

City of High Point

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



Meeting Agenda

Wednesday, April 21, 2021

5:30 PM

City Council Chambers

Recessed Meeting of City Council

Jay W. Wagner, Mayor

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

Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),

Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and

Michael Holmes (Ward 6)

As part of the City of High Point's on-going COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and the public was provided a link to listen to the meeting as it was being live-streamed www.HighPointNC.gov/VirtualPublicMeeting.

CALL TO ORDER AND ROLL CALL

PRESENTATION OF ITEMS

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

[2021-145](#)

Public Hearing - Project Fleet - High Point Economic Development Corporation

Monday, April 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance based incentives up to the amount of \$320,000 for RUD Fleet Corporation project to be located at 209 N. Main Street and authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such incentives.

Attachments: [8. RUD Fleet Corp EDC Public Hearing](#)

PLANNING & DEVELOPMENT - Mayor Jay Wagner

[2021-146](#)

The Landings at Westmott, LLC. - Zoning Map Amendment 21-03

A request by The Landings at Westmott, LLC to rezone approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The property is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

Attachments: [Staff Report ZA-21-03](#)

[Robert Fricke.pdf](#)

GENERAL BUSINESS AGENDA

[2021-157](#)

Closed Session-Personnel

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(6) for personnel.

ADJOURNMENT



May 30, 2021

THE LANDING AT WESTMOTT LLC
PO BOX 16168
HIGH POINT NC 27261

Subject: Zoning Map Amendment Case 21-03
(Sandy Ridge Road)

Dear Sir and Madam:

On April 21, 2021, the High Point City Council approved your request to rezone an approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The site is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

I have attached a copy of the ordinance approving this request. If you have any additional questions for me, please feel free to contact me at (336) 883-3309.

Sincerely,

A handwritten signature in blue ink that reads "Herbert Shannon Jr.".

Herbert K. Shannon, Jr., AICP
Senior Planner

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 March 23, 2021 and before the City Council of the City of High Point on April 19, 2021 regarding **Zoning Map Amendment Case 21-03 (ZA-21-03)** 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 March 14, 2021, for the Planning and Zoning Commission public hearing and on April 7, 2021 and April 14, 2021, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **April 21, 2021**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Planned Development Periphery (PD-P) District**. The property is approximately 71 acres, located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail. The site is also known as Guilford County Tax Parcels 26516, 230016, 230017, 230018, 230015, 230019, 230014, 230020, 230013, 230021, 230012, 230028, 230022, 230009, 230027, 230023, 230024, 230008, 230026, 230025, 230007, 230006, 227023, 229973, 229974, 229975, 229976, 229977, 230005, 229978, 229985, 229979, 229980, 229981, 229983, 229986, 230004, 230003, 229988, 230002, 230001, 230000, 229999, 229989, 229998, 229997, 229996, 229995, 229990, 229994, 229991, 229993, 229992, 171341, 227022, 231820, 226982.

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.

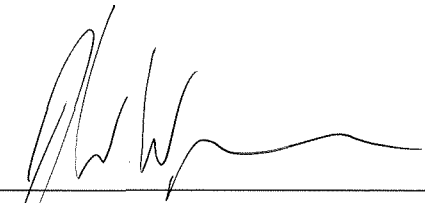
SECTION 5

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

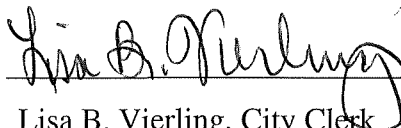
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 21th day of April, 2021

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



Planned Unit Development Statement of Intent.

Applicant: BSC Holdings, Inc. Date: April 21, 2021

- a) The applicant intends to develop a mixed residential development on 70.926 acres consisting of 2 tracts, Tract A, and Tract B, which will be separated by the dedication of right-of-way for the future Piedmont Parkway Extension. Tract A will consist of a mix of residential uses including single family detached, townhomes, and various multifamily buildings. Tract B will consist of single family residential homes on individual lots for sale.
- b) The intent for Tract A is to build a high-end rental development with on-site amenities. Single family structures will have some brick or stone veneer in the front facade. Target market of the units will be individuals who work in the Piedmont Center Business Park, as well as empty nesters who are too young for retirement community living. This development will bring a high value to the area. Tract A dwelling units will be maintained as rental units and will be managed by BSC Holdings, Inc., the property management company of the Developer.
- c) The intent for Tract B is to build a well-thought out and planned single family residential subdivision. Tract B units will be built by Royal Homes of NC and sold to individuals. Anticipated prices, which is not a condition of the zoning approval, are in the \$250,000 to \$350,000 range.
- d) Tract A will function as a cohesive unified development. The road network will consist of private streets and drives. All tenants of the Tract A development will have access to the Recreational and Amenity areas.
- e) Tract B will consist of public streets with a main entrance off of the Piedmont Parkway extension and a secondary entrance and exit off of Johnson Street.
- f) Tract A will have a maximum of 290 residential dwelling units.
- g) Tract B will have a maximum of 110 residential dwelling units.
- h) All streets in Tract A are private. Trash services to be handled by the property owner.
- i) All streets in Tract B are public.
- j) In Tract A Parking lots will exist in front of the apartment buildings. Each single family detached house will have its own driveway. Many houses will have garages. Many townhomes will have their own garage, and all will have a driveway to park additional vehicles. The Loft style apartment building will have wide central hallways and elevators. Each apartment will have a private balcony.
- k) Tract B will have individual driveways for each dwelling unit.
- l) The project has been designed to complement the surrounding neighborhoods and the River Landing Community. This development will provide much needed additional for sale housing options and will also provide additional rental options for empty nesters and baby boomers who are not yet ready to consider other retirement home style choices.

Development Standards

Part I. USES:

A. Tract A:

1. Only single family detached dwelling units, single family attached dwelling units, multi-family dwelling units, duplex dwelling units, triplex/quadplex dwelling units and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Common elements recreation.

B. Tract B:

1. Only single family detached dwelling units as allowed in the Residential Single Family-5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Common elements recreation.

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

1. A maximum of 400 dwelling units shall be permitted. Development dimensional and density standards within each tract shall be as follows:
 - a. Tract A:
 - 1) A maximum of two hundred ninety (290) residential dwelling units shall be permitted.
 - 2) Common elements recreation (clubhouse/recreation area) shall be included in this tract.
 - 3) A street setback of 30 feet shall be provided around the perimeter of this tract where it abuts the Piedmont Parkway, Sandy Ridge Road and Kendale Road (current and future alignment) right-of-way's as depicted on the sketch plan. A 20-foot setback shall be provided where the perimeter of the tract does not abut a current or proposed future public right-of-way as depicted on the sketch plan.
 - 4) All uses shall meet the development and dimensional standards of the Residential Multifamily - 16 (RM-16) District standards, except for single family detached dwellings and except for one multi-family building in Phase 3 that shall meet all such standards excluding building length, where the building length may be up to 480 linear feet.

- 5) Single family detached dwelling development shall meet one of two development options.

- i. Option 1 - Single family detached dwelling development: Dwelling units not developed on individual lots and as part of a group development shall meet the following standards:

<u>Principal Building Setbacks</u>	
<u>Front Street Setback:</u> (measured from back of curb or edge of pavement, if no curb is provided)	
• Where no sidewalk is located along private drive/private street---	22 ft.
• Where sidewalk is located along the private drive/private street---	25 ft.
<u>Side Street Setback:</u>	
• For lots on a corner-----	10 ft.
Maximum Building Height (maximum two stories)	50 ft.
<u>Accessory Structures</u>	
- No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within the common elements area such as gazebos or similar structures. - Enclosed patios/sun rooms, etc. shall meet above noted principal building setback standards.	

- ii. Option 2 - Single family detached dwelling development: Dwelling units developed on an individual lot shall meet the following standards:

<u>Minimum Lot Area:</u> There is no minimum lot area; however, the single family detached dwelling unit shall be fully contained within the lot.	
<u>Principal Building Setbacks</u>	
<u>Front Street Setback:</u> (setback measured from back of curb or edge of pavement, if not curb is provided)	
• Where no sidewalk is located along private drive/private street:-	22 ft.
• Where sidewalk is located along the private drive/private street-	25 ft.
Side Setback-----	None
Side Street Setback: For lots on a corner-----	10 ft.
Rear Setback-----	5 ft.
Maximum Building Height (maximum two stories)	50 ft.

<u>Accessory Structure</u> - No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within the common elements area such as gazebos or similar structures. - Enclosed patios/sun rooms, etc. shall meet above noted principal building setback standards.	50 ft.
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- b. Tract B:
- 1) A maximum of one hundred and ten (110) residential dwelling units shall be permitted.
 - 2) Uses shall meet the development and dimensional standards of the Residential Single Family-5 (R-5) District.

B. Landscaping, Setback and Buffers

1. Tract A

A minimum 15-foot wide Type C planting yard shall be installed around the perimeter of Tract A.

2. Tract B

A 10-footwide street yard shall be installed along the Johnson Street and Piedmont Parkway frontages of Tract B. This planting yard shall be in the common elements area.

- C. Fencing & Screening: If fencing is erected along the perimeter of a tract abutting a public street right-of-way, then a common fencing plan shall be provided. A common fencing plan shall be provided prior to Preliminary Plat approval for any portion of the tract where perimeter fencing is to be installed.

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

E. Transportation

1. Vehicular Access and improvements:

- a. Only one point of vehicular access shall be permitted to Kendale Road (Access Point #3 as depicted on Sketch Plan)

- b. Only two points of access shall be provided to Sandy Ridge Road.

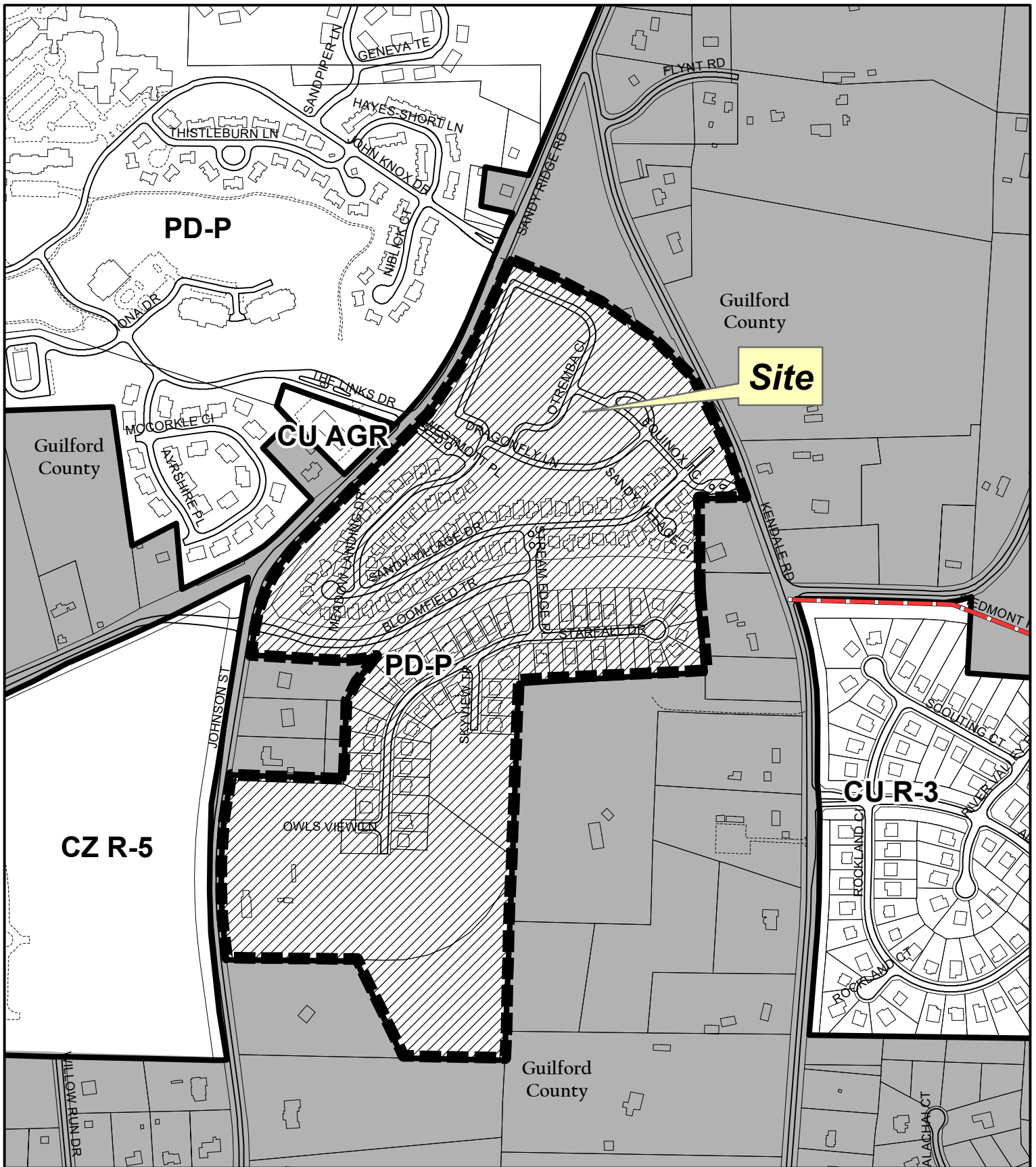
- 1) Access Point #2 (Access Point #2 as depicted on Sketch Plan): This access point shall align with The Links Drive and will be a full access point (ingress and egress may be modified by NCDOT road improvement project U-4758). The developer shall install left and right turn lanes on Sandy Ridge Road at this access point.

- 2) Access Point #1 (Access Point #1 as depicted on Sketch Plan): This access point

is the Piedmont Parkway extension. This will be a four-way intersection at Johnson Street/Sand Ridge Road and Piedmont Parkway extension. The developer shall construct the necessary westbound traffic lanes at this intersection as part of the Piedmont Parkway Extension improvements.

- c. Access Point #4 (Johnson Street Access as depicted on Sketch Plan): One point of vehicular access shall be provided to Johnson Street to serve Tract B. This access shall be installed with the development of Tract B once Tract B exceeds 50 lots. This access shall be a right in- right out only drive in the location shown on the PD- P Sketch Plan and constructed to City of High Point and NCDOT standards.
 - d. Right-of-way dedication:
 - 1) Piedmont Parkway Extension: The developer shall dedicate to the City of High Point, prior to or with the first final subdivision plat for any portion of Tract B but no later than December 31, 2017, a 120-foot-wide right of way for the future construction of Piedmont Parkway Extension as shown on the PD-P Sketch Plan.
 - 2) Sandy Ridge Road and Johnson Street: The developer shall dedicate to the City of High Point, prior to or with the first final subdivision plat for any portion of Tract B but no later than December 31, 2017, right of way along Sandy Ridge Road and Johnson Street frontage of the site as shown on the PD-P Sketch Plan as required to meet alignment depicted in U4758.
 - e. Piedmont Parkway Right-of-way improvements: The developer shall construct a 2 lane City standards local street from the Johnson Street/Sandy Ridge Road intersection to the access point into Tract A and Tract B as depicted on the sketch plan.
 - f. The developer shall retain easement rights across the Piedmont Parkway right-of-way for utilities, stormwater, and access.
2. Pedestrian Access:
- a. A pedestrian access system shall be provided in Tract A so as to provide safe and convenient pedestrian access to open space/common area for all dwelling units. An access plan, for the entire development, shall be shown on the preliminary site plan.
 - b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval for each tract. The location of all sidewalks shall be indicated on plans submitted for approval. Pedestrian access shall be installed as part of each individual phase or sub-phase of the development.
3. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.
- H) 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 plat approval for this development.

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



ZONING MAP AMENDMENT ZA-21-03

From: Planned Development-Periphery (Adopted 2017)
To: Planned Development-Periphery (Amended 2021)

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

Planning & Development
Department

City of High Point



Scale: 1"=500'
G:/Planning/Secure/BAC/
ZMA/2021/za21-03-NM

ZONING MAP AMENDMENT ZA-21-03

City of High Point

Phase 3

THE LINKS DR

AYRSHIRE PL

Guilford County

CASTLE WY

LEGACY DR

TRADITION WY

SANDY RIDGE RD

Tract A

SANDY VILLAGE DR

EQUINOX TC

BLOOMFIELD TR

STARFALL DR

SKYVIEW TR

Tract B

JOHNSON ST

Guilford County

KENDALE RD

ROCKLAND CI

SCOUTING CT

City of High Point

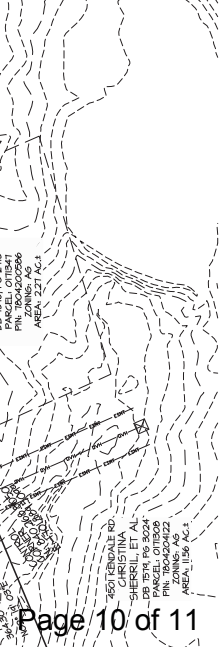
Guilford County

SANDY CAMP RD

City of High Point



Scale: 1"=400'
City of High Point
2021 MXD/2021-03-Pre/E



Robert Fricki

336-688-3294

Wednesday, March 24, 2021 @ 12:10 p.m.

[01:29 in duration]

Zoning Map Amendment 21-01

Robert Fricke, 612 Tara Drive, High Point, 27265, 336-688-3294. Zoning Commission ZA-21-C3- No. Second for Jamestown Land Use Assessment- no commercial activities at any and all of the intersections in the High Point zoning district area. Thirdly, the MPO to have no interchanges where we have constant stop lights on both sides of the intersections perpetuating constant congestion, like, for example, what's going on at Eastchester and Highway 68/Highway 311. What's also going on at Johnson Street and 311/Eastchester, and then thirdly over at Business 85 and N/S. Main Street. We need much better roads, much better designs. We do not need to have Johnson Street expanded to four lanes. What's constant stop lights at every other intersection. We need to have roundabouts on Skeet Club and we also need roundabouts on Eastchester going out. We need free flowing traffic. We need collector streets at all the interchanges so we don't have constant bottlenecks and it's like 1930s, 1940s, 1950s mentality of the City of High Point and the city planners and NCDOT. Thank you.

[end of voicemail transcript]

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 21-03**
 (The Landings at Westmott, LLC)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: April 19, 2021

Public Hearing: Yes

Advertising Date: April 7, 2021, and
 April 14, 2021

Attachments: A. Staff Report
 B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by The Landings at Westmott, LLC to rezone approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The property is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their March 23, 2021 regular meeting and took final action when the meeting was reconvened on March 25, 2021. On the date of final action, 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:

The applicants, Ms. Amanda Williams and Mr. Barry Siegal, representing the Landings at Westmott, LLC and BSC Holdings Inc., spoke in favor of the request. They provided an overview of the proposal to amend this planned development in order to develop a building that exceeds the length standards for multifamily structures. They highlighted the fact that this amendment does not change the maximum number of allowable dwelling units granted for this development in 2017 and that it is only for one building in the multifamily tract of this development.

Ms. Williams stated that this design concept has been successful in other areas where constructed. All amenities are internal to the building, there will be no external stairwells and all access to units will be from an internal hallway. Mr. Siegal stated that the proposed multifamily structure will be compatible with the area as this will be a three-story building (approximately 40 feet in height), it will sit at a future signalized intersection and that similar larger structures have been developed in the abutting River Landings retirement community. In conclusion, Mr. Siegal stated that this is the final structure in this portion of their development as the other multifamily buildings in Tract A are either completed or under construction.

One public comment was received from a Mr. Rob Fri, no address was provided. Mr. Fri expressed concern with new developments increasing the traffic congestion along the Skeet Club Road and Johnson Street/Sandy Ridge Road corridors. He opposes any new development that may add new traffic lights or increase traffic along these corridors.

After review of comments from the public, the Commission discussed this request. Members stated that they had no objections with the request to increase the building length for a multifamily structure at this location.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement:

That Zoning Map Amendment 21-03 is consistent with the City's adopted policy guidance because the adopted Land Use Plan designates this area as Medium-Density Residential, which supports townhouses and multifamily housing at densities up to 16 units per acre. Furthermore, the request is reasonable and in the public interest because the requested increase in building length may be deemed appropriate when adjacent to other higher density residential uses and when situated at the future signalized intersection of two thoroughfares.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-03
March 23, 2021**

Request	
Applicant: The Landings at Westmott, LLC	Owners: Westmoreland Place LLC; The Landing at Westmott LLC; WWRC PARTNERS LLC and various individual owners.
Zoning Proposal: To rezone approximately 71 acres	From: PD-P Planned Development-Periphery District
	To: PD-P Planned Development-Periphery District

Site Information	
Location:	The property is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.
Tax Parcel Number:	Guilford County Tax Parcels 171341, 226516, 226982, 227022, 227023, 229973 through 229981, 229983, 229985, 229986, 229988 through 230009, 230012 through 230028
Site Acreage:	Approximately 71 acres
Current Land Use:	The zoning site has been graded and is currently being developed as a planned mixed residential development. The northern portion of the site (Tract A - north of Bloomfield Trail) is being developed to support multifamily residential dwellings. The southern portion of the site (Tract B - south of Bloomfield Trail) is being developed as a single family subdivision.
Physical Characteristics:	The site has a gentle to moderately sloping terrain.
Water and Sewer Proximity:	A 16-inch and an 8-inch City water line lie adjacent to the site along Sandy Ridge Road and Kendale Road, respectively. An 8-inch sewer line has been extended from the Deep River outfall line, approximately 0.7 miles to the south, to the zoning site. From these various adjacent utility lines, water and sewer lines have been extended through the site to serve the development.
General Drainage and Watershed:	The site drains in a southerly direction. Development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Primary stormwater control measures are required for multifamily development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	Oak Hollow Lake Watershed Critical Area (Tier 4) Airport Overlay Zone 3

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 detached dwellings
East:	AG	Agricultural District (<i>Guilford County</i>)	Single family detached dwellings
West:	PD-P CU-AG CZ R-5 AG	Planned Development-Periphery District Conditional Use Agricultural District Conditional Zoning Residential Single Family-5 District Agricultural District (<i>Guilford County</i>)	Continuing care retirement community, ambulance facility, single family detached dwelling and an undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither in conflict with nor supported by the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Medium-Density Residential land use designation. This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multifamily housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	This request is neither in conflict with the Northwest Area Plan goals and objectives nor does it promote those goals and objectives.
Zoning History:	Since the 1990s, this northern portion of the City's planning area has experienced steady growth from multiple annexations and zoning approvals totaling over 1,171 acres. From Skeet Club Road north to Bame Road a wide variety of residential uses have developed at varying densities. <u>Zoning Map Amendment 17-09:</u> Lands associated with this current application was annexed and received its current PD-P District zoning in 2017 to support development of a 400-unit mixed residential development.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	1,150 ft.
	Johnson Street	Major Thoroughfare	630 ft.
	Kendale Road	Minor Thoroughfare	300 ft.
Vehicular Access:	Sandy, Ridge Road, Johnson Street and Kendale Road (<i>Adopted access conditions from ZA-17-09 are being carried forward in this new application</i>).		
Traffic Counts: (Average Daily Trips)	Sandy Ridge Road	9,700 AADT (2019 NCDOT traffic counts)	
	Johnson Street	4,500 AADT (2019 NCDOT Traffic Counts)	
	Kendale Road	2,300 (2019 NCDOT Traffic Counts)	
Estimated Trip Generation:	Not applicable. The zoning request does not increase prior established zoning conditions as to maximum development density.		

Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	
			A TIA was submitted and reviewed by the Transportation Department for the 2017 zoning approval for this site. A new TIA is not required as there is no increase in density.
Comments:	The Transportation Department has no comments or additional zoning conditions. The applicant has offered to carry forward all previously adopted transportation conditions from ZA-17-09 that established initial City zoning for this site.		

School District Comment

Not applicable as the proposed amendment does not change prior approved density standards.

Planned Development District Overview

The Planned Development (PD) districts consist of the Planned Development Core City (PD-CC) District and the Planned Development-Periphery (PD-P) District. The PD Districts were 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. 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 residential and non-residential uses in the same development including a mix of housing types, lots sizes, and densities.
- 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

The applicant is requesting to amend the statement of intent and development standards established in 2017 when the current PD-P District was approved. This PD-P District was approved with two development tracts allowing a maximum of 400 dwelling units.

- Tract A, the northern 32 acres of the site, established development standards to allow up to 290 dwelling units consisting of a mixture of multifamily, single family attached, and single family detached dwellings.
- Tract B, the southern 38 acres of the site, established development standards for a 110-lot single family subdivision.

The applicant is requesting to revise a development standard for Tract A, where they are proposing to develop one multifamily building on a parcel in Tract A identified as Phase 3. Multifamily buildings in Tract A are subject to the use standards of the Development Ordinance, which limit buildings to 250 linear feet. The applicant has requested to amend development standards for this Phase 3 parcel to allow the one multifamily building with a length of up to 480 feet. Also, as part of this revision, the applicant is updating the language in the planned development's Statement of Intent.

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 items noted below. Based on the applicant's submittal and proposed conditions the Planning and Development Department offers the following comments.

Consistency with Adopted Policy Guidance

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

The adopted Land Use Plan designates this area as Medium-Density Residential, which supports townhouses and multifamily housing at densities up to 16 units per acre.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed planned development district would be reasonable and in the public interest.

The requested increase in building length may be deemed appropriate when adjacent to other higher density residential uses and when situated at the future signalized intersection of two thoroughfares.

Consistency with PD District Standards

There is no change to the area of the district or its mixture of uses. This request for an amended PD-P District meets the standards of the Development Ordinance.

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 updated PD-P District proposes to allow a multifamily building with a length of up to 480 feet on the Phase 3 parcel of Tract A. The request is complimentary with the development character of the surrounding area because:

1. The request is limited in its scope: The Phase 3 parcel is approximately 4 acres and will only support one building of this length. Furthermore, all other multifamily buildings in Tract A will still be subject to the 250-foot building length standard.
2. Of the location of the proposed building:
 - a) This segment of Sandy Ridge Road, a major thoroughfare, is to be widened to a 4-lane roadway. This road widening project has already been approved and funded by the NCDOT. Land acquisition is to begin in the Fall of 2021 and this project is anticipated to be completed in the next 4 to 5 years. As part of this project, Kendale Road, which is a minor thoroughfare, will be rerouted to align with John Knox Avenue, becoming a

signalized intersection. The Phase 3 parcel will ultimately sit at the southeast corner of the signalized intersection of two thoroughfares.

- b) The Phase 3 parcel is located opposite of John Knox Avenue which serves as the main entrance to the River Landings retirement community. The River Landings development also has a PD-P District zoning designation and has developed with a mixture of single family attached dwellings, multistory multifamily buildings, a multistory assisted living facility, a long-term care/skilled nursing facility, daycare center, office uses and a golf course with a clubhouse and restaurant as accessory uses.

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 does not add any new vehicular access points, does not change the uses or configuration of the tracts, and does not increase the previously approved allowable number of dwelling units permitted within individual tracts.

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 2017.

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.

- ❖ Previously approved transportation improvements are in the process of being completed and previously adopted transportation related conditions are being carried forward into this updated PD-P District.

Minimize or effectively mitigate any identified adverse effect on the use, enjoyment, or value of adjacent lands.

- ❖ There is no change in the type of residential uses permitted and no increase in density. The proposed amendment to change the maximum length for one multifamily building is to occur on a parcel in the multifamily tract of this development. Furthermore, it will be situated at the intersection of two thoroughfares and adjacent to a similar mixed residential PD-P District. The requested amendment will not adversely impact 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 PD zoning district that support the application.

The requested amendment does not change initial findings used to support establishment of this planned development in 2017.

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.

The requested amendment does not change the uses or pattern of development that was approved in 2017.

Recommendation

Staff Recommends Approval

The Planning and Development Department recommends approval of the amended PD-P District request.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

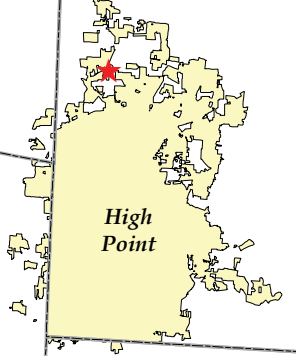
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

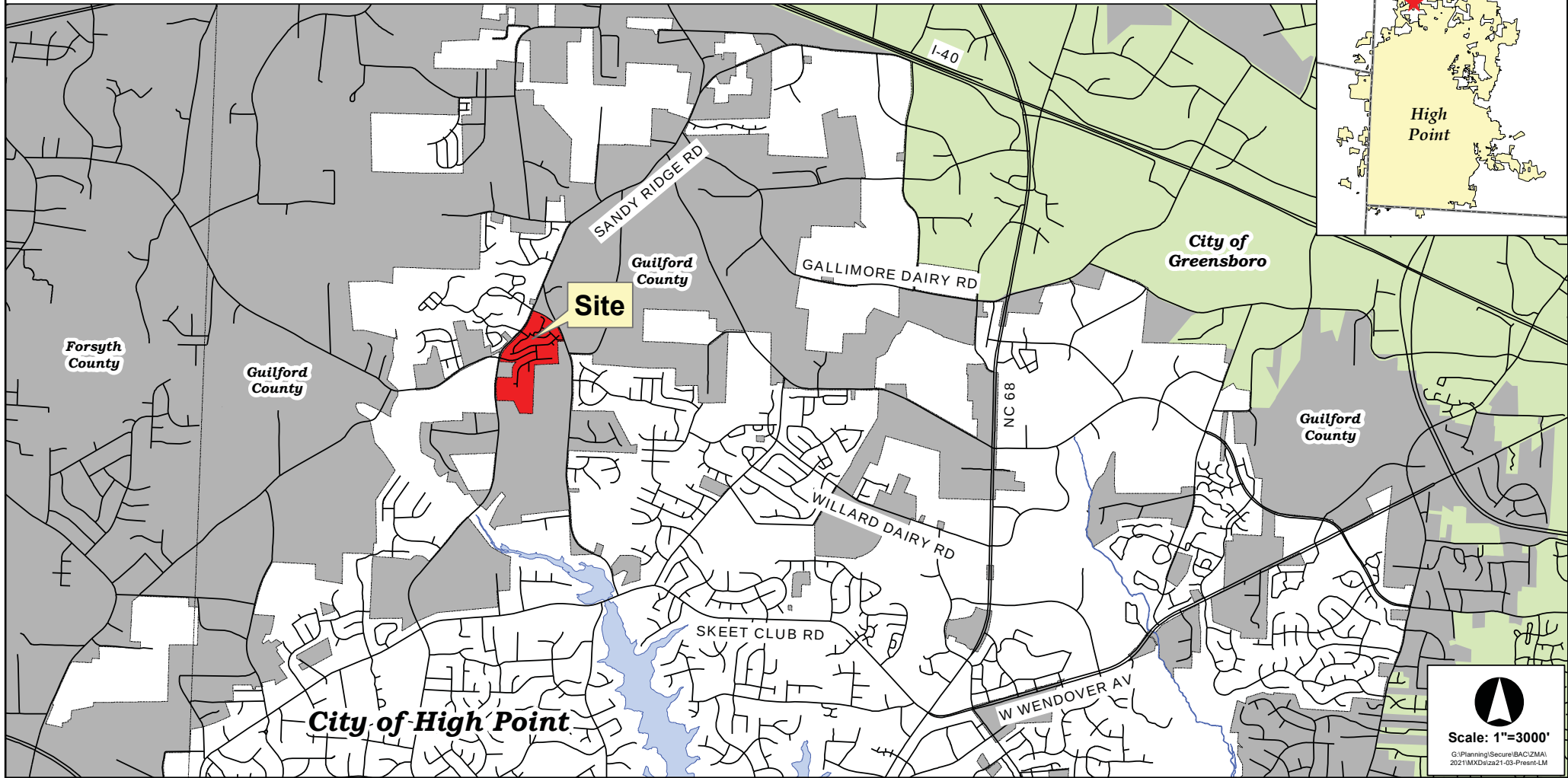
ZONING MAP AMENDMENT: ZA-21-03

Applicant: Westmoreland Place LLC

Vicinity Map



High Point



Forsyth County

Guilford County

Guilford County

City of Greensboro

Guilford County

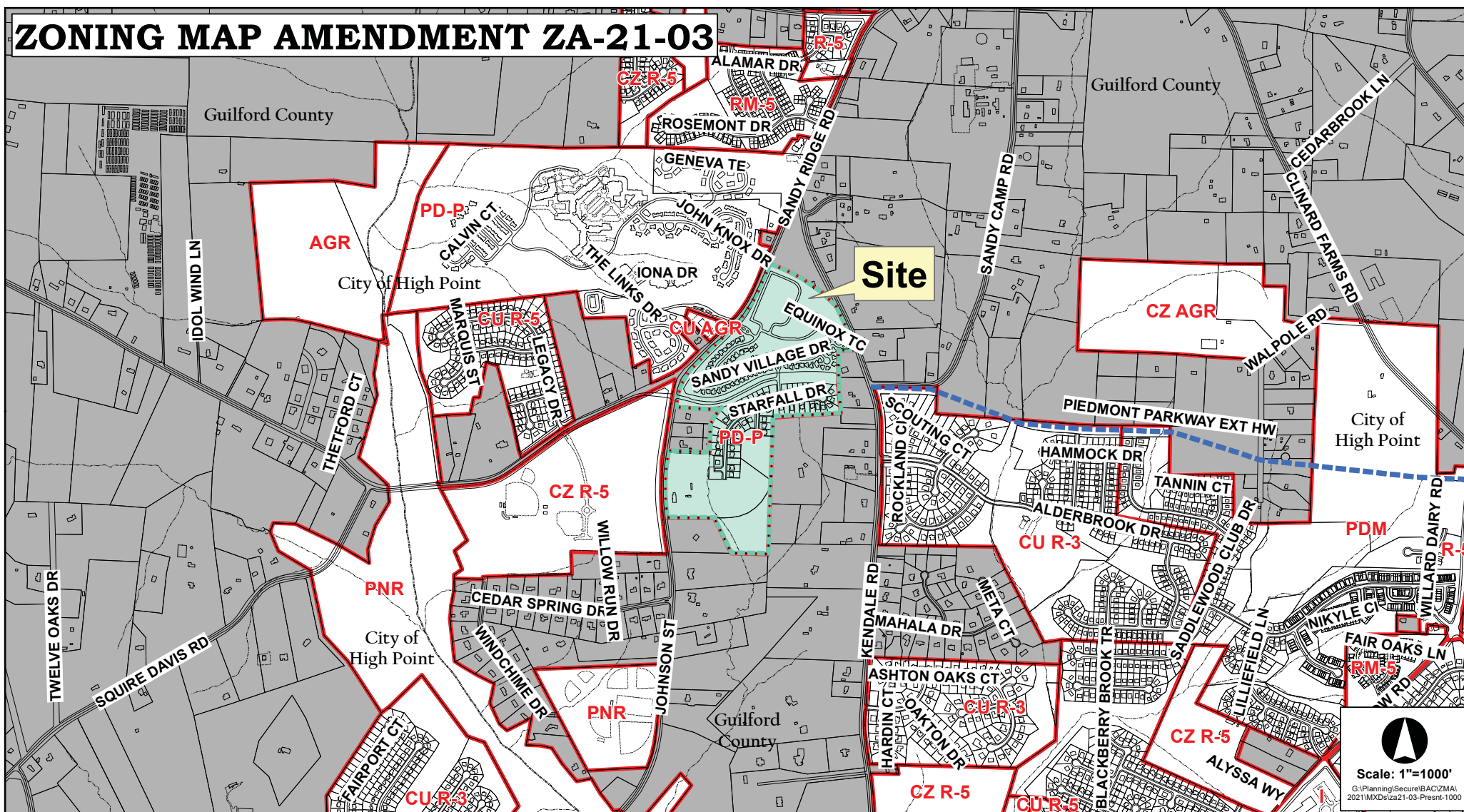
City of High Point



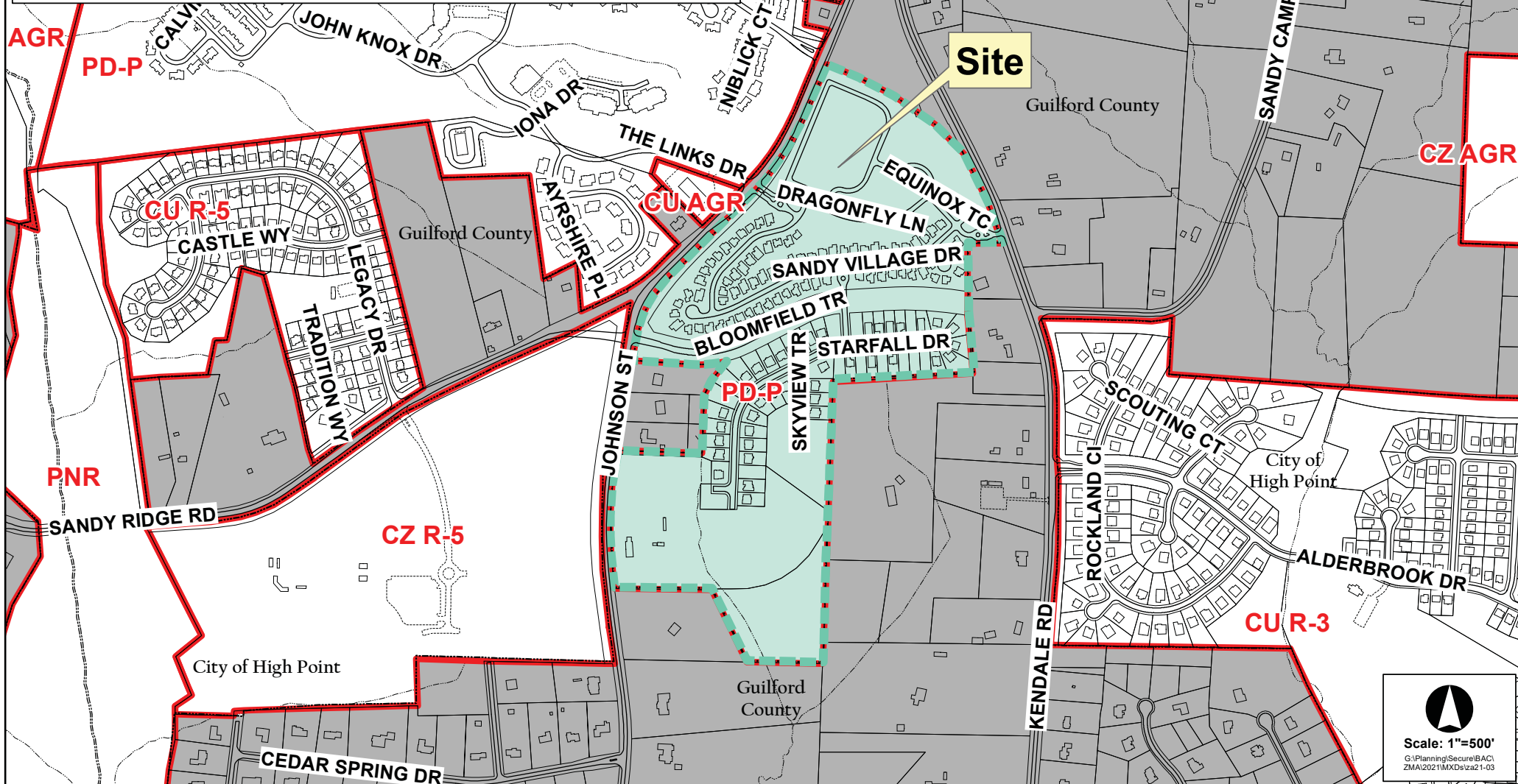
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ZONING MAP AMENDMENT ZA-21-03



ZONING MAP AMENDMENT ZA-21-03




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ZONING MAP AMENDMENT ZA-21-03

City of High Point

Phase 3

Guilford County

THE LINKS DR

EQUINOX TC

CASTLE WY

Guilford County

AIRSHIRE PL

Tract A

SANDY VILLAGE DR

LEGACY DR

TRADITION WY

SANDY RIDGE RD

BLOOMFIELD TR

STARFALL DR

SANDY CAMP RD

JOHNSON ST

SKYVIEW TR

Tract B

Guilford County

SCOUTING CT

City of High Point

City of High Point

KENDALE RD

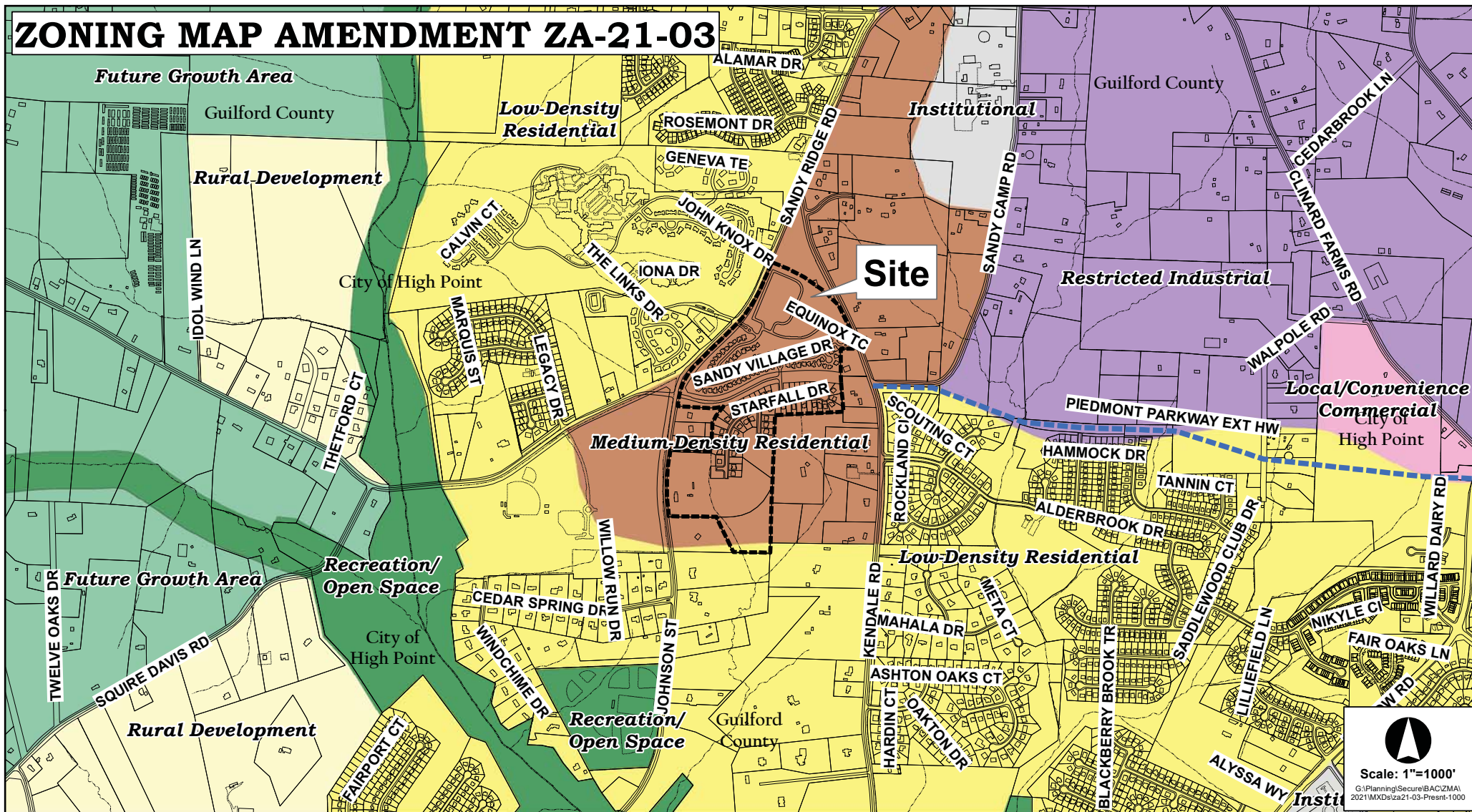
ROCKLAND CI



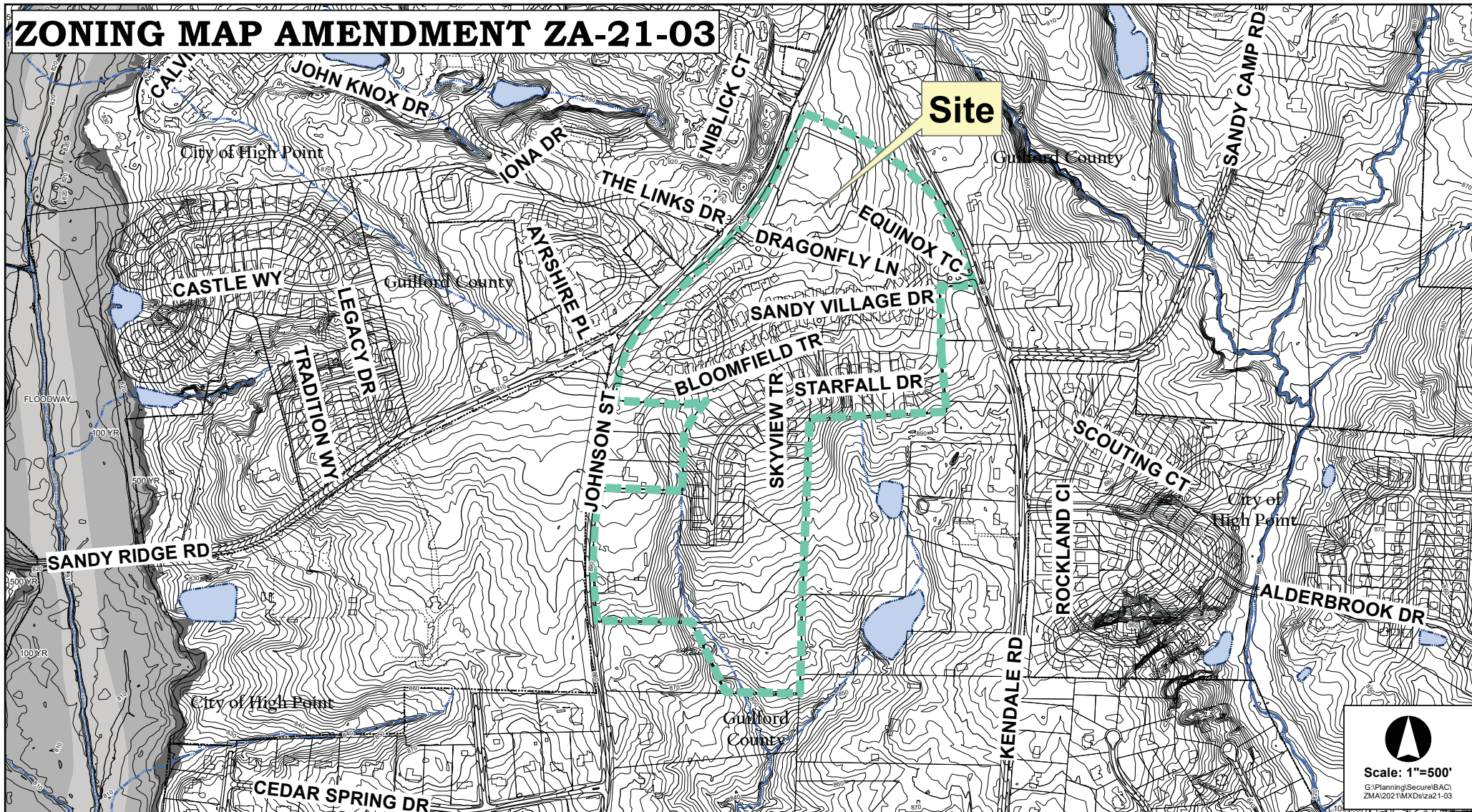
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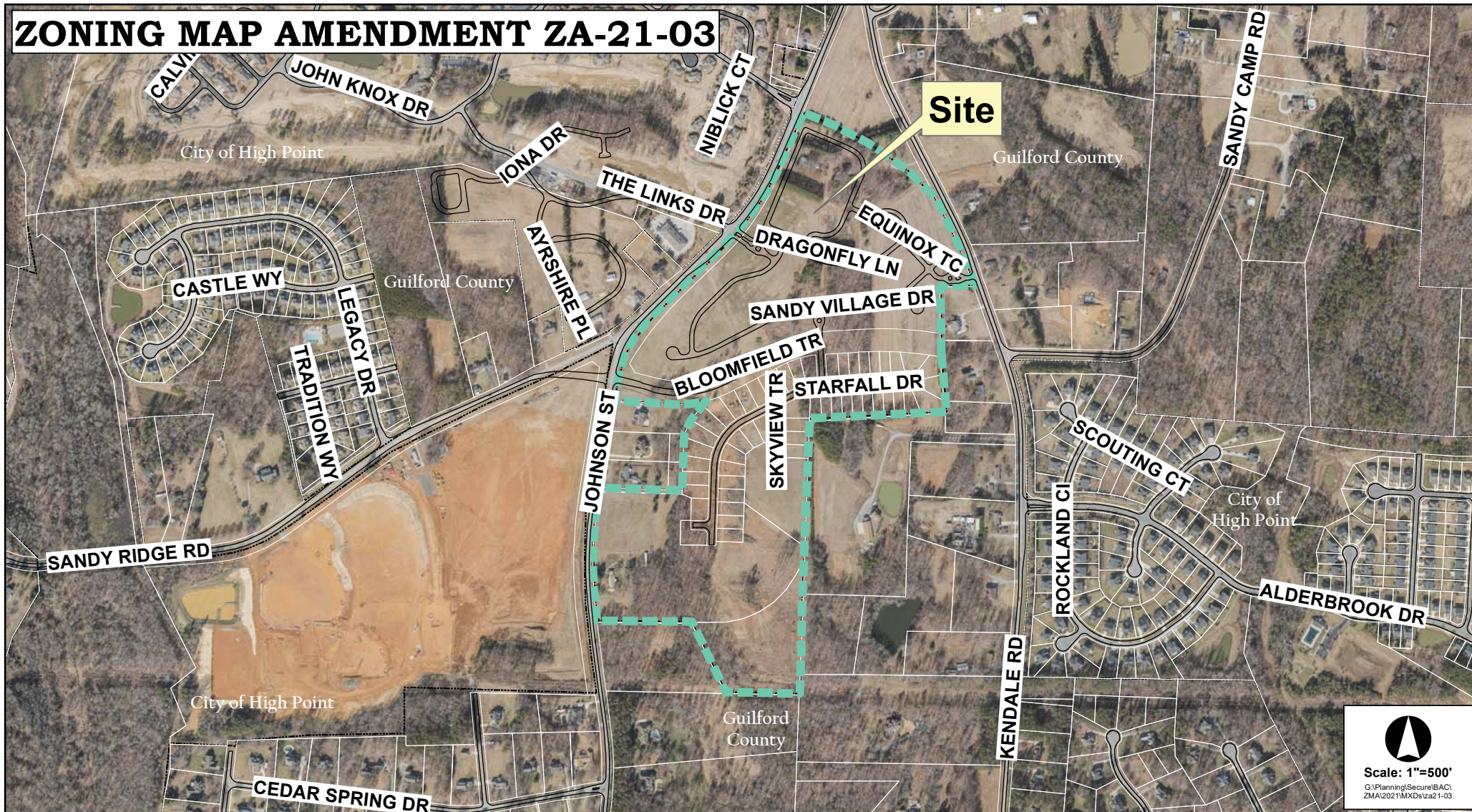
ZONING MAP AMENDMENT ZA-21-03



ZONING MAP AMENDMENT ZA-21-03



ZONING MAP AMENDMENT ZA-21-03



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 March 23, 2021 and before the City Council of the City of High Point on April 19, 2021 regarding **Zoning Map Amendment Case 21-03 (ZA-21-03)** 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 March 14, 2021, for the Planning and Zoning Commission public hearing and on April 7, 2021 and April 14, 2021, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **April 21, 2021**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Planned Development Periphery (PD-P) District**. The property is approximately 71 acres, located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail. The site is also known as Guilford County Tax Parcels 26516, 230016, 230017, 230018, 230015, 230019, 230014, 230020, 230013, 230021, 230012, 230028, 230022, 230009, 230027, 230023, 230024, 230008, 230026, 230025, 230007, 230006, 227023, 229973, 229974, 229975, 229976, 229977, 230005, 229978, 229985, 229979, 229980, 229981, 229983, 229986, 230004, 230003, 229988, 230002, 230001, 230000, 229999, 229989, 229998, 229997, 229996, 229995, 229990, 229994, 229991, 229993, 229992, 171341, 227022, 231820, 226982.

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 21th day of April, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Planned Unit Development Statement of Intent.

Applicant: BSC Holdings, Inc. Date: February 4, 2021

- a) The applicant intends to develop a mixed residential development on 70.926 acres consisting of 2 tracts, Tract A, and Tract B, which will be separated by the dedication of right-of-way for the future Piedmont Parkway Extension. Tract A will consist of a mix of residential uses including single family detached, townhomes, **and various** multifamily buildings ~~consisting of 8 apartment units per building, and a lofts style apartment building consisting of no more than 90 units.~~ Tract B will consist of single family residential homes on individual lots for sale.
- b) The intent for Tract A is to build a high-end rental development with on-site amenities. Single family structures will have **some** brick or **stone** veneer in the front facade. Target market of the units will be individuals who work in the Piedmont Center Business Park, as well as empty nesters who are too young for retirement community living. This development will bring a high value to the area. Tract A dwelling units will be maintained as rental units and will be managed by BSC Holdings, Inc., the property management company of the Developer.
- c) The intent for Tract B is to build a well-thought out and planned single family residential subdivision. Tract B units will be built by Royal Homes of NC and sold to individuals. Anticipated prices, **which is not a condition of the zoning approval**, are in the \$250,000 to \$350,000 range.
- d) Tract A will function as a cohesive unified development. ~~All entrances into Tract A will be gated.~~ The road network will consist of private streets and drives. All tenants of the Tract A development will have access to the Recreational and Amenity areas.
- e) Tract B will consist of public streets with a main entrance off of the Piedmont Parkway extension and a secondary entrance and exit off of Johnson Street.
- f) Tract A will have a maximum of 290 residential dwelling units.
- g) Tract B will have a maximum of 110 residential dwelling units.
- h) All streets in Tract A are private. Trash services to be handled by the property owner.
- i) All streets in Tract B are public.
- j) In Tract A Parking lots will exist in front of the apartment buildings. Each single family detached house will have its own driveway. Many houses will have garages. Many townhomes will have their own garage, and all will have a driveway to park additional vehicles. The Loft style apartment building will have wide central hallways and elevators. Each apartment will have a private balcony.
- k) Tract B will have individual driveways for each dwelling unit.

- 1) The project has been designed to complement the surrounding neighborhoods and the River Landing Community. This development will provide much needed additional for sale housing options in the \$250,000 to \$350,000 price range and will also provide additional rental options for empty nesters and baby boomers who are not yet ready to consider other retirement home style choices.

Development Standards

Part I. USES:

A. Tract A:

1. Only single family detached dwelling units, single family attached dwelling units, multi-family dwelling units, duplex dwelling units, triplex/quadplex dwelling units and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Common elements recreation.

B. Tract B:

1. Only single family detached dwelling units as allowed in the Residential Single Family-5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Common elements recreation.

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

1. A maximum of 400 dwelling units shall be permitted. Development dimensional and density standards within each tract shall be as follows:
 - a. Tract A:
 - 1) A maximum of two hundred ninety (290) residential dwelling units shall be permitted.
 - 2) Common elements recreation (clubhouse/recreation area) shall be included in this tract.
 - 3) A street setback of 30 feet shall be provided around the perimeter of this tract where it abuts the Piedmont Parkway, Sandy Ridge Road and Kendale Road (current and future alignment) right-of-way's as depicted on the sketch plan. A 20-foot setback shall be provided where the perimeter of the tract does not abut a current or proposed future public right-of-way as depicted on the sketch plan.
 - 4) ~~Except for single family detached dwelling units, a~~All uses shall meet the development and dimensional standards of the Residential Multifamily - 16 (RM-16) District standards, except for single family detached dwellings and except for one multi-family building in Phase 3 that shall meet all such standards excluding building length, where the building length may be up to 480 linear feet.
 - 5) Single family detached dwelling development shall meet one of two

development options.

- i. Option 1 - Single family detached dwelling development: Dwelling units not developed on individual lots and as part of a group development shall meet the following standards:

<u>Principal Building Setbacks</u>	
<u>Front Street Setback:</u> (measured from back of curb or edge of pavement, if no curb is provided)	
• Where no sidewalk is located along private drive/private street---	22 ft.
• Where sidewalk is located along the private drive/private street---	25 ft.
<u>Side Street Setback:</u>	
• For lots on a corner-----	10 ft.
<u>Maximum Building Height (maximum two stories)</u>	
	50 ft.
<u>Accessory Structures</u>	
- No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within the common elements area such as gazebos or similar structures. - Enclosed patios/sun rooms, etc. shall meet above noted principal building setback standards.	

- ii. Option 2 – Single family detached dwelling development: Dwelling units developed on an individual lot shall meet the following standards:

<u>Minimum Lot Area:</u> There is no minimum lot area; however, the single family detached dwelling unit shall be fully contained within the lot.	
<u>Principal Building Setbacks</u>	
<u>Front Street Setback:</u> (setback measured from back of curb or edge of pavement, if not curb is provided)	
• Where no sidewalk is located along private drive/private street:-	22 ft.
• Where sidewalk is located along the private drive/private street-	25 ft.
Side Setback-----	None
Side Street Setback: For lots on a corner-----	10 ft.
Rear Setback-----	5 ft.
<u>Maximum Building Height (maximum two stories)</u>	
	50 ft.

<u>Accessory Structure</u> • No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within the common elements area such as gazebos or similar structures. • Enclosed patios/sun rooms, etc. shall meet above noted principal building setback standards.	50 ft.
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b. Tract B:

- 1) A maximum of one hundred and ten (110) residential dwelling units shall be permitted.
- 2) Uses shall meet the development and dimensional standards of the Residential Single Family-5 (R-5) District.

B. Landscaping, Setback and Buffers

1. Tract A

A minimum 15-foot wide Type C planting yard shall be installed around the perimeter of Tract A.

2. Tract B

A 10-footwide street yard shall be installed along the Johnson Street and Piedmont Parkway frontages of Tract B. This planting yard shall be in the common elements area.

C. Fencing & Screening: If fencing is erected along the perimeter of a tract abutting a public street right-of-way, then a common fencing plan shall be provided. A common fencing plan shall be provided prior to Preliminary Plat approval for any portion of the tract where perimeter fencing is to be installed.

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

E. Transportation

1. Vehicular Access and improvements:

a. Only one point of vehicular access shall be permitted to Kendale Road (Access Point #3 as depicted on Sketch Plan)

b. Only two points of access shall be provided to Sandy Ridge Road.

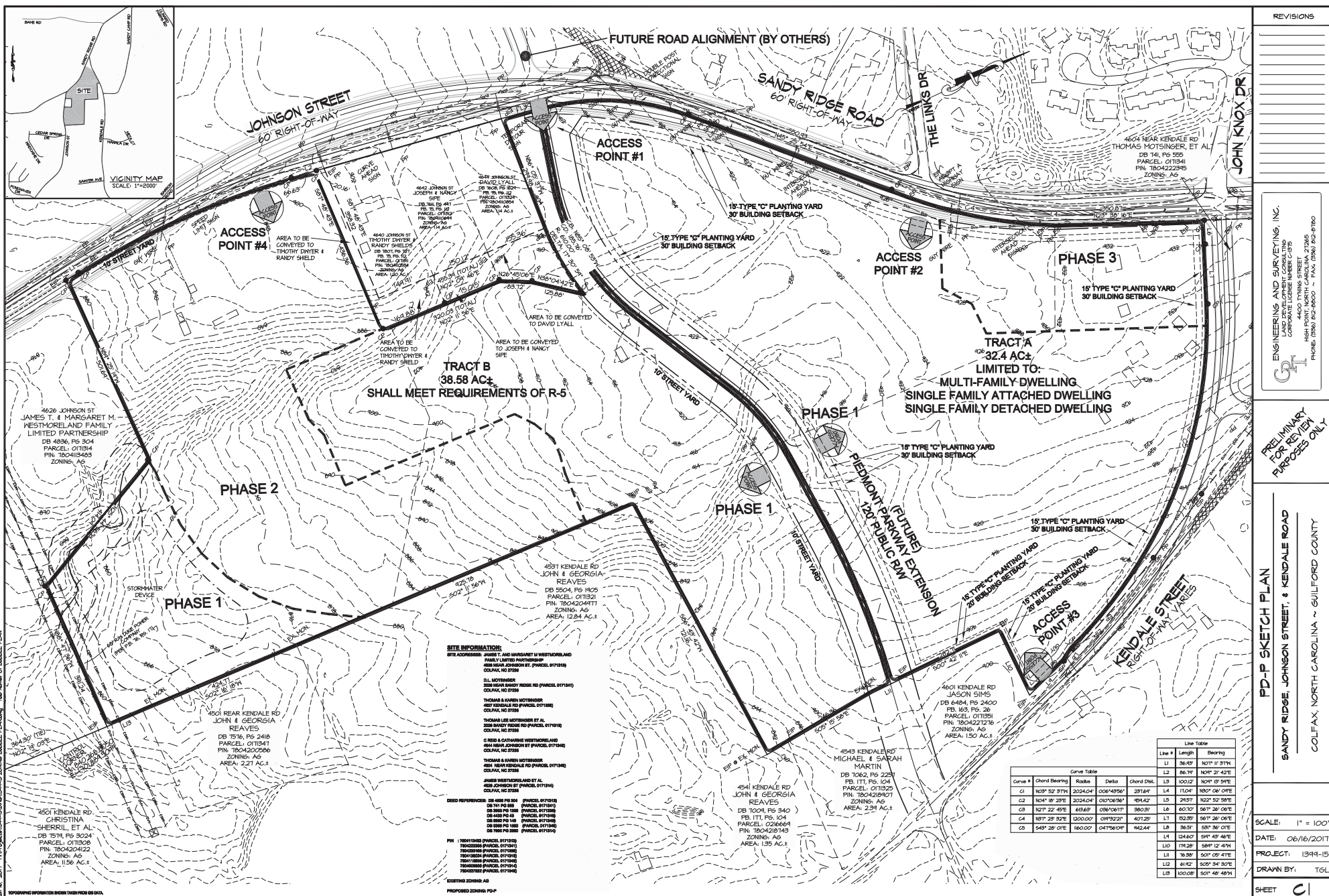
1) Access Point #2 (Access Point #2 as depicted on Sketch Plan): This access point shall align with The Links Drive and will be a full access point (ingress and egress may be modified by NCDOT road improvement project U-4758). The developer shall install left and right turn lanes on Sandy Ridge Road at this access point.

2) Access Point #1 (Access Point #1 as depicted on Sketch Plan): This access point

is the Piedmont Parkway extension. This will be a four-way intersection at Johnson Street/Sand Ridge Road and Piedmont Parkway extension. The developer shall construct the necessary westbound traffic lanes at this intersection as part of the Piedmont Parkway Extension improvements.

- c. Access Point #4 (Johnson Street Access as depicted on Sketch Plan): One point of vehicular access shall be provided to Johnson Street to serve Tract B. This access shall be installed with the development of Tract B once Tract B exceeds 50 lots. This access shall be a right in- right out only drive in the location shown on the PD- P Sketch Plan and constructed to City of High Point and NCDOT standards.
 - d. Right-of-way dedication:
 - 1) Piedmont Parkway Extension: The developer shall dedicate to the City of High Point, prior to or with the first final subdivision plat for any portion of Tract B but no later than December 31, 2017, a 120-foot-wide right of way for the future construction of Piedmont Parkway Extension as shown on the PD-P Sketch Plan.
 - 2) Sandy Ridge Road and Johnson Street: The developer shall dedicate to the City of High Point, prior to or with the first final subdivision plat for any portion of Tract B but no later than December 31, 2017, right of way along Sandy Ridge Road and Johnson Street frontage of the site as shown on the PD-P Sketch Plan as required to meet alignment depicted in U4758.
 - e. Piedmont Parkway Right-of-way improvements: The developer shall construct a 2 lane City standards local street from the Johnson Street/Sandy Ridge Road intersection to the access point into Tract A and Tract B as depicted on the sketch plan.
 - f. The developer shall retain easement rights across the Piedmont Parkway right-of-way for utilities, stormwater, and access.
2. Pedestrian Access:
- a. A pedestrian access system shall be provided in Tract A so as to provide safe and convenient pedestrian access to open space/common area for all dwelling units. An access plan, for the entire development, shall be shown on the preliminary site plan.
 - b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval for each tract. The location of all sidewalks shall be indicated on plans submitted for approval. Pedestrian access shall be installed as part of each individual phase or sub-phase of the development.
3. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.
- H) 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 plat approval for this development.

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



REVISIONS

GP **ENGINEERING AND SURVEYING, INC.**
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1575
4400 TYNINGS STREET
HIGH POINT, NORTH CAROLINA 27605
PHONE, (336) 812-8800 • FAX, (336) 812-8760

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

PD-P SKETCH PLAN
SANDY RIDGE, JOHNSON STREET, & KENDALE ROAD
COLFAX, NORTH CAROLINA ~ GUILFORD COUNTY

SCALE: 1" = 100'

DATE: 06/16/2017

PROJECT: 1399-15

DRAWN BY: TGI

[illegible]

SHEET 1 OF 1

Citizens Information Meeting Report

Zoning Map Amendment 21-03

Submitted by: Mrs. Amanda Williams on behalf of The Landings at Westmott, LLC and BSC Holdings, Inc.

Neighborhood Meeting notes:

Eric Sherrill (336 317 0358) March 3, 2021- 4501 Kendale Rd- phone call

Eric called about my letter and asked if we had any renderings we could share with him for the new lofts building. I told him we have built similar buildings in Winston and Greensboro, but that the exterior would be different because we are going to use a combination of the materials used at The Landing at Westmott. I mentioned the building would be three stories in height and that the building is similar to a retirement community building. There are no exterior stairwells or hallways. He was satisfied and said he didn't need anything else.

Dr. Rob Brown, Wesleyan Academy (336 884 3333) February 26, 2021- 1946 Sandy Ridge Road- phone call

Dr. Brown and I discussed the reason for our rezoning to allow for a longer building length on our proposed Lofts building. Currently the City UDO limits the building length limit to 250 feet and we are proposing a new building length limit of 480 feet. Dr. Brown was very supportive of our rezoning and said he would be happy to provide an endorsement if needed. We also discussed our timeframe on the buildout of the rest of the rest of our single family development across Johnson Street as well as future development plans for their tract.

Tim Webster of Presbyterian Homes and Tom Smith of River Landing at Sandy Ridge (336 886 6553) February 26, 2021- 1575 John Knox Dr- conference call

Tim Webster, Tom Smith, and I spoke via conference call on Friday February 26, 2021 to discuss the reason for our rezoning. Both gentlemen were aware of our original zoning in 2017 and were supportive of our rezoning then. Tim said he initially had a concern about having a large building along Sandy Ridge Road, but after a few minutes of discussion in which I reminded them it has always been on our original plans we discussed in 2017, Tim said he was okay with our plans. Other items we discussed were the timing of our road improvements on Sandy Ridge Road and informed both Tim and Tom we were working diligently with NCDOT and hope to have an encroachment agreement this spring to start the work. We would coordinate the road work that affected their entrances with them to attempt to avoid any issues.

BSC Holdings, Inc.

P.O. Box 16168
High Point, North Carolina 27261

Phone: 336-292-9010
Fax: 336-632-0207

February 25, 2021

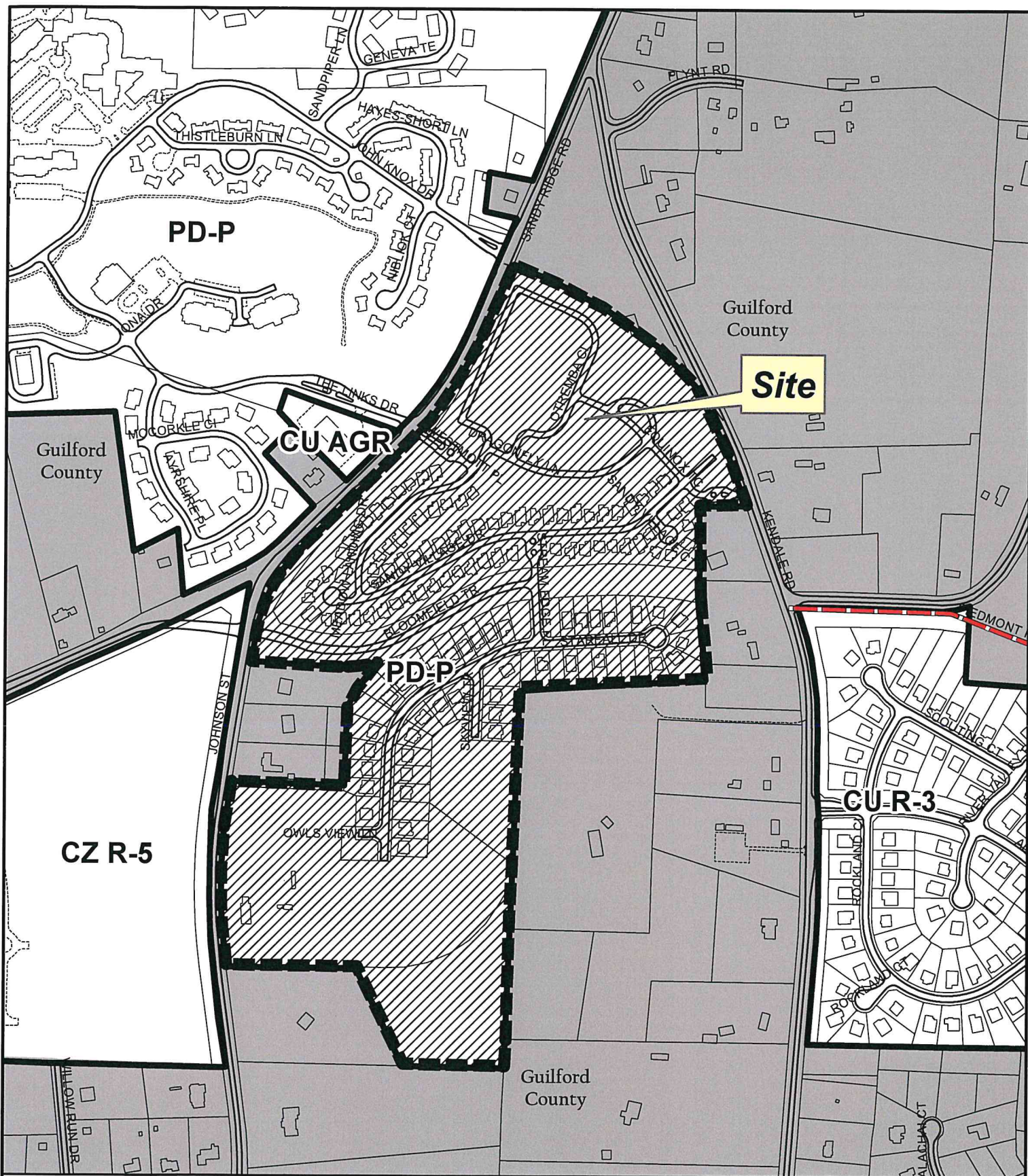
Dear Neighbors,

In July of 2017 we received approval from the City of High Point to rezone and annex 71 acres off of Sandy Ridge Road and Johnson Street. Since that time we have developed a single family for sale subdivision called Westmoreland Place and a multifamily development called The Landing at Westmott. The first phase of the single family subdivision Westmoreland Place is complete and we are underway with site work on the second phase. We expect to have lots for Royal Homes to build houses this summer. Our multifamily development, The Landing at Westmott is still under construction. We have completed all of the villa homes and plan to have the townhomes complete in the next 60 days. Our small eight unit apartment buildings will be completed this fall. We have not yet built the second phase of The Landing at Westmott which consists of a lofts style apartment building. This building has always been on the plans from day one. When the original zoning was completed in 2017 both the City of High Point and BSC Holdings didn't dwell on the stipulation in the RM 16 zoning that limited the length of the building. The purpose of our rezoning application is to remove the building length limitation. All other conditions will remain the same as the approved rezoning in 2017. We have filed rezoning with the City of High Point to address this change. Planning and Zoning will occur March 23rd 2021 and City Council is scheduled for April 19th 2021. Due to the governor's limitations on gatherings due to COVID- 19 we are unable to hold a neighborhood meeting. We would be happy to talk with you via phone and answer any questions you may have. We look forward to hearing from you .

Sincerely,



Amanda Williams



ZONING MAP AMENDMENT ZA-21-03

From: Planned Development-Periphery (Adopted 2017)
To: Planned Development-Periphery (Amended 2021)

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=500'
G:/Planning/Secure/BAC/
ZMA/2021/za21-03-NM

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

ABDULLAH, IZHAR ; KHAN, SAMINA ASLAM
4601 KENDALE RD
HIGH POINT NC 27265

BAME, L C JR ; BAME, CHRISTINE G
4618 KENDALE RD
HIGH POINT NC 27265

DWYER, TIMOTHY F ; SHIELDS, RANDY L
4642 JOHNSON ST
COLFAX NC 27235

HEDGECOCK, CAROLYN W
4511 KENDALE RD
HIGH POINT NC 27265

HOLLINS LIVING TRUST ; HOLLINS, ROBERT E
TRUSTEE ; HOLLINS, HELEN M TRUSTEE
4531 KENDALE RD
HIGH POINT NC 27265

JAMES T AND MARGARET M WESTMORELAND
FAMILY LIMITED PARTNERSHIP
4626 JOHNSON ST
COLFAX NC 27235

LEE, CHANG YOUNG ; LEE, OK BOON
1106 HARTSTONE DR
COLFAX NC 27235

LYALL, DAVID MARSH
4644 JOHNSON ST
COLFAX NC 27235

MARTIN, SARAH R ; CORRIHER, MICHAEL R
4543 KENDALE RD
HIGH POINT NC 27265

MINNICH, ROBERT S ; MINNICH, ROBIN D
4630 KENDALE RD
HIGH POINT NC 27265

MOTSINGER, D L
2028 SANDY RIDGE RD
COLFAX NC 27235

MOTSINGER, THOMAS L ; MOTSINGER, KAREN
LYNN
4627 KENDALE RD
HIGH POINT NC 27265

MOTSINGER, THOMAS LEE ; MOTSINGER, JOHN
AVERY ; MOTSINGER, L A M DEAN ; MOTSINGER,
H G M HOLLI
2028 SANDY RIDGE RD
COLFAX NC 27235

NUCKLES, VIRGINIA I
4610 KENDALE RD
HIGH POINT NC 27265

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

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

PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX NC 27235

PROCO, PATRICIA T ; PROCO, STEVE M
1849 SANDY RIDGE RD
COLFAX NC 27235

REAVES, JOHN RALPH ; REAVES, GEORGIA RAY ;
REAVES, KERRY LANCE
1435 WHITES MILL RD
HIGH POINT NC 27265

SHERRILL, CHRISTINA B ; SHERRILL, ELAINE W ;
SHERRILL, ERIC R ; SHERRILL, WILLIAM R
4501 KENDALE RD
HIGH POINT NC 27265

SIPE, JOSEPH M ; SIPE, NANCY W
4642 JOHNSON ST
COLFAX NC 27235

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

THE PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX NC 27235

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

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

WESTMORELAND, JAMES T ; JAMES & MARGARET
WESTMORELAND FAMILY LIMITED PARTNERSHIP
4626 JOHNSON ST
COLFAX NC 27235

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 March 23, 2021 and before the City Council of the City of High Point on April 19, 2021 regarding **Zoning Map Amendment Case 21-03 (ZA-21-03)** 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 March 14, 2021, for the Planning and Zoning Commission public hearing and on April 7, 2021 and April 14, 2021, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **April 21, 2021**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Planned Development Periphery (PD-P) District**. The property is approximately 71 acres, located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail. The site is also known as Guilford County Tax Parcels 26516, 230016, 230017, 230018, 230015, 230019, 230014, 230020, 230013, 230021, 230012, 230028, 230022, 230009, 230027, 230023, 230024, 230008, 230026, 230025, 230007, 230006, 227023, 229973, 229974, 229975, 229976, 229977, 230005, 229978, 229985, 229979, 229980, 229981, 229983, 229986, 230004, 230003, 229988, 230002, 230001, 230000, 229999, 229989, 229998, 229997, 229996, 229995, 229990, 229994, 229991, 229993, 229992, 171341, 227022, 231820, 226982.

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 21th day of April, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling
Lisa B. Vierling, City Clerk



Planned Unit Development Statement of Intent.

Applicant: BSC Holdings, Inc. Date: April 21, 2021

- a) The applicant intends to develop a mixed residential development on 70.926 acres consisting of 2 tracts, Tract A, and Tract B, which will be separated by the dedication of right-of-way for the future Piedmont Parkway Extension. Tract A will consist of a mix of residential uses including single family detached, townhomes, and various multifamily buildings. Tract B will consist of single family residential homes on individual lots for sale.
- b) The intent for Tract A is to build a high-end rental development with on-site amenities. Single family structures will have some brick or stone veneer in the front facade. Target market of the units will be individuals who work in the Piedmont Center Business Park, as well as empty nesters who are too young for retirement community living. This development will bring a high value to the area. Tract A dwelling units will be maintained as rental units and will be managed by BSC Holdings, Inc., the property management company of the Developer.
- c) The intent for Tract B is to build a well-thought out and planned single family residential subdivision. Tract B units will be built by Royal Homes of NC and sold to individuals. Anticipated prices, which is not a condition of the zoning approval, are in the \$250,000 to \$350,000 range.
- d) Tract A will function as a cohesive unified development. The road network will consist of private streets and drives. All tenants of the Tract A development will have access to the Recreational and Amenity areas.
- e) Tract B will consist of public streets with a main entrance off of the Piedmont Parkway extension and a secondary entrance and exit off of Johnson Street.
- f) Tract A will have a maximum of 290 residential dwelling units.
- g) Tract B will have a maximum of 110 residential dwelling units.
- h) All streets in Tract A are private. Trash services to be handled by the property owner.
- i) All streets in Tract B are public.
- j) In Tract A Parking lots will exist in front of the apartment buildings. Each single family detached house will have its own driveway. Many houses will have garages. Many townhomes will have their own garage, and all will have a driveway to park additional vehicles. The Loft style apartment building will have wide central hallways and elevators. Each apartment will have a private balcony.
- k) Tract B will have individual driveways for each dwelling unit.
- l) The project has been designed to complement the surrounding neighborhoods and the River Landing Community. This development will provide much needed additional for sale housing options and will also provide additional rental options for empty nesters and baby boomers who are not yet ready to consider other retirement home style choices.

Development Standards

Part I. USES:

A. Tract A:

1. Only single family detached dwelling units, single family attached dwelling units, multi-family dwelling units, duplex dwelling units, triplex/quadplex dwelling units and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Common elements recreation.

B. Tract B:

1. Only single family detached dwelling units as allowed in the Residential Single Family-5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Common elements recreation.

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

1. A maximum of 400 dwelling units shall be permitted. Development dimensional and density standards within each tract shall be as follows:
 - a. Tract A:
 - 1) A maximum of two hundred ninety (290) residential dwelling units shall be permitted.
 - 2) Common elements recreation (clubhouse/recreation area) shall be included in this tract.
 - 3) A street setback of 30 feet shall be provided around the perimeter of this tract where it abuts the Piedmont Parkway, Sandy Ridge Road and Kendale Road (current and future alignment) right-of-way's as depicted on the sketch plan. A 20-foot setback shall be provided where the perimeter of the tract does not abut a current or proposed future public right-of-way as depicted on the sketch plan.
 - 4) All uses shall meet the development and dimensional standards of the Residential Multifamily - 16 (RM-16) District standards, except for single family detached dwellings and except for one multi-family building in Phase 3 that shall meet all such standards excluding building length, where the building length may be up to 480 linear feet.

- 5) Single family detached dwelling development shall meet one of two development options.

- i. Option 1 - Single family detached dwelling development: Dwelling units not developed on individual lots and as part of a group development shall meet the following standards:

<u>Principal Building Setbacks</u>	
<u>Front Street Setback:</u> (measured from back of curb or edge of pavement, if no curb is provided)	
• Where no sidewalk is located along private drive/private street---	22 ft.
• Where sidewalk is located along the private drive/private street---	25 ft.
<u>Side Street Setback:</u>	
• For lots on a corner-----	<u>10 ft.</u>
Maximum Building Height (maximum two stories)	50 ft.
<u>Accessory Structures</u>	
- No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within the common elements area such as gazebos or similar structures. - Enclosed patios/sun rooms, etc. shall meet above noted principal building setback standards.	

- ii. Option 2 – Single family detached dwelling development: Dwelling units developed on an individual lot shall meet the following standards:

<u>Minimum Lot Area:</u> There is no minimum lot area; however, the single family detached dwelling unit shall be fully contained within the lot.	
<u>Principal Building Setbacks</u>	
<u>Front Street Setback:</u> (setback measured from back of curb or edge of pavement, if not curb is provided)	
• Where no sidewalk is located along private drive/private street:-	22 ft.
• Where sidewalk is located along the private drive/private street-	25 ft.
Side Setback-----	None
Side Street Setback: For lots on a corner-----	10 ft.
Rear Setback-----	5 ft.
Maximum Building Height (maximum two stories)	50 ft.

<u>Accessory Structure</u> • No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within the common elements area such as gazebos or similar structures. • Enclosed patios/sun rooms, etc. shall meet above noted principal building setback standards.	50 ft.
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b. Tract B:

- 1) A maximum of one hundred and ten (110) residential dwelling units shall be permitted.
- 2) Uses shall meet the development and dimensional standards of the Residential Single-Family-5 (R-5) District.

B. Landscaping, Setback and Buffers

1. Tract A

A minimum 15-foot wide Type C planting yard shall be installed around the perimeter of Tract A.

2. Tract B

A 10-footwide street yard shall be installed along the Johnson Street and Piedmont Parkway frontages of Tract B. This planting yard shall be in the common elements area.

C. Fencing & Screening: If fencing is erected along the perimeter of a tract abutting a public street right-of-way, then a common fencing plan shall be provided. A common fencing plan shall be provided prior to Preliminary Plat approval for any portion of the tract where perimeter fencing is to be installed.

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

E. Transportation

1. Vehicular Access and improvements:

a. Only one point of vehicular access shall be permitted to Kendale Road (Access Point #3 as depicted on Sketch Plan)

b. Only two points of access shall be provided to Sandy Ridge Road.

1) Access Point #2 (Access Point #2 as depicted on Sketch Plan): This access point shall align with The Links Drive and will be a full access point (ingress and egress may be modified by NCDOT road improvement project U-4758). The developer shall install left and right turn lanes on Sandy Ridge Road at this access point.

2) Access Point #1 (Access Point #1 as depicted on Sketch Plan): This access point

is the Piedmont Parkway extension. This will be a four-way intersection at Johnson Street/Sand Ridge Road and Piedmont Parkway extension. The developer shall construct the necessary westbound traffic lanes at this intersection as part of the Piedmont Parkway Extension improvements.

- c. Access Point #4 (Johnson Street Access as depicted on Sketch Plan): One point of vehicular access shall be provided to Johnson Street to serve Tract B. This access shall be installed with the development of Tract B once Tract B exceeds 50 lots. This access shall be a right in- right out only drive in the location shown on the PD- P Sketch Plan and constructed to City of High Point and NCDOT standards.
 - d. Right-of-way dedication:
 - 1) Piedmont Parkway Extension: The developer shall dedicate to the City of High Point, prior to or with the first final subdivision plat for any portion of Tract B but no later than December 31, 2017, a 120-foot-wide right of way for the future construction of Piedmont Parkway Extension as shown on the PD-P Sketch Plan.
 - 2) Sandy Ridge Road and Johnson Street: The developer shall dedicate to the City of High Point, prior to or with the first final subdivision plat for any portion of Tract B but no later than December 31, 2017, right of way along Sandy Ridge Road and Johnson Street frontage of the site as shown on the PD-P Sketch Plan as required to meet alignment depicted in U4758.
 - e. Piedmont Parkway Right-of-way improvements: The developer shall construct a 2 lane City standards local street from the Johnson Street/Sandy Ridge Road intersection to the access point into Tract A and Tract B as depicted on the sketch plan.
 - f. The developer shall retain easement rights across the Piedmont Parkway right-of-way for utilities, stormwater, and access.
2. Pedestrian Access:
- a. A pedestrian access system shall be provided in Tract A so as to provide safe and convenient pedestrian access to open space/common area for all dwelling units. An access plan, for the entire development, shall be shown on the preliminary site plan.
 - b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval for each tract. The location of all sidewalks shall be indicated on plans submitted for approval. Pedestrian access shall be installed as part of each individual phase or sub-phase of the development.
3. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.
- H) 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 plat approval for this development.

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