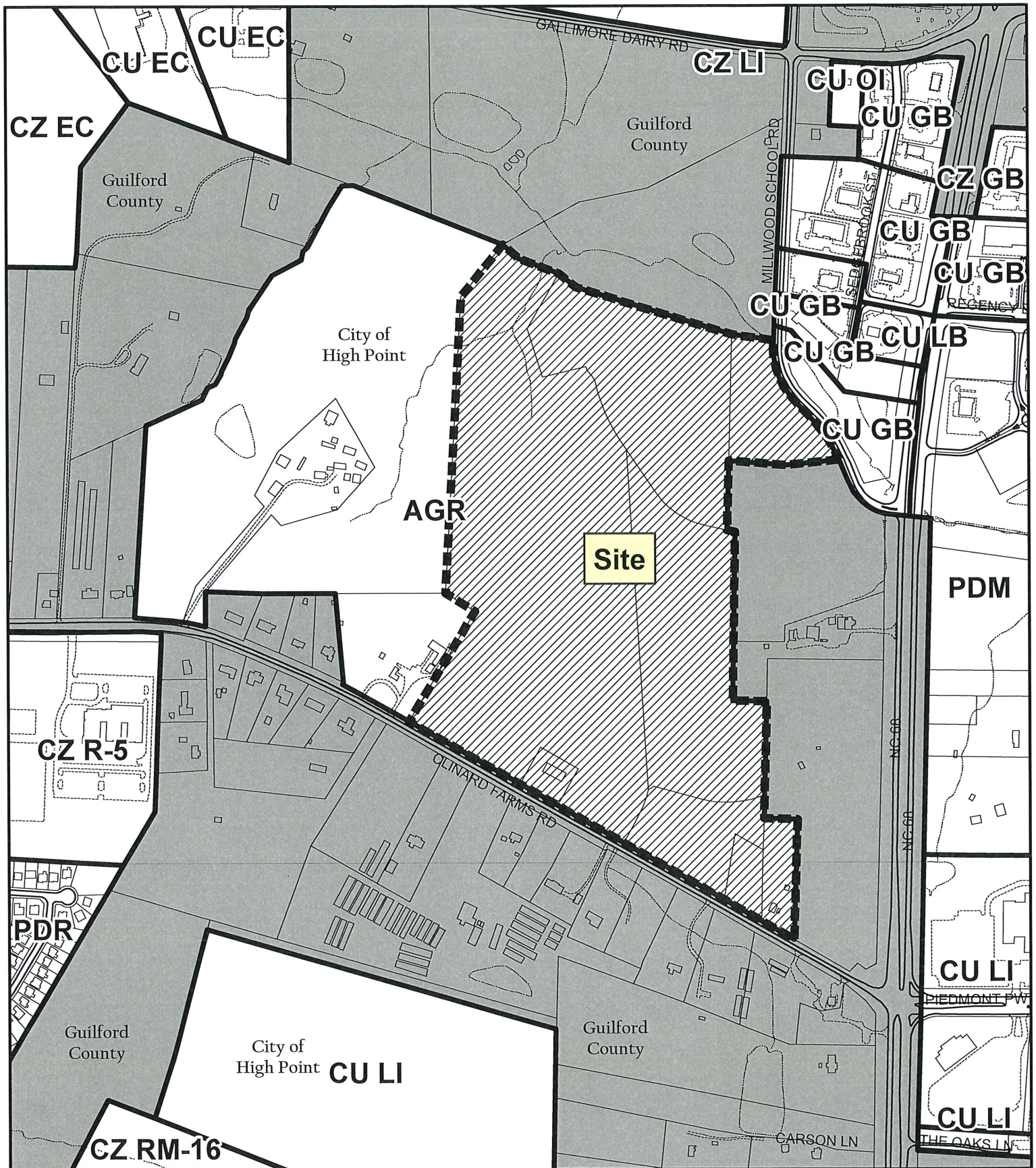
- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to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

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

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com



ZONING MAP AMENDMENT: ZA-22-10

From: Agricultural (AGR)

To: Conditional Zoning Employment Center (CZ-EC)

Existing Zoning Boundary

Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=600'

G:\Planning\Secure\BAC\ZMA\2022\MXDs\za22-10-NM

CLINARD LAND LLC
7850 CLINARD FARMS RD
HIGH POINT NC 27265

CLINARD, ESMOND JOHN
7850 CLINARD FARMS RD
HIGH POINT NC 27265

COX, BILLY D ESTATE;COX, JOSEPH D;COX,
JAMES R
2737 CROQUET CIR
HIGH POINT NC 27262

G AND G HOLDING LLC
7801 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT LAND LLC
303 POWELL WAY
ARCHDALE NC 27263

GOSSETT, ASHLEY LORAINE;GOSSETT, MICHAEL
LEE
7815 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, FREDDIE WALTER;GOSSETT, CATHY G
7829 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, J ROLAND;GOSSETT, GAYNELLE R
7841 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, JOHN P;GOSSETT, ASHLEY LEANNE
HOYLE
7819 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, KELLY PAULETTE;GOSSETT, RICHARD
KEITH
7807 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, PHILIP LEE;GOSSETT, SHERRI B
7805 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETTS LANDSCAPE NURSERY INC
7803 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETTS LANDSCAPE NURSERY INC
7803 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETTS LANDSCAPE NURSERY INC
7801 HIGH POINT RD
HIGH POINT NC 27265

GOSSETTS LANDSCAPE NURSERY INC
7801 CLINARD FARMS RD
HIGH POINT NC 27265

HOF PARTNERS
1414 LONG ST
HIGH POINT NC 27262

JEFFERS, ROBERT Y
PO BOX 160606
ALTAMONTE SPRINGS FL 32716

JJNAN LLC
PO BOX 2246
JAMESTOWN NC 27282

LIM ASSET MANAGEMENT LLC
115 BRADWYCK DR
CARY NC 27513

R & J HUDSON FAMILY LMTD PTNRS &
PLEASANTS FARM FAMILY LMTD P & STELLA L
PLEASAN
996 KEARNS AVE
WINSTON SALEM NC 27106

REGENCY CENTER ASSOCIATION INC
1017 CANTERING RD
HIGH POINT NC 27262

SAKTI LLC
4501 REGENCY DR
HIGH POINT NC 27265

SARAHS FRIENDS
2933 NC HIGHWAY 68 S
HIGH POINT NC 27265

STAFFORD, JESSE J
412 S REGIONAL RD
GREENSBORO NC 27419

STEAK STREET LLC
3401 DONNINGTON CT
GREENSBORO NC 27407

STROUD LLC OF NC
510 BURNING TREE CIR
HIGH POINT NC 27265

TURMAN, RICHARD M;TURMAN, KATHERINE E
7817 CLINARD FARMS RD
HIGH POINT NC 27265



CLINARD FARMS INDUSTRIAL - CONCEPT 11
CRESCENT COMMUNITIES
GREENSBORO, NORTH CAROLINA

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

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

TRANSPORTATION IMPACT ANALYSIS

Clinard Farms Development

High Point, NC

Prepared for Crescent Communities, LLC





Transportation Impact Analysis

Clinard Farms Development High Point, NC

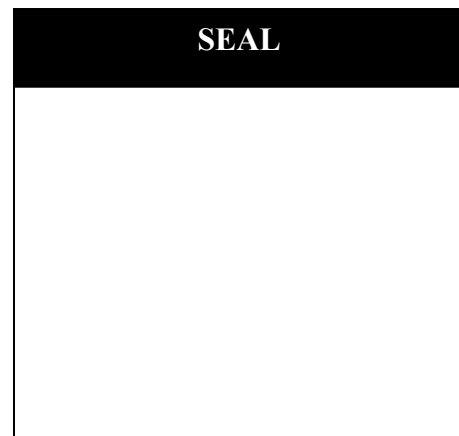
Prepared for Crescent Communities, LLC
March 7, 2022

Analysis by: Tou Lee, E.I.

Drafting/Graphics by: Tou Lee, E.I.

Reviewed by: Frank Amenya, P.E., PTOE
Don Bennett, P.E.

Sealed by: Frank Amenya, P.E., PTOE



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Clinard Farms Development –Transportation Impact Analysis
High Point, NC
Prepared for Crescent Communities, LLC
March 7, 2022

Executive Summary

The proposed development is located west of NC 68 and north of Clinard Farms Road in High Point, NC. This traffic impact analysis considers up to 850,000 square feet of light industrial use. This development proposes a Spine Road that will realign Millwood School Road and provide a connection to Clinard Farms Road. The realignment of Millwood School Road will restrict trucks from accessing the site north of Millwood School Road. In total the development will utilize two (2) access points on Clinard Farms Road, eight (8) access point on the new Spine Road and the additional Spine Road intersection on Clinard Farms Road. Per the City of High Point guidelines, a study year of 2027 (5-year horizon) was used for analysis purposes.

Trip Generation

Based on rates and equations in the ITE's Trip Generation Manual (10th Edition), this development has a trip generation potential of 781 trips in the AM peak hour, 706 trips in the PM peak hour, and a total of 4,217 daily trips.

Capacity Analysis and Recommendations

The need for roadway improvements was reviewed based on the capacity analysis and turn lane warrant analysis. The developer plans to construct Spine Road as a 3-lane section from Millwood School Road to Clinard Farms Road with two-way center left turn lane (TWLTL) as part of the development of the site. The TWLTL will be adequate to accommodate the left turning traffic into the sites. The developer plans to restrict trucks from entering and exiting the site north of Millwood School Road. It is recommended to provide signage and weight restriction for the bridge on Millwood School Road to alert trucks of the restriction.

Based on the capacity analysis and projected traffic volumes, it is recommended to provide dual northbound and eastbound left turn lanes at NC 68 and Clinard Farms Road. The capacity analysis also indicates the need for a second westbound through lane on Clinard Farms Road from NC 68 to the Spine Road. The additional westbound through lane should begin immediately west of NC 68 as an additional receiving lane for the dual northbound left turn lane and terminate as a westbound right turn lane onto the Spine Road.

At Clinard Farms Road and Spine Road, it is also recommended to provide separate left and right egress on Spine Road and an eastbound left turn lane on Clinard Farms Road. At Building 8 accesses, it is recommended to provide eastbound left turn lanes on Clinard Farms Road.



For safety concerns, it is recommended to provide adequate turning radii for trucks entering and exiting Millwood School Road at NC 68. The analysis shows a need to extend the southbound right turn lane at Millwood School Road to accommodate projected future traffic volumes. However, there are topographical and structural issues that present impediments to lengthening the storage. Further coordination is needed with NCDOT to incorporate this improvement into the U-5974 project.

This analysis has been conducted based on the and NCDOT and City of High Point guidelines and has identified the potential traffic impacts of this development. It is recommended that the site accesses be designed in accordance with NCDOT and City of High Point standards. Table A, Exhibit A, and Exhibit B summarizes the recommended improvements.

Table A – Recommended Improvements Summary

Intersection	Recommendations
NC 68 at Gallimore Dairy Road	No improvements recommended.
NC 68 at Regency Drive	No improvements recommended.
NC 68 at Millwood School Road	The analysis shows a need to extend the southbound right turn lane at Millwood School Road to accommodate projected future traffic volumes. However, there are topographical and structural issues that present impediments to lengthening the storage. Further coordination is needed with NCDOT to incorporate this improvement into the U-5974 project. • Provide adequate turning radii for trucks entering and exiting Millwood School Road.
NC 68 at Clinard Farms Road / Piedmont Parkway	• Provide second eastbound left turn lane on Clinard Farms with 200 feet of storage and appropriate taper. Extend existing left turn lane to 200 feet of storage. • Provide second northbound left turn lane on NC 68 with 375 feet of storage and appropriate taper. • Provide second receiving lane on westbound Clinard Farms Road, to tie into the proposed right turn lane onto the Spine Road. • Modify traffic signal accordingly
Gallimore Dairy Road at Millwood School Road	• Provide signage and weight restriction for the bridge on Millwood School Road to alert trucks of the restriction.
Clinard Farms Road at Barrow Road	No improvements recommended.
Millwood School Road at Spine Road	• The developer plans to construct Spine Road as a 3-lane section from Millwood School Road to Clinard Farms Road with two-way center left turn lane (TWLTL) as part of the development of the site. The TWLTL will be adequate to accommodate the left turning traffic into the site. • Provide signage and weight restriction for the bridge on Millwood School Road to alert trucks of the restriction.
Clinard Farms Road at Spine Road	• The developer plans to construct Spine Road as a 3-lane section from Millwood School Road to Clinard Farms Road with two-way center left turn lane (TWLTL) as part of the development of the site. The TWLTL will be adequate to accommodate the left turning traffic into the site. • Provide eastbound left turn lane on Clinard Farms Road with 100 feet of storage and appropriate taper. • Provide westbound right turn lane on Clinard Farms Road back to NC 68 as the second westbound through lane. • Provide separate southbound left and right egress onto Clinard Farms Road.
Clinard Farms Road at Building 8 Access 1	• Provide eastbound left turn lane on Clinard Farms Road with 100 feet of storage and appropriate taper. • Provide second westbound lane from NC 68 at Spine Road. • The site access should be designed in accordance with NCDOT and the City of High Point standards as applicable.
Clinard Farms Road at Building 8 Access 1	• Provide eastbound left turn lane on Clinard Farms Road with 100 feet of storage and appropriate taper. • Provide second westbound lane from NC 68 at Spine Road. • The site access should be designed in accordance with NCDOT and the City of High Point standards as applicable.
Spine Road at Proposed Site Accesses	• The developer plans to construct Spine Road as a 3-lane section from Millwood School Road to Clinard Farms Road with two-way center left turn lane (TWLTL) as part of the development of the site. The TWLTL will be adequate to accommodate the left turning traffic into the site.

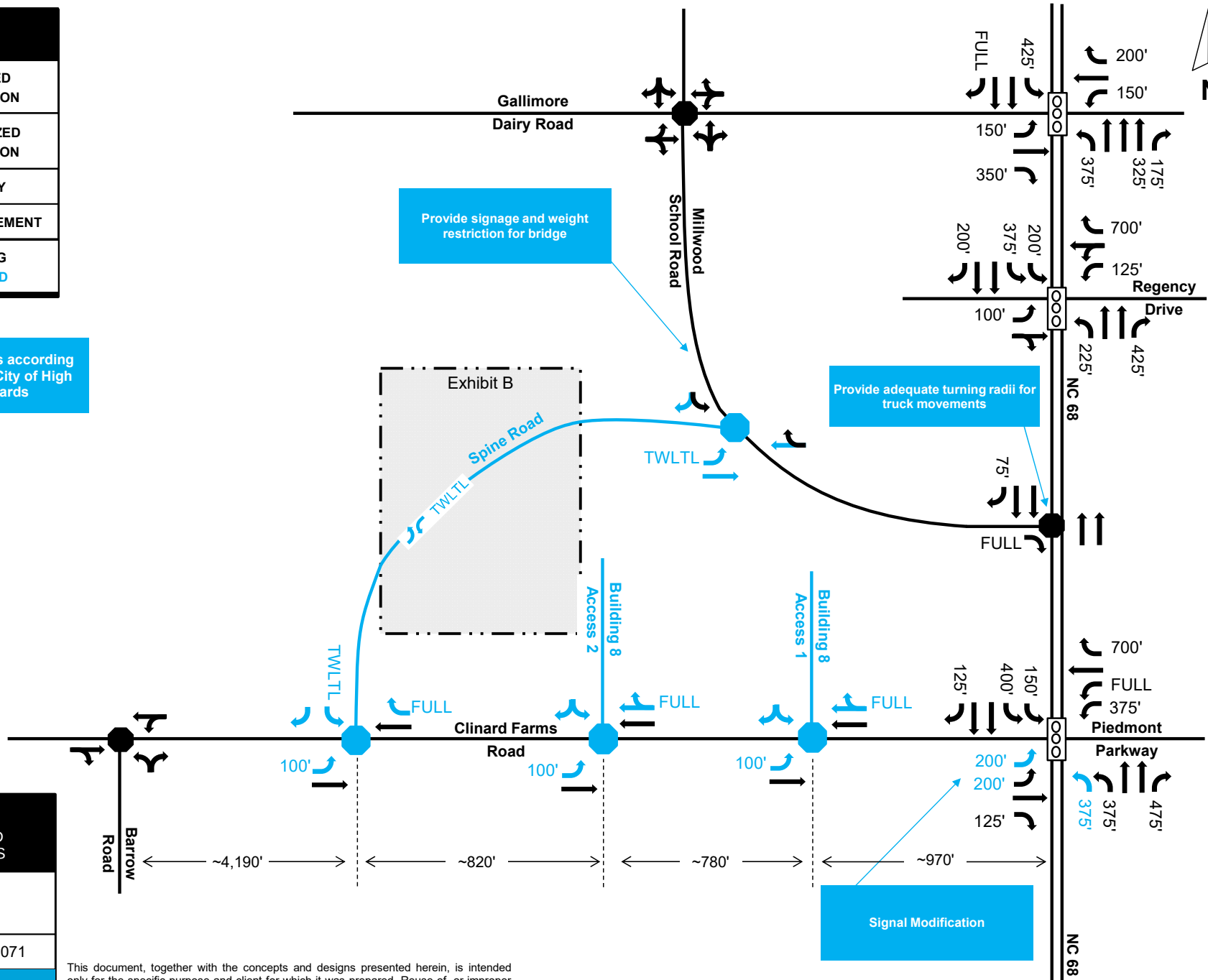
LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
BLUE = PROPOSED	

Design site access according with NCDOT and City of High Point standards

EXHIBIT A RECOMMENDED IMPROVEMENTS	
CLINARD FARMS HIGH POINT, NC	
PROJECT NUMBER 210071	
	

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*** NOT TO SCALE ***



LEGEND



**SIGNALIZED
INTERSECTION**



**UNSIGNALIZED
INTERSECTION**



ROADWAY



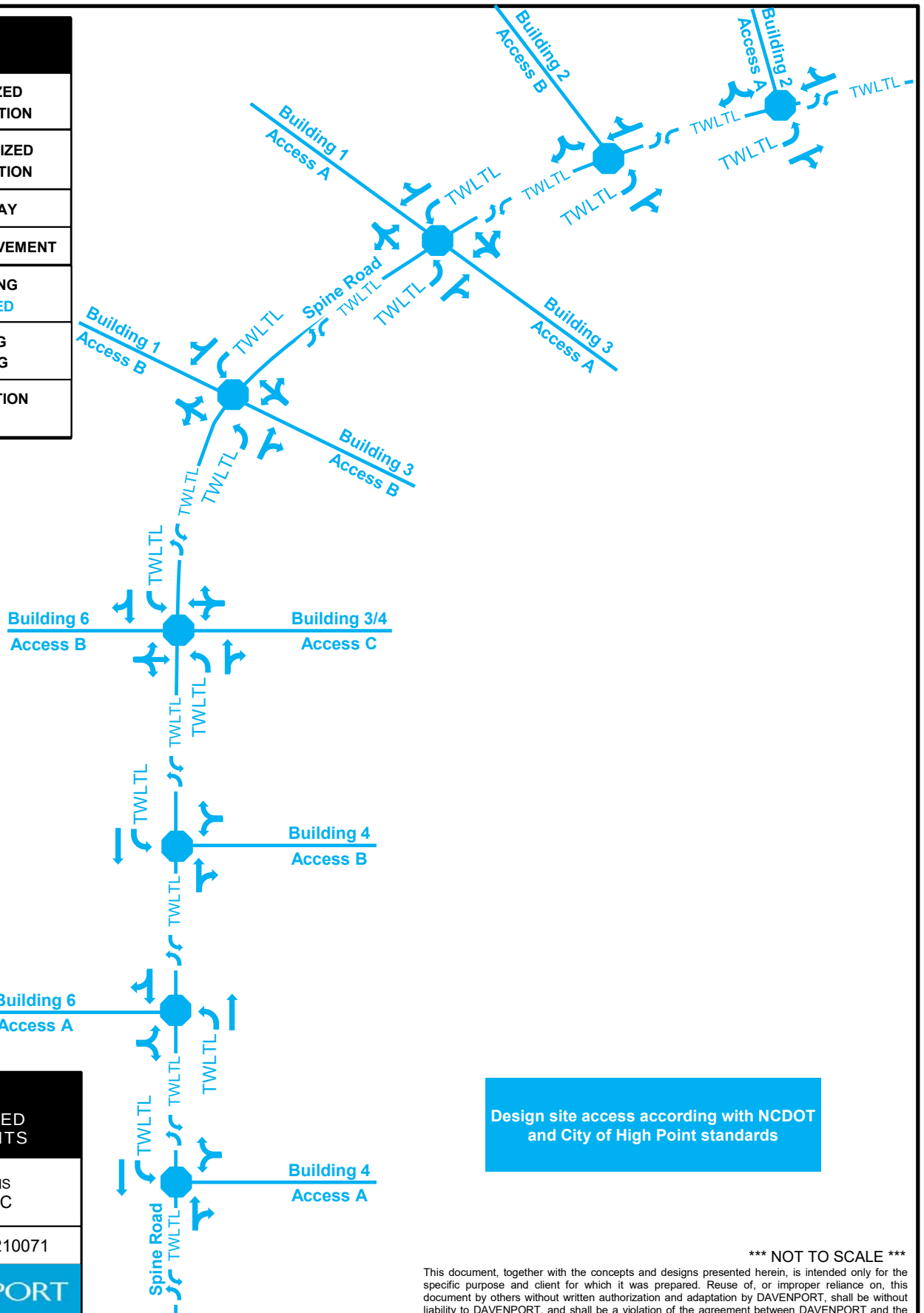
TRAFFIC MOVEMENT

**BLACK = EXISTING
BLUE = PROPOSED**

**IN = ENTERING
OUT = EXITING**



**DESTINATION
NODE**



*** NOT TO SCALE ***

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CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 22-02**
 (350 South Land Holdings, LLC)

From: Chris Andrews,
 Interim Planning & Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 5, 2022

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

Advertised By: Planning & Development

PURPOSE:

A request by 350 South Land Holding, LLC for a voluntary non-contiguous annexation of approximately 60.9 acres in the northwestern portion of the City's Planning Area. The request consists of:

- Part A: Four parcels, totaling approximately 11.74 acres, lying west of the intersection of Sandy Ridge Road and Gallimore Dairy Road. These parcels are also known as Guilford County Tax Parcels 170825, 170854, 170866 and 170855 (2503 Sandy Ridge Road, 2505 Sandy Ridge Road, 2419 Sandy Ridge Road and 750 Margate Drive);
- Part B: An approximate 18.07 acre parcel lying north of the intersection of Sandy Ridge Road and Sandy Camp Road. The parcel is also known as Guilford County Tax Parcel 170893 (2301 Sandy Ridge Road);
- Part C: An approximate 4.89 acre parcel lying west of the intersection of Adkins Road and Boylston Road. The parcel is also known as Guilford County Tax Parcel 171057 (8545 Adkins Road).
- Part D: An approximate 12.18 acre parcel lying along the south side of Adkins Road, approximately 800 feet east of Staples Road. The parcel is also known as Guilford County Tax Parcel 170740 (8423 Adkins Road);
- Part E: An approximate 12.77 acre parcel lying along the north side of Staples Road, approximately 160 feet west of Staples Road. This parcel is also known as Guilford County Tax Parcels 170728 (8702 Staples Road); and
- Part F: An approximate 1.31 acre parcel lying along the north side of Staples Road, approximately 215 feet west of Staples Road. The parcel is also known as Guilford County Tax Parcel 170714 (8706 Staples Road).

BACKGROUND:

A staff report and recommendation are enclosed.

BUDGET IMPACT:

Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation 22-02.

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

**STAFF REPORT
ANNEXATION 22-02
May 16, 2022**

Request	
Applicant: 350 South Land Holdings, LLC	Owners: 350 South Land Holdings, LLC
Proposal: Voluntary non-contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 22-11

Site Information	
Location:	The annexation site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, east and south of Adkins Road and north of Staples Road.
Tax Parcel Number:	Guilford County Tax Parcels 170825, 170854, 170866, 170855, 170893, 171057, 170740, 170728 and 170714
Site Acreage:	Approximately 60.9 acres
Current Land Use:	Single family dwellings and undeveloped parcels.
Current Fire District:	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
Proposed Development:	A 2.2 million square foot business/industrial park is proposed for the initial phase I portion of this development.
Proposed Unit Type, Number and Average Value:	An approximate value (cost of development) for Phase I is estimated at \$350,000,000.
Proposed Build-out Schedule:	Approximate build-out schedule for Phase I is ten years. The initial development of a 1,000,000 warehouse/distribution building is anticipated to be operational in late fall of 2023. The developer anticipates developing and additional 700,000 square feet between 2023 to 2028 and the final 500,000 square feet of industrial uses between 2028 and 2033.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Wards 5 and 6. If approved, the annexation area will be divided between Wards 5 and 6.
Physical Characteristics:	The site has some developed parcels but consists primarily of open pasture lands and wooded areas with moderate to severely sloping terrains. Perennial and intermittent streams run through the site, in a southwesterly direction. The steeper terrains are along these various stream corridors.
Water and Sewer Proximity:	<u>Water lines:</u> There are existing City water lines, varying in size from 6-inches to 16-inches, within Sandy Ridge Road, the southern portion of Adkins Road, Boylston Road, and Bunker Hill Road.

	Sanitary Sewer lines: There is a 16-inch sewer line running along a stream corridor that terminates east of Adkins Road at the southwestern boundary of the zoning site. In addition, a 6-inch sewer line (force main) lies adjacent to the site along Sandy Ridge Road.
General Drainage and Watershed:	The site drains in a general westerly direction. Development of the site will be subject to the Oak Hollow Lake General Watershed Areas (GWA) requirements of the water supply watershed regulations. Engineered stormwater treatment measures are required for non-residential development with an impervious surface area greater than 24% of the site.
Overlay Districts:	• Oak Hollow Lake GWA • Airport Overlay - Zone 2

Adjacent Property Zoning and Current Land Use		
North:	PDM Planned Development Mixed District	Undeveloped parcels and single family dwellings
South:	PDM Planned Development Mixed District RS-40 Residential Single Family-40 District (<i>Guilford County</i>)	Undeveloped parcels and single family dwellings
East:	PDM Planned Development Mixed District RS-40 Residential Single Family-40 District (<i>Guilford County</i>)	Undeveloped parcels and single family dwellings
West:	PDM Planned Development Mixed District RS-40 Residential Single Family-40 District (<i>Guilford County</i>)	Undeveloped parcels and single family dwellings.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	960 ft.
	Adkins Road	Local	978 ft.
	Joe Drive	Local	1,200 ft.
Vehicular Access:	Initial access will be from Sandy Ridge Road and Joe Drive. In the future, Gallimore Diary Road will be extended through the site to Adkins Road.		

City Department Comment Summary
Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

Details of Proposal
In 2012, City Council approved annexation and initial zoning for approximately 425 acres of land owned by 350 South Land Holdings, LLC to establish a business/industrial park. In 2013 and 2017 additional annexation petitions were approved that expanded the area of the proposed business/industrial park to its current 511 acres.

The owner has a buyer that desires to develop an approximate 2.2 million square foot business/industrial park. The NCDOT has recently completed plans for the widening of Sandy Ridge

Road from 2 lanes to 4 lanes, which has impacted the initially-intended signalized access point of this development. Therefore, the applicant has purchased land at the intersection of Sandy Ridge Road and Gallimore Dairy Road to serve as the primary entrance to their development and they will construct an extension of Gallimore Dairy Road through the site to Adkins Road. Additional land has also been purchased along Adkins Road and Joe Drive to square up the boundary of the site to allow for more buffer/separation from adjacent lands. It also allows for room to work around any environmentally sensitive lands and to provide sufficient onsite stormwater control measures. An additional 60 acres is proposed to be added to this development under this current approval petition.

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

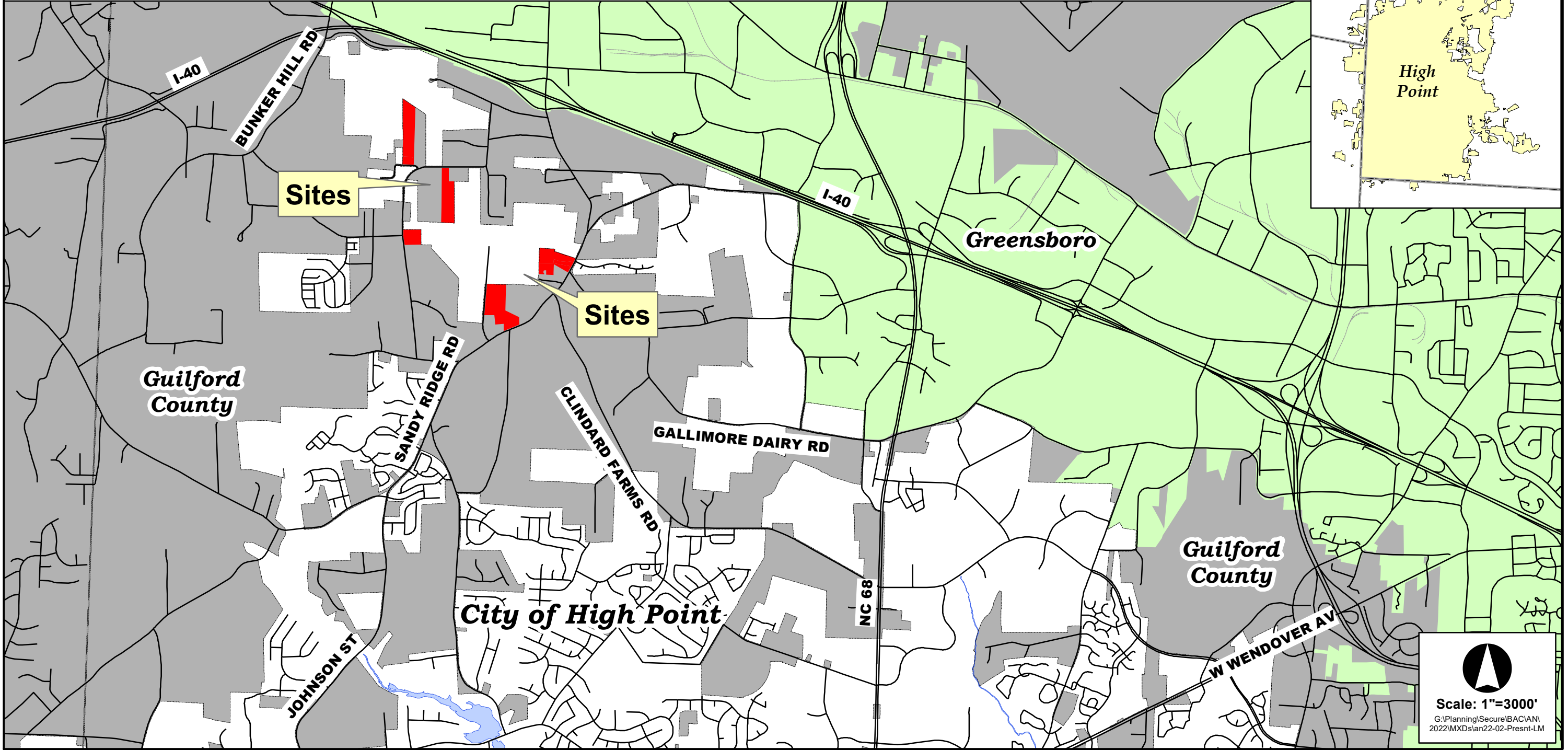
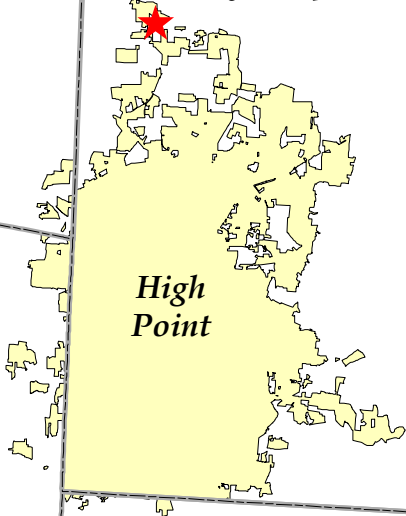
Report Preparation

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

LOCATION MAP

ANNEXATION REQUEST: AN-22-02
Applicant: 350 South Land Holding, LLC

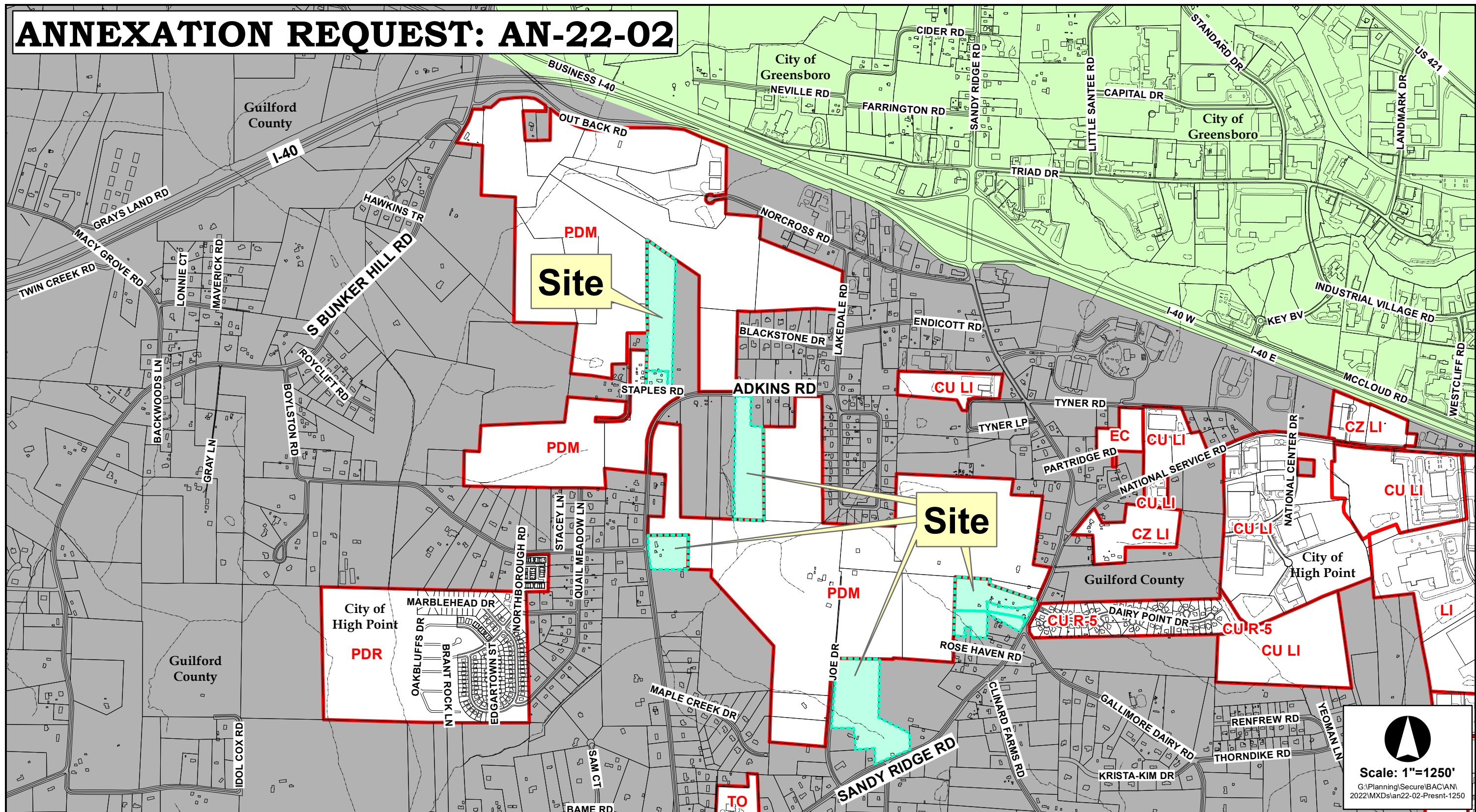
Vicinity Map



Scale: 1"=3000'

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2022\MXD\lan22-02-Presnt-LM

ANNEXATION REQUEST: AN-22-02



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

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 16th day of May, 2022; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 16, 2022.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part A)

Parcel Description – 2503 Sandy Ridge Road, High Point, NC 27265
Guilford County Tax Parcel 170825
PIN # 7804-59-9192
PB 124 PG 24 (Lot 2)

2505 Sandy Ridge Road, High Point, NC 27265
Guilford County Tax Parcel 170854
PIN # 7804-47-3638
PB 124 PG 24 (Lot 1)

2419 Sandy Ridge Road, High Point, NC 27265
Guilford County Tax Parcel 170866
PIN # 7804-68-1821

750 Margate Drive, Colfax, NC 27235
Guilford County Tax Parcel 170855
PIN # 7804-58-6755
PB 124 PG 24 (Lot 3)

Parcel Description – Sandy Ridge Road and Margate Drive, High Point, NC

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

BEGINNING at an existing iron pipe in the western margin of Sandy Ridge Road, a variable public right-of-way near the intersection of Dairy Point Drive, a variable public right-of-way and being the southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7472, Page 3027, in the Guilford County Registry, and having NC parcel no. 170826 (“The 350 South Land Holdings Property, parcel no. 170826”), and running thence from the **Point of Beginning** along the western margin of Sandy Ridge Road South 28 deg. 48 min. 54 sec. West 355.78 feet to an existing iron pipe near the intersection of Gallimore Dairy Road, a variable public right-of-way, said existing iron pipe being the northeast corner of Billy G. Dillon and Jeanette B. Dillon, either now or formerly, as described in instrument recorded in Deed Book 7790, Page 1252, in the Guilford County Registry, and having NC parcel no. 170832 and 170857 (“The Dillon Property”); thence leaving the western margin of Sandy Ridge Road and along the lines of The Dillon Property, the following two (2) courses and distances: (i) North 62 deg. 47 min. 18 sec. West 483.17 feet to an existing iron pipe; (ii) South 02 deg. 52 min. 04 sec. West 310.29 feet to an existing iron pipe in the northern line of Bradley C. Penny and Angela R. Penny, either now or formerly, as described in instrument recorded in Deed Book 7250, Page 2865, in the Guilford County Registry, and having NC parcel no. 171150 (“The Dillon Property”); thence with the northern line of The Dillon Property North 86 deg. 19 min. 04 sec. West 216.30 feet to an existing iron pipe in the eastern margin of Margate Drive, a variable unimproved public right-of-way; thence with the margins of Margate Drive, the following seven (7) courses and distances: (i)

North 03 deg. 17 min. 50 sec. East 100.00 feet to a point; (ii) North 86 deg. 42 min. 10 sec. West 60.25 feet to a point; (iii) South 03 deg. 17 min. 50 sec. West 25.00 feet to a point; (iv) North 86 deg. 42 min. 10 sec. West 30.00 feet to a point; (v) South 03 deg. 17 min. 50 sec. West 50.00 feet to a point; (vi) South 86 deg. 42 min. 10 sec. East 30.00 feet to a point; (vii) South 03 deg. 17 min. 50 sec. West 25.00 feet to an existing iron pipe, the northeast corner of Lawrence O. Edwards, Jr. and Jane J. Edwards, either now or formerly, as described in instrument recorded in Deed Book 7343, Page 1314, in the Guilford County Registry, and having NC parcel no. 171149 (“The Edwards Property”); thence with the northern margin of The Edwards Property, North 86 deg. 15 min. 22 sec. West 170.16 feet to a point in the eastern line of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7472, Page 3027, in the Guilford County Registry, and having NC parcel no. 170834 (“The 350 South Land Holdings Property, parcel no. 170834”); thence with the eastern line of The 350 South Land Holdings Property, parcel no. 170834, the following two (2) courses and distances: (i) North 03 deg. 25 min. 01 sec. East 339.08 feet to an existing iron pipe; (ii) North 03 deg. 25 min. 01 sec. East 443.81 feet to a point in the southern line of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7472, Page 3027, in the Guilford County Registry, and having NC parcel no. 170831 (“The 350 South Land Holdings Property, parcel no. 170831”); thence with the southern line of The 350 South Land Holdings Property, parcel no. 170831, the following two (2) courses and distances: (i) South 85 deg. 46 min. 25 sec. East 454.95 feet to an existing iron pipe; (ii) South 12 deg. 31 min. 26 sec. West 69.25 feet to an existing iron pipe in the northwest corner of The 350 South Land Holdings Property, parcel no. 170826; thence with the western and southern lines of The 350 South Land Holdings Property, parcel no. 170826, the following two (2) courses and distances: (i) South 02 deg. 47 min. 13 sec. West 111.17 feet to an existing iron pipe; (ii) South 71 deg. 18 min. 22 sec. East 614.98 feet to the **Point and Place of Beginning** and containing **11.746 acres, more or less**, as shown on that certain survey entitled “350 South Land Holding, LLC.” prepared by Borum, Wade and Associates, P.A. dated March 10, 2021.

SECTION 2. Upon and after **May 16, 2022** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

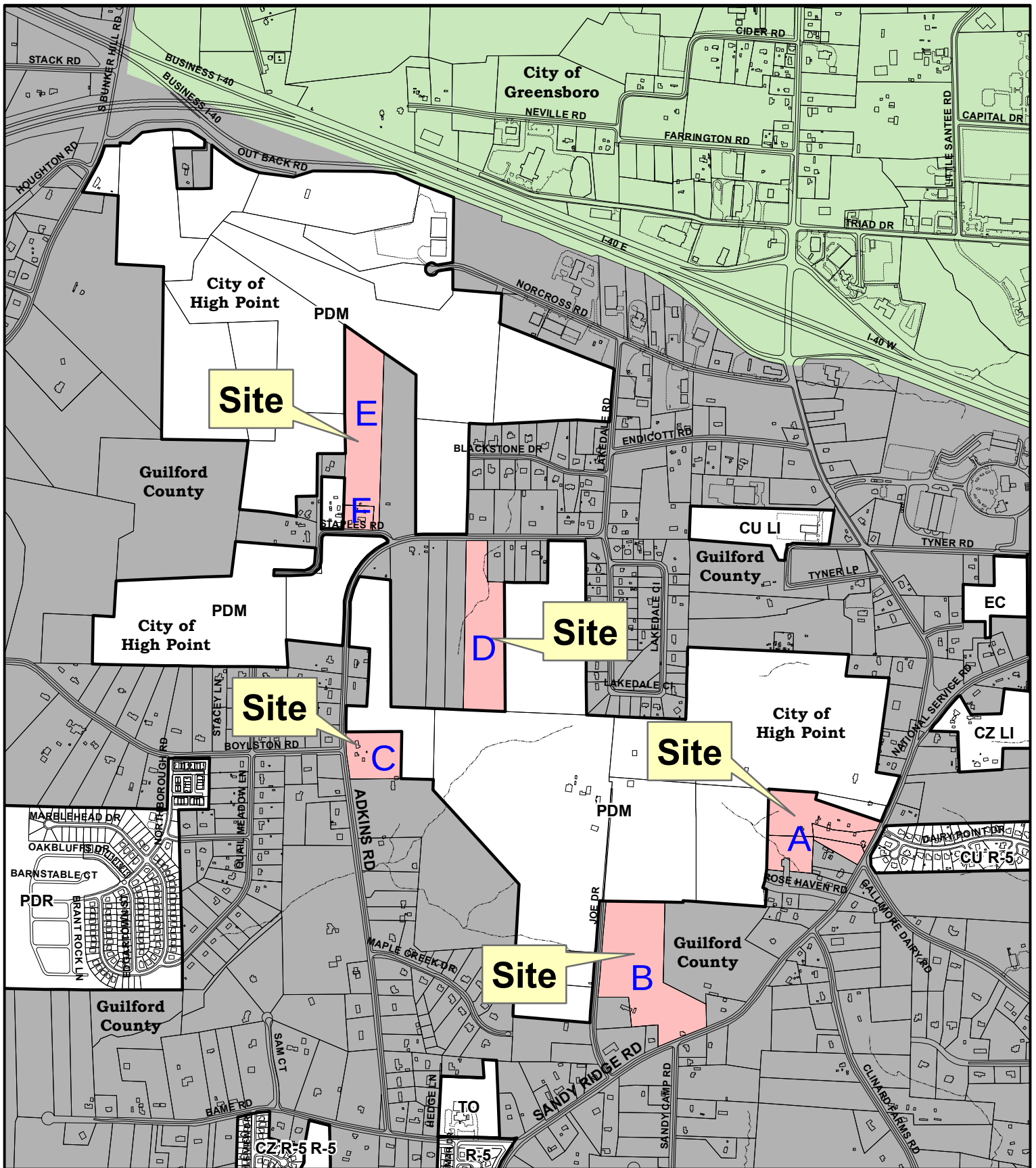
Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
 G:\Planning\Secure\BAC\AN\2022\MXD\an22-02-NM

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

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 16th day of May, 2022; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 16, 2022.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part B)

Parcel Description – 2301 Sandy Ridge Road, High Point, NC
Guilford County Tax Parcel 170893
PIN # 7804-47-3638

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

BEGINNING at an existing ½” iron pipe in the eastern margin of Joe Road, a 60’ public right-of-way and being a southwest corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7485, Page 284, in the Guilford County Registry, and having NC parcel no. 170876 (“The 350 South Land Holdings Property”), said point having NAD 83\2011 coordinates of, Northing = 848,303.550 and Easting = 1,703,886.124, said point also being South 04 deg. 14 min. 41 sec. East 212.43 feet from a Control nail, having NAD 83\2011 coordinates of, Northing = 848,515.402 and Easting = 1,703,870.400 and running thence from the **Point of Beginning** leaving the eastern margin of Joe Road and along the southern line of The 350 South Land Holdings Property South 88 deg. 26 min. 33 sec. East 581.79 feet to an existing ½” iron pipe in the northwest corner of Joe Frazier, Jr. and Joann W. Frazier, either now or formerly, as described in instrument recorded in Deed Book 7029, Page 709, in the Guilford County Registry, and having NC parcel no. 17887 (“The Frazier Property, Parcel No 170887 ”); thence with the western line of The Frazier Property, Parcel No 170887, the following two (2) courses and distances: (i) South 01 deg. 33 min. 49 sec. West 782.78 feet to an existing ½” iron pipe; (ii) South 62 deg. 09 min. 29 sec. East 456.28 feet to an existing ½” iron pipe in the western line of Joe Frazier, Jr. and Joann W. Frazier, either now or formerly, as described in instrument recorded in Deed Book 2739, Page 994, in the Guilford County Registry, and having NC parcel no. 17896 (“The Frazier Property, Parcel No 170896 ”); thence with the western line of The Frazier Property, Parcel No 17896, South 03 deg. 03 min. 36 sec. East 198.49 feet to a point in the northern margin of Sandy Ridge Road, a 60’ public right-of-way; thence with the northern margin of Sandy Ridge Road, the following three (3) courses and distances: (i) South 67 deg. 51 min. 44 sec. West 296.80 feet to an existing iron pipe; (ii) South 67 deg. 29 min. 30 sec. West 197.08 feet to a point; (iii) along a curve to the left, having a radius of 1805.00 feet with an arc distance of 13.38 feet and said arc being subtended by a chord having a course and distance of South 67 deg. 10 min. 15 sec. West 13.38 feet to a point in the southeast corner of Sandy Ridge Methodist Church, either now or formerly, as described in instrument recorded in Deed Book 2599, Page 752, in the Guilford County Registry, and having NC parcel no. 170885 (“The Sandy Ridge Methodist Church Property, Parcel No 170885”); thence leaving the northern margin of Sandy Ridge Road and along the eastern and northern lines of The Sandy Ridge Methodist Church Property, Parcel No 170885, the following two (2) courses and distances: (i) North 00 deg. 03 min. 28 sec. East 196.82 feet to an existing iron pipe and nail; (ii) South 85 deg. 01 min. 00 sec. West 115.66 feet to an existing iron pipe in the eastern line of Sandy Ridge Methodist Church, either now or formerly, as described in instrument recorded in Deed Book 2065, Page 381, in the Guilford County Registry, and having NC parcel no. 170979 (“The Sandy Ridge Methodist Church Property, Parcel No 170979 ”); thence with the eastern and northern lines of The Sandy Ridge Methodist Church Property, Parcel No 170979, the following two (2) courses and distances: (i) North 03 deg. 19 min. 40 sec. East 20.50 feet to an existing iron pipe; (ii) South 86 deg. 35 min. 42 sec. West 60.94 feet to an existing

iron pipe, the southeast corner of Terry W. Frazier, either now or formerly, as described in instrument recorded in Deed Book 8536, Page 818, in the Guilford County Registry, and having NC parcel no. 171014 (“The Frazier Property, Parcel No 171014 ”); thence with the eastern and northern lines of The Frazier Property, Parcel No 171014, the following two (2) courses and distances: (i) North 03 deg. 29 min. 48 sec. West 297.16 feet to an existing iron pipe; (ii) South 86 deg. 27 min. 32 sec. West 385.54 feet to an existing iron pipe in the eastern margin of Joe Road; thence in a northerly direction with eastern margin of Joe Road North 04 deg. 29 min. 14 sec. East 928.51 feet to the **Point and Place of Beginning** and containing **18.078 acres**, more or less, as shown on that certain survey entitled “350 South Land Holding, LLC.” prepared by Borum, Wade and Associates, P.A. dated March 18, 2022.

SECTION 2. Upon and after **May 16, 2022** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The **16th** day of **May, 2022**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Scale: 1"=1250'
G:/Planning/Secure/BAC/AN/
2022/MXDd/an22-02-NM

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

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 16th day of May, 2022; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 16, 2022.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part C)

Parcel Description – 8545 Adkins Road, Colfax, NC
Guilford County Tax Parcel 171057
PIN # 7804-19-6750

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

BEGINNING at an existing iron pipe in the eastern margin of Adkins Road, a 60' public right-of-way and being the northwest corner of R.J. Welborn, either now or formerly, as described in instrument recorded in Deed Book 3370, Page 511, in the Guilford County Registry, and having NC parcel no. 171071 ("The Welborn Property") and running thence from the **Point of Beginning** along the eastern margin of Adkins Road, the following two (2) courses and distances: (i) North 06 deg. 23 min. 41 sec. West 226.13 feet to a point; (ii) along a curve to the right, having a radius of 2432.67 feet with an arc distance of 181.92 feet and said arc being subtended by a chord having a course and distance of North 02 deg. 25 min. 07 sec. West 181.88 feet to a point in a southwest corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6928, Page 2035, in the Guilford County Registry, and having NC parcel no. 171075 ("The 350 South Land Holdings Property"); thence leaving the eastern margin of Adkins Road and along the southern and western lines of The 350 South Land Holdings Property, the following two (2) courses and distances: (i) North 87 deg. 27 min. 01 sec. East 527.48 feet to an existing iron pipe; (ii) South 01 deg. 04 min. 37 sec. West 429.28 feet to an existing iron pipe in the northern line of The Welborn Property; thence with the northern line of The Welborn Property, South 89 deg. 55 min. 00 sec. West 486.02 feet to the **Point and Place of Beginning** and containing **4.899 acres, more or less**, as shown on that certain survey entitled "350 South Land Holding, LLC." prepared by Borum, Wade and Associates, P.A. dated March 19, 2022.

SECTION 2. Upon and after **May 16, 2022** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

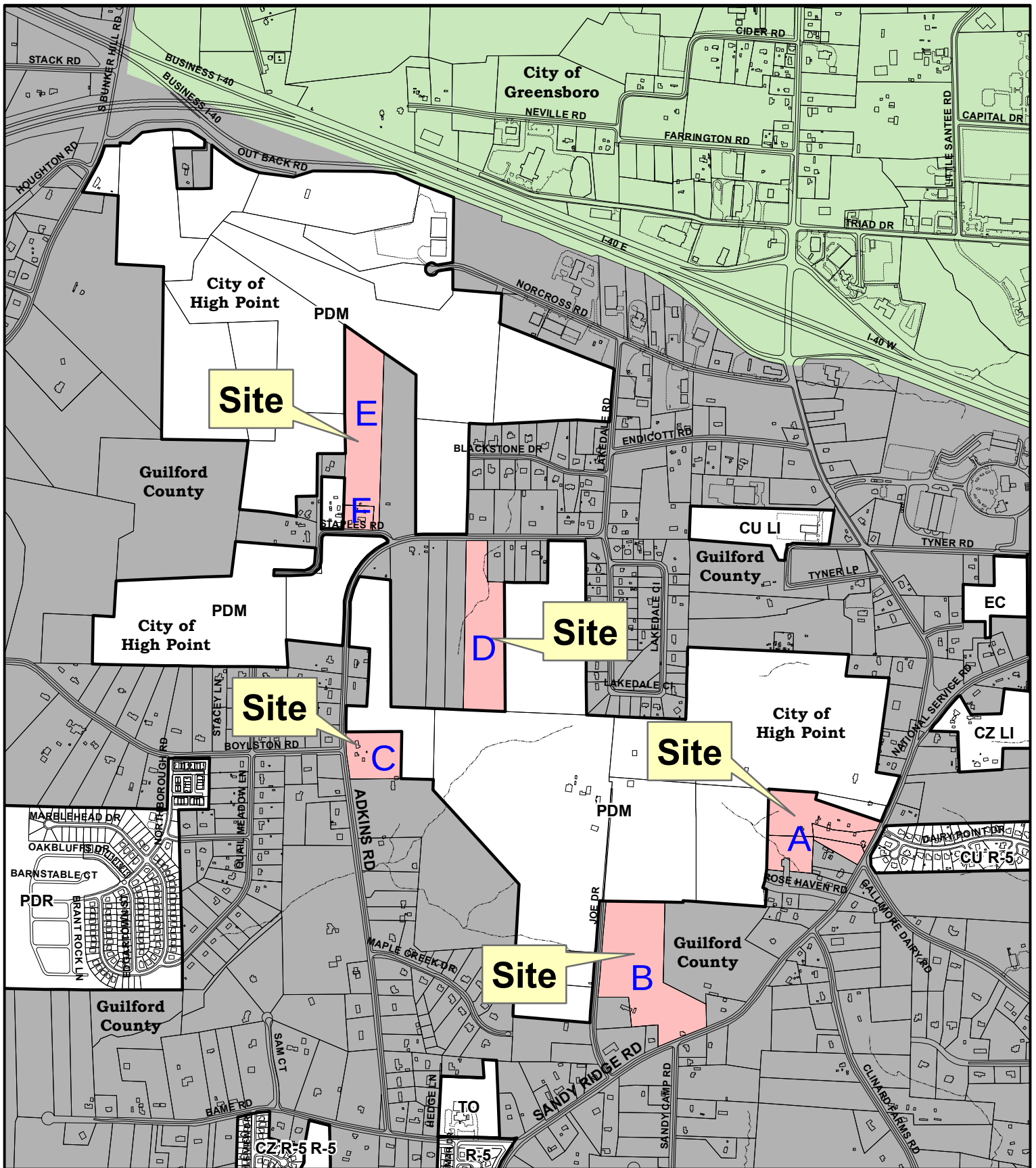
Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
 G:\Planning\Secure\BAC\AN\2022\MXD\an22-02-NM

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

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 16th day of May, 2022; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 16, 2022.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part D)

Parcel Description – 8423 Adkins Road, Colfax, NC
Guilford County Tax Parcel 170740
PIN # 7805-20-7915

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

BEGINNING at an existing iron pipe in the southern margin of Adkins Road, a 60' public right-of-way, said point being the northeast corner of Mark Allen Bame, either now or formerly, as described in instrument recorded in Deed Book 5411, Page 1706, in the Guilford County Registry, and having NC parcel no. 170764 ("The Bame Property"), said point also being South 38 deg. 26 min. 22 sec. East 1888.29 feet from a control point having NAD 83\2011 coordinates of, Northing = 850,296.560 and Easting = 1,701,374.026 and running thence from the **Point of Beginning** along the southern margin of Adkins Road South 89 deg. 43 min. 59 sec. East 222.24 feet to an existing iron pipe in the northwest corner of Stanley D. Gray and Dona R. Gray, either now or formerly, as described in instrument recorded in Deed Book 4868, Page 1675, in the Guilford County Registry, and having NC parcel no. 170744 ("The Gray Property"); thence leaving the southern margin of Adkins Road and along the western and southern lines of The Gray Property, the following two (2) courses and distances: (i) South 00 deg. 06 min. 35 sec. East 397.00 feet to an existing iron pipe; (ii) South 89 deg. 33 min. 03 sec. East 150.08 feet to an existing iron pipe in the northwest corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6928, Page 1539, in the Guilford County Registry, and having NC parcel no. 171077 ("The 350 South Land Holdings Property, parcel no. 171077"); thence with the western line of The 350 South Land Holdings Property, parcel no. 171077, South 00 deg. 41 min. 51 sec. East 1243.09 feet to an existing iron pipe in the northern line of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7485, Page 284, in the Guilford County Registry, and having NC parcel no. 171055 ("The 350 South Land Holdings Property, parcel no. 171055"); thence with the northern line of The 350 South Land Holdings Property, parcel no. 171055, North 86 deg. 49 min. 35 sec. West 355.54 feet to an existing iron pipe in the southeast corner of The Bame Property; thence with the eastern line of The Bame Property, North 01 deg. 10 min. 20 sec. West 1622.86 feet to the **Point and Place of Beginning** and containing **12.187 acres, more or less**, as shown on that certain survey entitled "350 South Land Holding, LLC." prepared by Borum, Wade and Associates, P.A. dated March 10, 2021.

SECTION 2. Upon and after **May 16, 2022** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Scale: 1"=1250'
G:/Planning/Secure/BAC/AN/
2022/MXDd/an22-02-NM

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

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 16th day of May, 2022; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 16, 2022.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part E)

Parcel Description – 8702 Staples Road, Colfax, NC
Guilford County Tax Parcel 170728
PIN # 7805-12-5951

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

BEGINNING at an existing iron pipe in the northern margin of Staples Road, a 60' public right-of-way, said point being the southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7650, Page 1503, in the Guilford County Registry, and having NC parcel no. 170714 ("The 350 South Land Holdings Property, parcel no. 170714"), said point also being North 10 deg. 03 min. 38 sec. East 1606.88 feet from a control point having NAD 83/2011 coordinates of, Northing = 850,296.560 and Easting = 1,701,374.026 and running thence from the **Point of Beginning**, leaving the northern margin of Staples Road and along the eastern line of The 350 South Land Holdings Property, parcel no. 170714, the following two (2) courses and distances: (i) North 06 deg. 39 min. 18 sec. East 199.93 feet to an existing iron pipe; (ii) North 88 deg. 13 min. 22 sec. West 301.01 feet to an existing iron pipe in the eastern line of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6901, Page 282, in the Guilford County Registry, and having NC parcel no. 170731 ("The 350 South Land Holdings Property, parcel no. 170731"); thence with the eastern line of The 350 South Land Holdings Property, parcel no. 170731, North 00 deg. 35 min. 33 sec. West 302.33 feet to an existing iron pipe, the southeast corner of Jeremiah David Johnson and Anne Brittain Johnson, either now or formerly, as described in instrument recorded in Deed Book 6558, Page 1401, in the Guilford County Registry, and having NC parcel no. 170733 ("The Johnson Property"); thence with the eastern line of The Johnson Property North 00 deg. 35 min. 33 sec. West 197.91 feet to an existing iron pipe, the southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6901, Page 828, in the Guilford County Registry, and having NC parcel no. 170699 ("The 350 South Land Holdings Property, parcel no. 170699"); thence with the eastern line of The 350 South Land Holdings Property, parcel no. 170699, North 00 deg. 34 min. 41 sec. West 374.19 feet to a point in a southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7650, Page 1500, in the Guilford County Registry, and having NC parcel no. 170701 ("The 350 South Land Holdings Property, parcel no. 170701"); thence with the eastern line of The 350 South Land Holdings Property, parcel no. 170701, North 00 deg. 26 min. 34 sec. East 860.60 feet to a point in a southern line J&G Land Holding, LLC, either now or formerly, as described in instrument recorded in Deed Book 7517, Page 2450, in the Guilford County Registry, and having NC parcel no. 170703 ("The J&G Land Holding Property"); thence with southern line of The J&G Land Holding Property, South 55 deg. 21 min. 32 sec. East 402.71 feet to an existing iron pipe in the northwest corner of Philip Howard Gray and Peggy Ann W. Gray, either now or formerly, as described in instrument recorded in Deed Book 2802, Page 841, in the Guilford County Registry, and having NC parcel no. 170734 ("The Gray Property"); thence with the western line of The Gray Property, South 00 deg. 11 min. 32 sec. East 1718.67 feet to an existing iron pipe in the northern margin of Staples Road; thence with the northern margin of

Staples Road North 85 deg. 17 min. 52 sec. West 57.29 feet to the **Point and Place of Beginning** and containing **12.771 acres, more or less**, as shown on that certain survey entitled “350 South Land Holding, LLC.” prepared by Borum, Wade and Associates, P.A. dated March 10, 2021.

SECTION 2. Upon and after **May 16, 2022** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

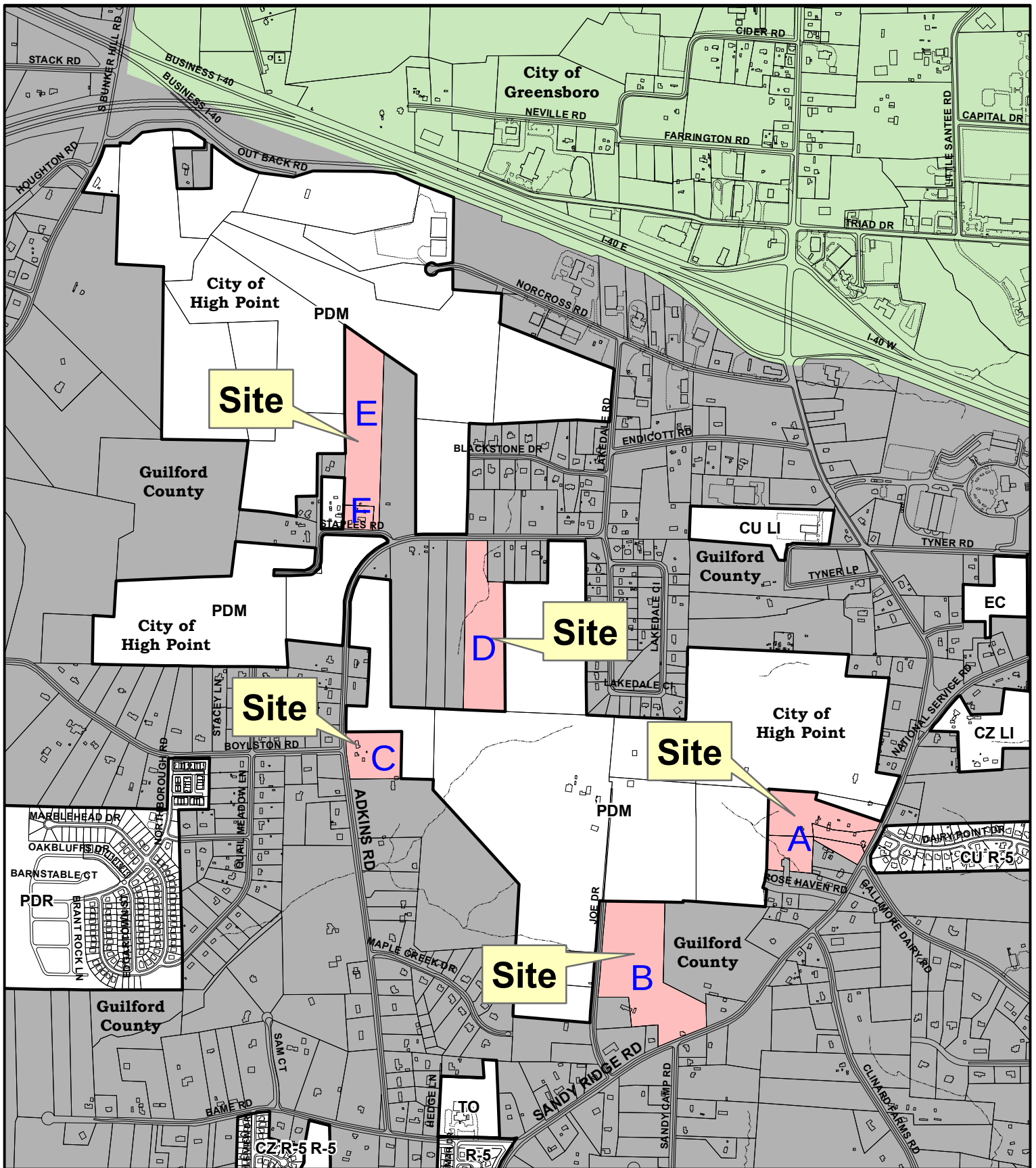
Adopted by the City Council
City of High Point, North Carolina
The **16th** day of **May, 2022**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
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Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 16th day of May, 2022; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 16, 2022.

**A map showing the annexed area can be found in Plat Book: _____ Page: _____ in
the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part F)

Parcel Description – 8706 Staples Road, Colfax, NC
Guilford County Tax Parcel 170714
PIN # 7805-11-5909

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

BEGINNING at an existing iron pipe in the northern margin of Staples Road, a 60' public right-of-way, said point being the southwest corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7650, Page 1500, in the Guilford County Registry, and having NC parcel no. 170728 ("The 350 South Land Holdings Property, parcel no. 170728"), said point also being North 10 deg. 03 min. 38 sec. East 1606.88 feet from a control point having NAD 83/2011 coordinates of, Northing = 850,296.560 and Easting = 1,701,374.026 and running thence from the **Point of Beginning**, along the northern margin of Staples Road North 87 deg. 51 min. 42 sec. West 276.02 feet to an existing iron pipe in the southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6901, Page 828, in the Guilford County Registry, and having NC parcel no. 170731 ("The 350 South Land Holdings Property, parcel no. 170731"); thence leaving the northern margin of Staples Road and along the eastern line of The 350 South Land Holdings Property, parcel no. 170731 North 00 deg. 32 min. 25 sec. West 197.63 feet to an existing iron pipe in the southern line of The 350 South Land Holdings Property, parcel no. 170728; thence with the southern and western lines of The 350 South Land Holdings Property, parcel no. 170728, the following two (2) courses and distances: (i) South 88 deg. 13 min. 22 sec. East 301.01 feet to an existing iron pipe; (ii) South 06 deg. 39 min. 18 sec. West 199.93 feet to the **Point and Place of Beginning** and containing **1.314 acres, more or less**, as shown on that certain survey entitled "350 South Land Holding, LLC." prepared by Borum, Wade and Associates, P.A. dated April 12, 2022.

SECTION 2. Upon and after **May 16, 2022** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

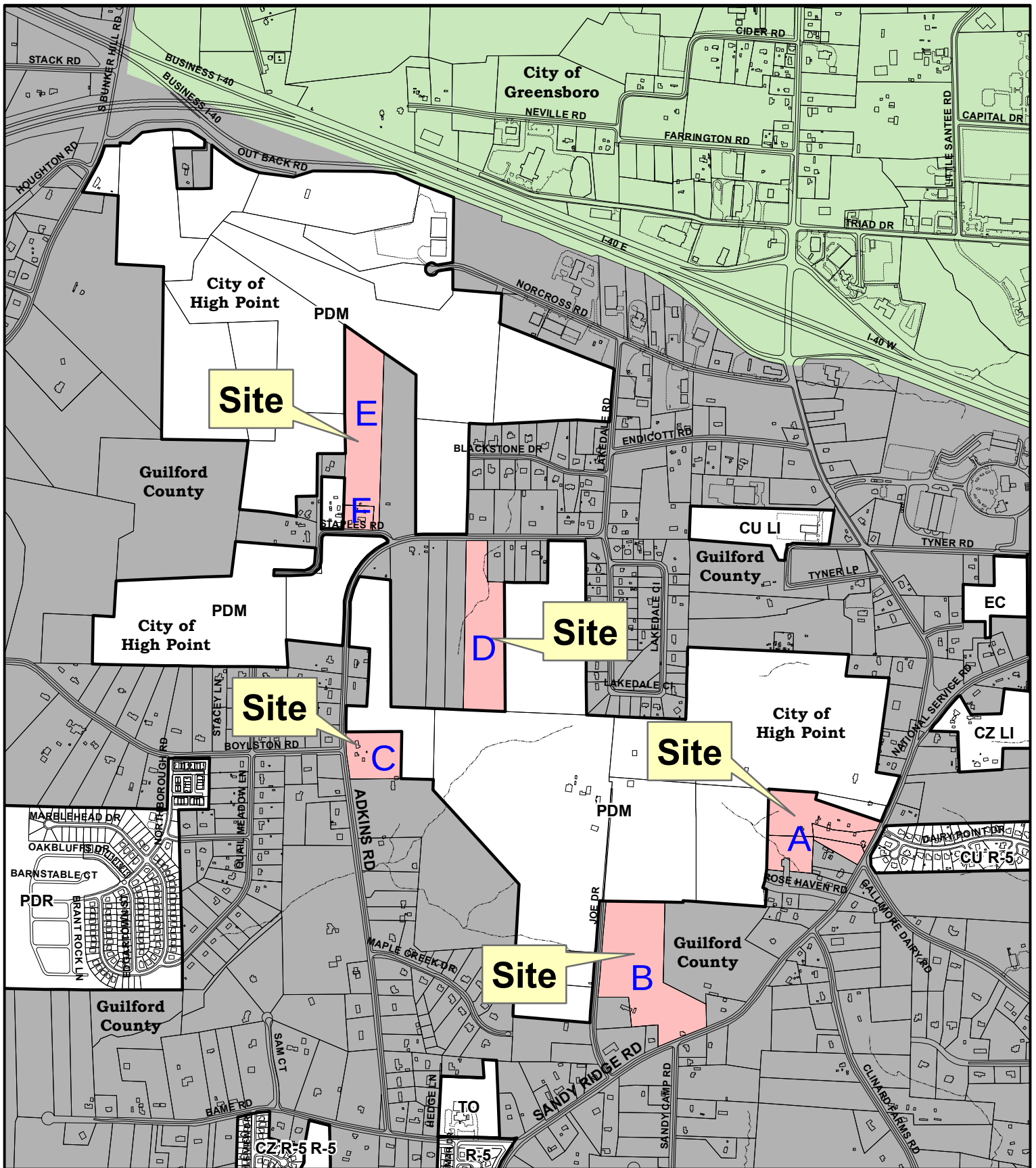
Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
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AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 7TH DAY OF AUGUST, 2017, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1441 MADISON ST., HIGH POINT, NORTH CAROLINA

WHEREAS, on August 7th, 2017, the High Point City Council adopted an ordinance requiring McLaughlin Family, LLC. owner of the property located at 1441 Madison St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1441 Madison St., High Point, North Carolina, recorded in Deed Book 7962, Page 2408, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name McLaughlin Family, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



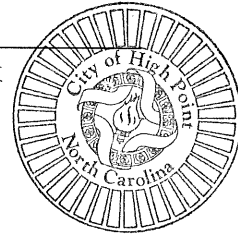
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7840/22-61, page 157, Legislative File No. 2022-238 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 17th day of May 2022.

Lisa B. Vierling
Lisa B. Vierling, City Clerk

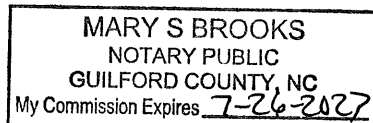


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.

Mary S. Brooks
Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 1ST DAY OF
FEBRUARY 2021 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 1336 COX AVE.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on February 1st, 2021, the High Point City Council adopted an ordinance requiring Floro Ungos Jr & Catalina Ungos, owner of the property located at 1336 Cox Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

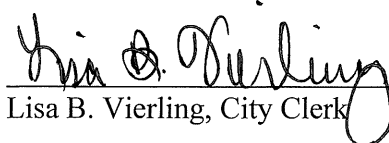
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

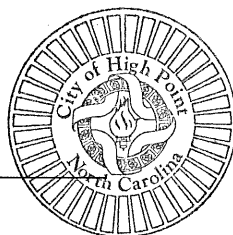
NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 1336 Cox Ave., High Point, North Carolina, recorded in Deed Book 8400, Page 1026, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of Floro Ungos Jr & Catalina Ungos, in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, 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 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7836/22-57, page 153, Legislative File No. 2022-238 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 17th day of May 2022.

Lisa B. Vierling
Lisa B. Vierling, City Clerk

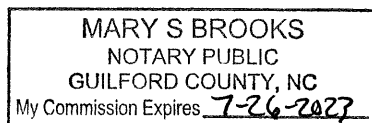


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.

Mary S. Brooks
Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 6TH DAY OF
AUGUST 2018 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH
POINT TO DEMOLISH THE DWELLING LOCATED AT 308 FOURTH ST., HIGH
POINT, NORTH CAROLINA**

WHEREAS, on August 6th, 2018, the High Point City Council adopted an ordinance requiring owner SHJ Capital. LLC of the property located at 308 Fourth St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

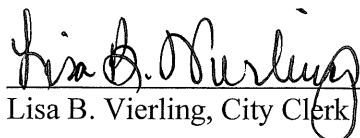
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 308 Fourth St., High Point, North Carolina, recorded in Deed Book 8075, Page 642, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of SHJ Capital, LLC in the grantor index as provided by law.

Adopted by City Council
This the 16th day of May, 2022


Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

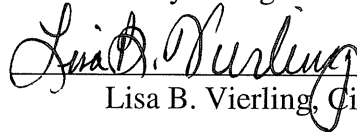


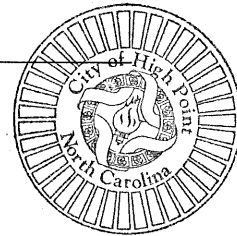
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 16, 2022, and upon approval by City Council will be recorded in Book 97 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7839/22-60, page 156, Legislative File No. 2022-238 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 17th day of May 2022.

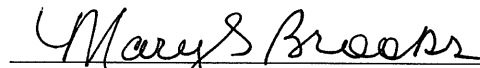

Lisa B. Vierling, City Clerk

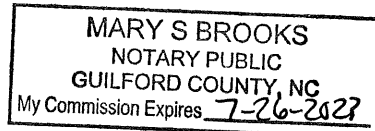


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 17th day of May 2022.


Mary S. Brooks, Notary Public



Commission Expires: 7/26/2023