

April 17, 2012

Dear Property Owner:

In November and December of 2011, the City sent notices to owners of property that were located within a proposed boundary revision area for the City's Airport Overlay District. (Please note that ownership information was obtained from the Guilford County Tax Department property records). These changes were in response to an alteration of flight patterns over northern High Point that were implemented by Piedmont Triad International Airport (PTIA).

As you may be aware, the City of High Point's Airport Overlay District was initially adopted in 2003 in response to the pending air cargo hub and runway improvements at PTIA. In 2008 the airport completed a comprehensive noise study, termed the "Part 150 Airport Noise Compatibility Study", which made recommendations regarding various operational parameters. As a result of that study, PTIA implemented revised flight patterns, which affects different areas of northern High Point. In an effort to mitigate these aircraft noise impacts, the High Point City Council adopted the proposed revision to the Airport Overlay District regulations on March 5, 2012.

This revision resulted in the addition of two geographic areas to the Airport Overlay District - an area located generally east of N.C. Highway 68, and an area that is located generally west of Johnson Street and north of Skeet Club Road (please refer to the enclosed map). **Guilford County Tax Department property records indicate that your property is located within the eastern boundary change area.**

Please note that the district is divided into 4 zones, although the boundary revision adopted by City Council on March 5th only involves zones 2 through 4. The following information briefly describes the district regulations for the zones that your property may be located in, as shown on the enclosed map.

- **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.

Administration
336.883.3328

Planning Services
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Development Services
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- **Zone 4** — The intent of Zone 4, along with the other zones, is to provide public notification of potential night time aircraft noise impacts.

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 residential 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 Planning and Development Department for more information on potential noise impacts.”*

Please be advised that the NC Residential Property Disclosure Act (NCGS Chapter 47E) 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. Because 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 visit the department's web site located at the following web address: www.highpointnc.gov/plan/airport_noise.cfm.

Enclosure: Airport Overlay District Map

AIRPORT OVERLAY DISTRICT

