



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

"SHAPING A MORE LIVABLE HIGH POINT"

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December 5, 2003

Dear Property Owner:

In May and June of this year, you were sent notices from the City of High Point regarding proposed changes to the City's land use plan and development regulations that would apply to your property. The changes were in response to the proposed air cargo hub and runway improvements at Piedmont Triad International Airport (PTIA). Because a majority of the projected aircraft flights arriving and departing the air cargo facility will occur over the High Point planning area between the nighttime hours of 10:00 p.m. and 7:00 a.m., the City decided to amend its Airport Overlay District regulations in an effort to mitigate potential aircraft noise impacts. These previous notices indicated that your property was within the proposed boundary of the Airport Overlay District.

On August 7, 2003, the High Point City Council adopted an amended Airport Overlay District. The district consists of four zones rather than the five zones originally considered. **Your property may be included within this district; please refer to the enclosed map.** City Council eliminated Zone 5 pending completion of a Part 150 noise study by the Piedmont Triad Airport Authority later this decade. It is possible that the Part 150 study may result in alterations to the flight tracks now in use. If flight track alterations are made in the future, then the Airport Overlay District regulations may be amended to reflect new flight tracks, or if no flight track alterations occur, then the district may be amended to include a Zone 5. **If your property is not within the district boundaries and zones as shown on the enclosed map, then the remainder of this letter does not apply to your property.**

If your property lies within the boundaries of the Airport Overlay District, then please note that the district is divided into 4 zones. The following information briefly describes the district regulations for each zone, as shown on the enclosed map.

- **Zone 1** — The intent of Zone 1 is to prevent the development of land uses sensitive to objectionable noise resulting from daytime and nighttime aircraft flights. No new residences are allowed, new daytime noise sensitive uses like schools are prohibited, and certain uses presenting safety concerns are barred. Disclosure of potential aircraft over-flight noise is required for all land uses.
- **Zone 2** — The intent of Zone 2 is to prevent the development of land uses sensitive to objectionable noise resulting from nighttime aircraft flights. No new residences are allowed. Disclosure of potential aircraft over-flight noise is required for all land uses.

- **Zone 3** — The intent of Zone 3 is to protect residents by reducing the interior level of objectionable noise resulting from nighttime aircraft flights. New residences in new subdivisions are required to meet construction standards that reduce interior sound levels by 30 dB. Disclosure of potential aircraft over-flight noise is required for all land uses.
- **Zone 4** — The intent of Zone 4 is to protect residents by reducing the interior level of objectionable noise resulting from nighttime aircraft flights. New residences in new subdivisions are required to have sufficient ventilation and central air conditioning to allow windows to be closed year round, thus permitting a windows-closed environment that reduces noise exposure levels. Disclosure of potential aircraft over-flight noise is required for all land uses.

**The Airport Overlay District regulations do not prohibit, prevent or restrict existing residences from being expanded or rebuilt on the property.** However, the regulations do require that property owners provide notification of the property's location within the district to prospective purchasers.

All owners of property within the district are required to provide notification of their property's location within the district to all prospective purchasers through a written disclosure statement. The written statement must state, *"The property is located within the City of High Point Airport Overlay Zone and is subject to aircraft overflights and to aircraft noise that may be objectionable dependent upon the use and location of the property. Please refer the city's Airport Overlay District regulations and the City of High Point Department of Planning and Development for more information on potential noise impacts."* This notification is required regardless of whether the property is used for a residential, commercial, industrial or other purpose.

Please be advised that the NC Residential Property Disclosure Act (NCGS Chapter 47E) further requires sellers of previously inhabited residential property to notify potential purchasers of a variety of physical or environmental conditions pertaining to the property, as well as any land use restrictions imposed on the property by the governing jurisdiction. If your property is within the Airport Overlay District, then this letter shall serve as notice from the City of High Point, a governmental agency, that the above statement must be disclosed to, and acknowledged by, prospective purchasers in accordance with the NC Residential Property Disclosure Act. Residential property owners within the district, and their agents, may use the NC Real Estate Commission's standard residential property disclosure statement form to provide the required written notice.

If you need additional information and assistance, please contact the City of High Point Department of Planning and Development at 336-883-3328 or at the department's web site [www.high-point.net/plan/noise.cfm](http://www.high-point.net/plan/noise.cfm).

Enclosure: Airport Overlay District Map