

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Zoning Map Amendment 23-28 (High Point University)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: January 3 & 10, 2024 Planning & Development
ATTACHMENTS: A. Staff Report B. Zoning Ordinances	

PURPOSE:

A request by High Point University to rezone approximately 22.2 acres from a Conditional Zoning Institutional (CZ-I) District and the Retail Center (RC) District to an amended Conditional Zoning Institutional (CZ-I) District. The site is located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 12, 2023 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was Mr. Barry Kitley, Senior Vice President for University Operations, 4114 Ponce De Leon Drive, High Point. Mr. Kitley provided an overview of the zoning proposal and addressed questions from the Commission members.

BUDGET IMPACT:

There is no budget impact.

RECCOMENDATION/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 8-0 (*vote-count based on having one vacant seat on the commission*).

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-0 to approve the following statement:

That Zoning Map Amendment 23-28 is consistent with the City's adopted policy guidance because the requested Institutional zoning does not conflict with goals and objectives of the adopted policy guidance documents. Furthermore, the request is reasonable as the site abuts the High Point University campus on two sides.



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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-28**

December 12, 2023

(Revised)

Request	
Applicant: High Point University	Owner: 1924 Holdings LLC
Zoning Proposal: To rezone approximately 22.2 acres.	From: RC Retail Center District CZ-I Conditional Zoning Institutional District
	To: CZ-I Conditional Zoning Institutional District
Notices: <ul style="list-style-type: none"> • Applicant held a Citizen Information Meeting <i>(Sent Letter)</i> • As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing 	

Site Information	
Location:	The site is located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway.
Tax Parcel Number:	Guilford County Tax Parcels 182476 (portion), 182482 and 182475
Site Acreage:	Approximately 2.2 acres
Current Land Use:	<u>1315 N. University Parkway and 1301 E. Lexington Avenue:</u> Parking lot, and University related use (former funeral home). <u>1127 thru 1197 E. Lexington Avenue:</u> Former shopping center/retail use.
Physical Characteristics:	The zoning site consists of previously developed lands and has no noteworthy physical features.
Water and Sewer Proximity:	Adjacent streets, (<i>E. Lexington Avenue, Meadowlawn Avenue and N. University Parkway</i>) contains varying size City water and sewer lines.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements.
Overlay Districts:	<ul style="list-style-type: none"> • City Lake General Watershed Area (GWA) • Core City Area

Adjacent Property Zoning and Current Land Use		
North:	CU-I Conditional Use Institutional District	College/University (<i>student housing</i>)
South:	CU-I Institutional District I	College/University (<i>student housing and arena</i>)
East:	CZ-I Conditional Zoning Institutional District	College/University (<i>student housing and academic building</i>)
West:	RC Retail Center District	Grocery store and convenience store with fuel sales

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<p>Goal 1: Preserve and enhance High Point’s most important natural and cultural resources.</p> <p><u>Obj. 1H</u>: Support the continued growth of the City’s educational institutions for their many educational, cultural and economic benefits.</p> <p>Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location.</p> <p><u>Obj. 3E</u>: Apply development standards to ensure that mixed use areas are human scaled, pedestrian friendly, and physically integrated through mixed use buildings and buildings that front onto streets rather than large parking lots that separate buildings and their uses.</p>
Land Use Plan Map Classification:	<p>The site has both a Local/Convenience Commercial and an Institutional land use designation.</p> <ul style="list-style-type: none"> • The Local/Convenience Commercial classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. • The Institutional classification includes public, quasi-public and institutional uses on large tracts are included in this classification.
Land Use Plan Goals, Objectives & Policies:	<p>The following goal of the Land Use Plan is relevant to this request:</p> <p>Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.</p>
Relevant Area Plan:	<p><u>Core City Plan (Adopted 2007)</u></p> <p>This plan identifies the zoning site as a mixed-use center with several possible alternative scenarios. One scenario was an enhanced shopping center with a grocery store continuing as the anchor tenant that includes landscaping of parking areas, streetscape improvements, and architectural treatments. The plan also recognized that there was potential for university campus expansion to the site. The ultimate recommendation, if possible, was to redevelop it into a mixed-use center with buildings closer to the street, retaining parking with extensive landscaping, adding attached housing along the northern boundary, and extending cross streets into the site as urban streets with sidewalks, on-street parking, and street trees.</p> <p><u>University Area Plan (Adopted 2009)</u></p> <p>This plan made recommendations to guide the orderly growth of the area around High Point University. This included goals and policies to ensure compatibility between the edge of campus and adjacent properties through conditions with rezoning requests. To help with this, the plan listed three edge types – permanent, interim, or temporary – with varying levels of recommended fencing and landscaping to soften the edges depending on the expected timeframe for future campus expansion and the intensity and characteristics of the abutting development. Where sidewalks and crosswalks were needed, this was noted on a proposed physical plan for the</p>

	area. It also supported sustaining the accessibility of commercial services for the surrounding area, including the College Village Shopping Center, which it identified as a “maintained commercial area.”
Zoning History:	University related zoning expansions have proceeded in a northerly direction along the east side of N. Centennial Street and the west side of N. University Parkway. This has included the former single family subdivision lying south of the College Village Shopping Center (Zoning Case 19-11 and 20-25). Also, in 2022 the former funeral, home, lying west of N. University Parkway, was rezoned for university related uses (Zoning Case 22-23).

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	E. Lexington Avenue		Major Thoroughfare	1,325 ft.
	N. University Parkway		Major Thoroughfare	1,150 ft.
Vehicular Access:	Via driveway access from E. Lexington Avenue and N. University Parkway			
Traffic Counts: (Average Daily Trips)	E. Lexington Avenue		10,500 ADT (NCDOT 2021 traffic count)	
	N. University Parkway		12,000 ADT (NCDOT 2021 traffic count)	
Estimated Trip Generation:	The former College Village shopping center supported various medium to high intensity commercial uses. Conversion to a university related educational use is not anticipated to increase traffic volumes.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required.	
Conditions:	See attached Conditional Zoning Ordinance.			

School District Comment
Not applicable to this zoning case.

Details of Proposal

High Point University has submitted this zoning map amendment request to add the former College Village Shopping Center to their campus. This is an approximate 11-acre commercial site containing a 160,000± square foot multitenant commercial structure. This zoning request does not include the main anchor tenant (Food Lion Grocery Store) along the western portion of the site. The university is proposing to amend a previously adopted conditional zoning ordinance (abutting Seacrest Funeral Home and arena parking lot parcel) to include this commercial parcel onto the previous conditional zoning ordinance.

An updated Conditional Zoning Ordinance has been submitted, previous development conditions for the funeral home and parking lot parcels remain the same. Updated zoning conditions for the commercial parcel includes:

- 1) Upgrading landscaping along E. Lexington Avenue, upgrading landscaping in the parking lot of the former commercial site to add landscaping islands. Alternate landscape plans may be approved by the Planning Director.
- 2) Upgrading pedestrian access to require installation of a sidewalk along the E. Lexington Avenue frontage of the commercial tract and upgrading the cross walk at the intersection of E. Lexington Avenue and N. Centennial Street.

3) These conditions have specific time frames for implementation.

Staff Analysis

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

Consistency with Adopted Policy Guidance

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

The requested Institutional zoning does not conflict with goals and objectives of the adopted policy guidance documents.

Reasonableness/Public Interest:

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

The request is reasonable as the site abuts the High Point University campus on two sides.

Compatibility with Surrounding Areas

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

The zoning site has been a long-standing commercial hub in this area for decades. Conversion to university-related uses is anticipated to be of equal or lesser intensity in regard to traffic impact.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	Lands to the south and east of the zoning site are already part of the university campus. Expansion of the campus to include this commercially developed tract of land will not adversely impact adjacent residential neighborhoods. The N. Centennial Street corridor to the west and a separate institutional use (religious

	institution) to the north provides for sufficient separation or physical barriers to these adjacent single family neighborhoods.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on these adjacent single-family neighborhoods, preserve trees and protects habitat.
	The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.
	The site is within an area currently served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	No evidence has been identified that the inclusion of this parcel into the High Point University campus will negatively 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 conditional zoning district that support the application.

Previous zoning approvals, related to university area expansion, have established land use policy to support this institutional zoning request.

Promotes a Preferred Development Pattern

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

- ❖ Established policy guidance for university expansion is that lands should abut the primary campus boundary, should consist of an entire block being rezoned and incorporated into the campus at the same time, and should avoid piecemeal intrusion into residential neighborhoods. This zoning map amendment is generally consistent with these policies.
- ❖ This amendment proposes the continued expansion/installation of street landscaping yards and sidewalks along E. Lexington Avenue, along with the installation of a crosswalk at the intersection of N. Centennial Street and E. Lexington Avenue. These improvements are in conformance with policy guidance from the University Area Plan and the Core City Plan.

Recommendation

Staff Recommends Approval with Amendment:

1. Zoning Request:

The Planning and Development Department recommends approval of the request to rezone this 10.7-acre area to a CZ-I District

2. Land Use Plan Amendment:

Commercial activities will still be operating at this intersection and at the other corners of this intersection. Maintaining the limits of commercial and institutional land classifications, along with CZ-I district zoning, would not be contrary to the overall goals and policies of the City Land Use for this area.

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

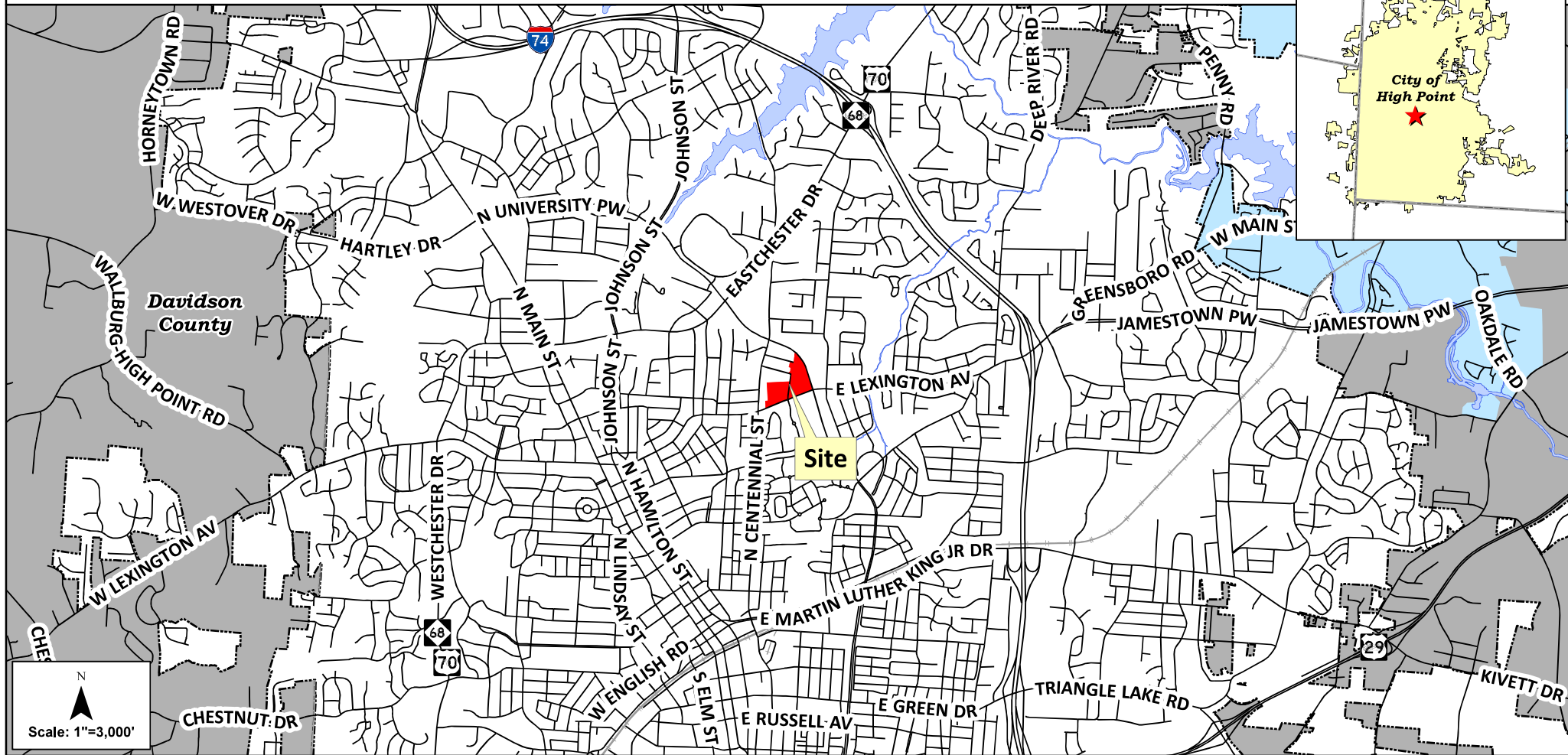
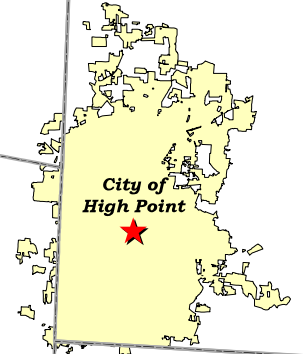
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Sushil Nepal AICP, Planning and Development Director.



LOCATION MAP

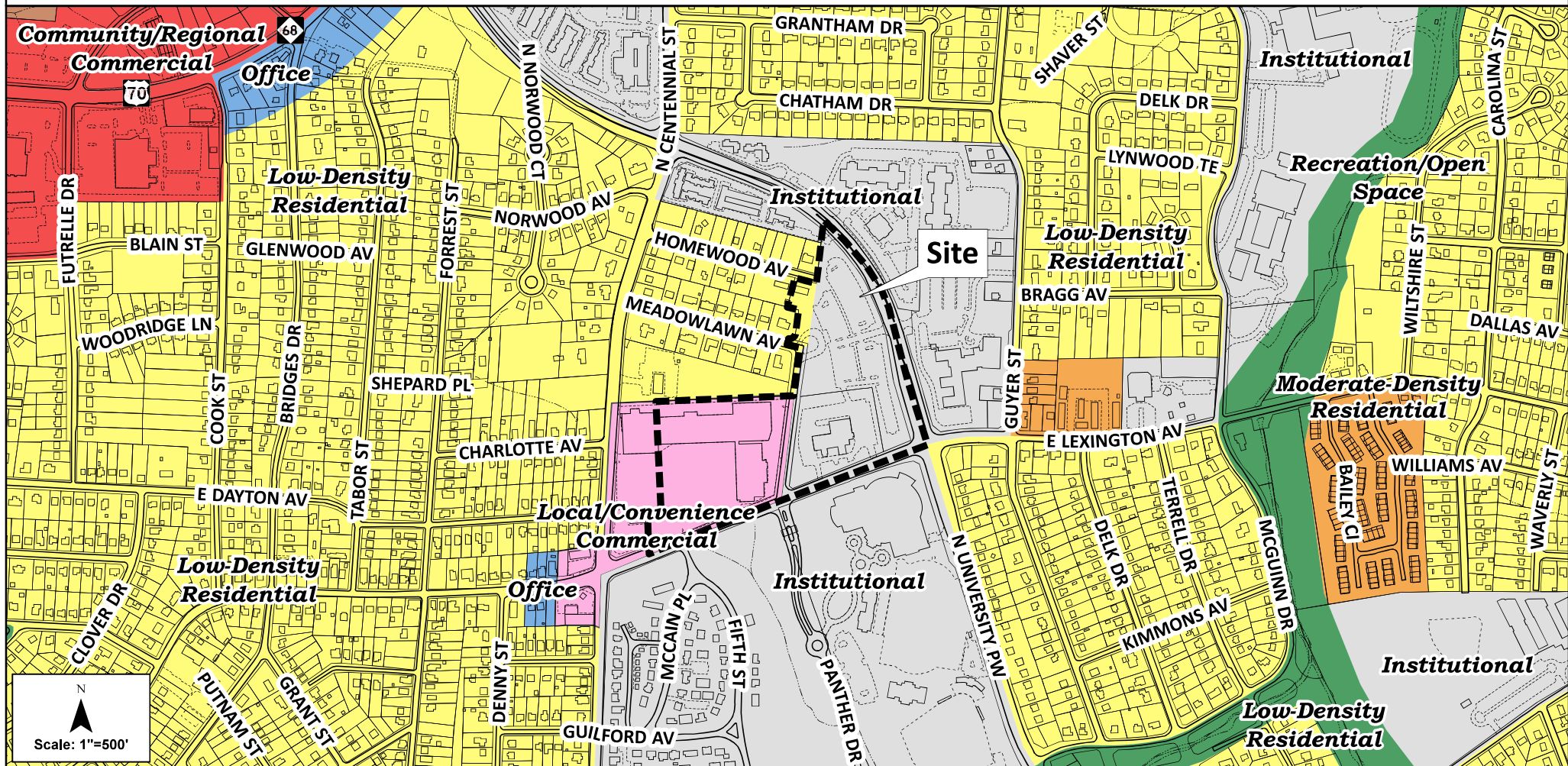
ZONING MAP AMENDMENT: ZA-23-28
Applicant: High Point University

Vicinity Map



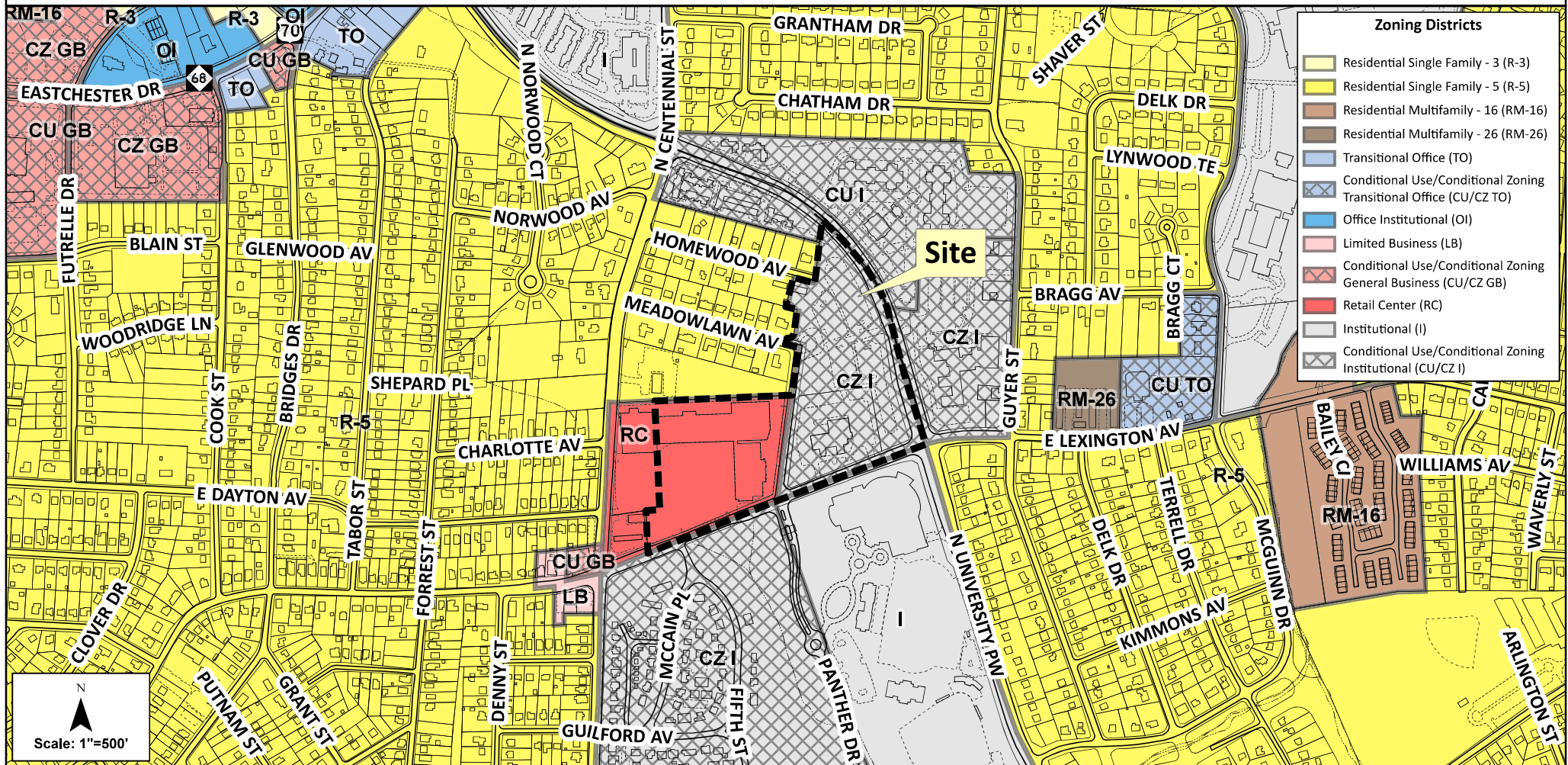
ZONING MAP AMENDMENT: ZA-23-28

LAND USE PLAN MAP



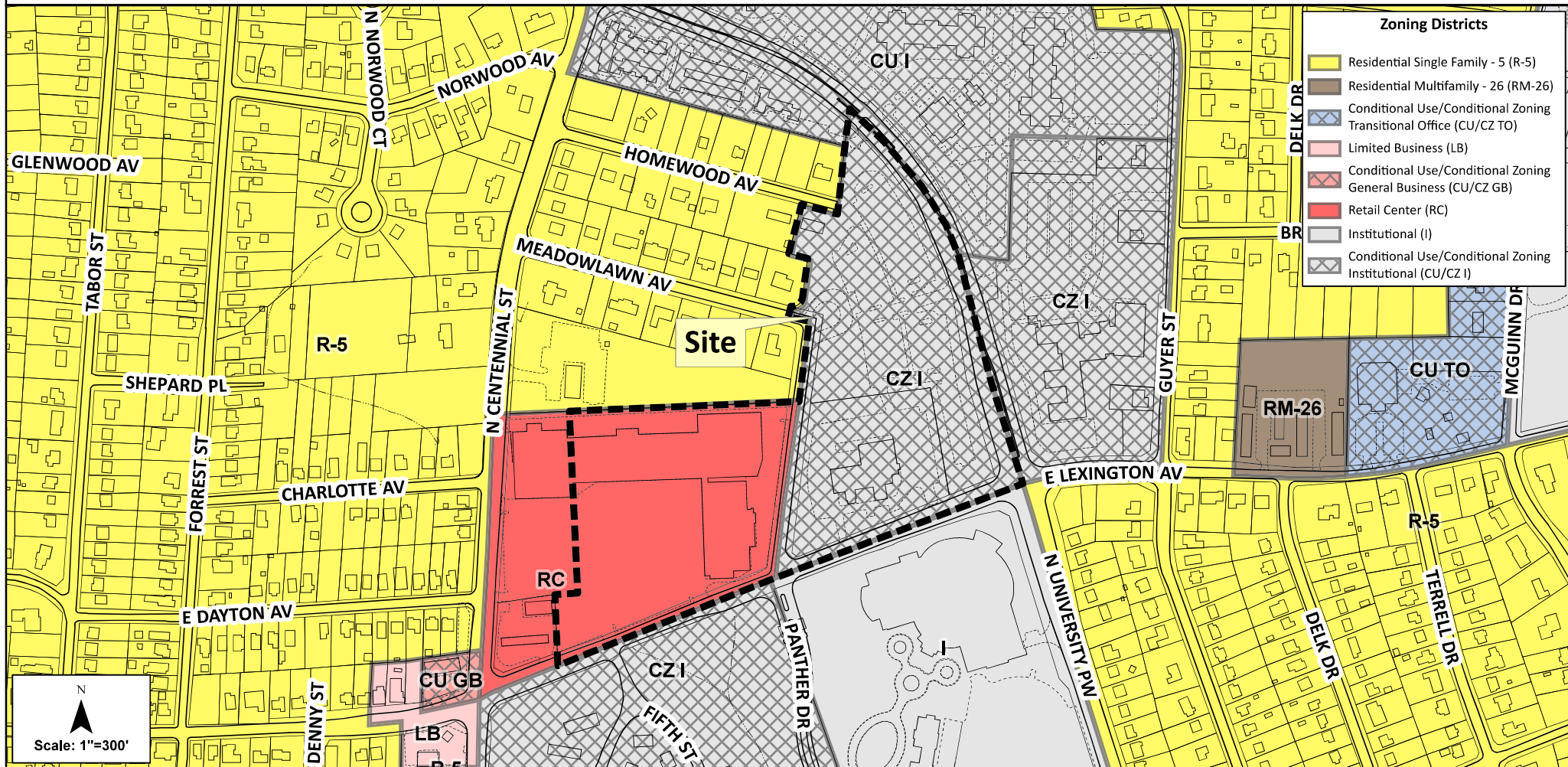
ZONING MAP AMENDMENT: ZA-23-28

COLOR-CODED ZONING MAP



ZONING MAP AMENDMENT: ZA-23-28

COLOR-CODED ZONING MAP



ZONING MAP AMENDMENT: ZA-23-28

AERIAL PHOTOGRAPHY (FEB. 2022)



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 14, 2023 and before the City Council of the City of High Point on December 18, 2023 regarding **Zoning Map Amendment Case 23-28 (ZA-23-28)** 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 November 4, 2022, for the Planning and Zoning Commission public hearing and on December 6, 2023 and December 13, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 18, 2023**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Institutional (CZ-I) District**. The property is approximately 22.2 acres, located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway (1315 N. University Parkway, 1129 Meadowlawn Avenue, 1526 Homewood Avenue, 1302 E. Lexington Avenue and **1127 through 1197 E. Lexington Avenue**). The property is also known as Guilford County Tax Parcels 182476 (portion), 182482 and 182475.

SECTION 2

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

Part I. **USES:** The College or University Use Type (Education Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) and the specific conditions listed in this ordinance

Part II. CONDITIONS:

A. Landscaping, Buffers and Screening:

1. Where the zoning site abuts residentially uses zoned parcel(s), a minimum five (5) foot high opaque fence shall be installed in the required planting yard.

~~2. Street Planting Yards (E. Lexington Avenue and Meadowlawn Ave)~~

2. **1301 E. Lexington Avenue (former funeral home) – Guilford County Tax Parcel 182475).**

- a) A street planting yard shall be installed along the entire length of the E. Lexington Avenue ~~and Meadowlawn Avenue~~ **frontage of this parcel.** ~~the zoning site.~~
- b) Land development approval shall be acquired for this street planting yard landscaping by June 30, ~~2024~~ **2023**. The street planting yard shall be installed by December 31, ~~2024~~ **2023**. Failure to meet either of these dates shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
- c) Where applicable, existing vegetation can be used to off-set required planting requirements for the street yard standards.

3. ~~Landscaping for~~ **1315 N. University Parkway (parking lot) - Guilford County Tax Parcel 182482**

- a) By **June 30, 2024,** ~~December 31, 2023,~~ landscaping for 1315 N. University Parkway (parking lot) shall be installed in accordance with the approved plan or a new landscaping plan shall be submitted and approved by the Planning and Development Department. Failure to meet this deadline shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
- b) The Planning Director may approval an alternate landscape plan, including a waiver to this condition, where installation of plant materials is not feasibility.

3. **1125 – 1197 E. Lexington Avenue (former College Village Shopping Plaza) – Guilford County Tax Parcel 182476.**

- a) **Street Yard Landscaping: A street planting yard shall be installed along the entire length of the E. Lexington Avenue frontage of this parcel. An alternate landscape plan may be submitted for approval by the Planning Director and portions of this planting yard may be waived by the Planner Director if installation of landscaping materials is determined by the Director to not be feasible. Land**

development approval shall be acquired for this planting yard by December 31, 2024. The street planting yard shall be installed by June 30, 2025.

b) Parking Lot Landscaping:

- i. **Within 100 feet of the E. Lexington Avenue frontage of the site, the terminus of (four (4) parking aisles shall be modified to provide a minimum 800 square foot landscaping island for installation of canopy or understory trees and shrubs (i.e., five landscaping island each with a minimum area of 800 square feet). The Planning Director may approve this alternative parking lot landscaping plan and planting materials shall be installed by December 31, 2024.**

B. Common Signage Plan.

Guilford County Tax Parcel 182476 (former College Village Shopping Plaza) which includes the Food Lion grocery store tenant on this parcel:

By December 31, 2024, the property owner is encouraged to submit a common sign plan for review and approval by the Planning and Development Department. The Common Sign Plan (as outlined in Section 5.7.14 of the Development Ordinance) shall at a minimum address freestanding, wall and directional signs for this site. Failure to obtain a common sign plan approval by December 31, 2024 may result in the inability to allow a common signage plan in the future for this parcel.

C. Transportation Conditions.

1. Vehicular Access:

- a. **N. University Parkway:** Vehicular access shall be restricted to the two (2) existing access points; 1) a northern access serving student housing (Norwood Avenue - private drive) and 2) a southern access point that aligns with a median opening (located approximately 575 feet north of the E. Lexington Avenue intersection).
- b. **Meadowlawn Avenue:** One (1) point of vehicular access shall be allowed to **the east side of** Meadowlawn Avenue. A one-way loop circulation drive with an entrance-only and exit-only configuration is considered as one access point.
 - i. This access point shall be installed in a manner generally depicted in Exhibits "A & B". A one-way entrance loop designed to serve as a passenger pick-up and drop-off for new facilities within Guilford County Tax Parcel 182482.
 - ii. Except for allowing an exit-only access drive for Guilford County Tax Parcel 182536 (student housing tract), the driveway layout shall be

- designed to be separated from all land uses, vehicle circulation and parking areas serving the zoning site.
- iii. This condition shall only apply while all parcels fronting along Meadowlawn Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
- c. Homewood Avenue: No access permitted to Homewood Avenue. This condition shall only apply while all parcels fronting along Homewood Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
2. Pedestrian Access: The following pedestrian circulation corridors shall be established and installed ~~(see item 2.a and 2.b below)~~. Land development approval shall be acquired by December 31, 2024 ~~June 30, 2023~~ and installation shall be completed by June 30, 2025 ~~December 31, 2023~~. Failure to meet either of these dates, shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
- a. Pedestrian Circulation Corridor #1: A minimum 6 foot wide sidewalk shall be installed along the entire length of the E. Lexington Avenue frontage of the zoning site.
- b. Pedestrian Circulation Corridor #2: A minimum 8 foot wide concrete or asphalt pedestrian connection shall be installed from the parking lot lying north of the site (Tax Parcel 182482), through the southern portion of the site (Tax Parcel 182475), to the E. Lexington Avenue right-of-way line.
- c. Pedestrian Circulation Corridor #3: At the intersection of E. Lexington Avenue and N. Centennial Street the applicant shall install a crosswalk from the southeastern corner, across E. Lexington Avenue, to the northeast corner of this intersection. This crosswalk shall be installed to standards determined by the City of High Point Transportation Department or funds-in-lieu-of installation as determined by the Transportation Department, shall be provided.
3. Other Transportation Conditions: The City of High Point Transportation Director shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other

approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 18th day of December 2023

By: _____
Cyril Jefferson, Mayor

ATTEST:

Sandra Keeney, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 23-28

Submitted by: Jason Sweet, Assistant Vice-President of Construction,
High Point University



HIGH POINT UNIVERSITY

October 16, 2023

City of High Point
PO Box 230
High Point, NC 27261

Re: High Point University Rezoning
Zoning Map Amendment ZA 23-xx

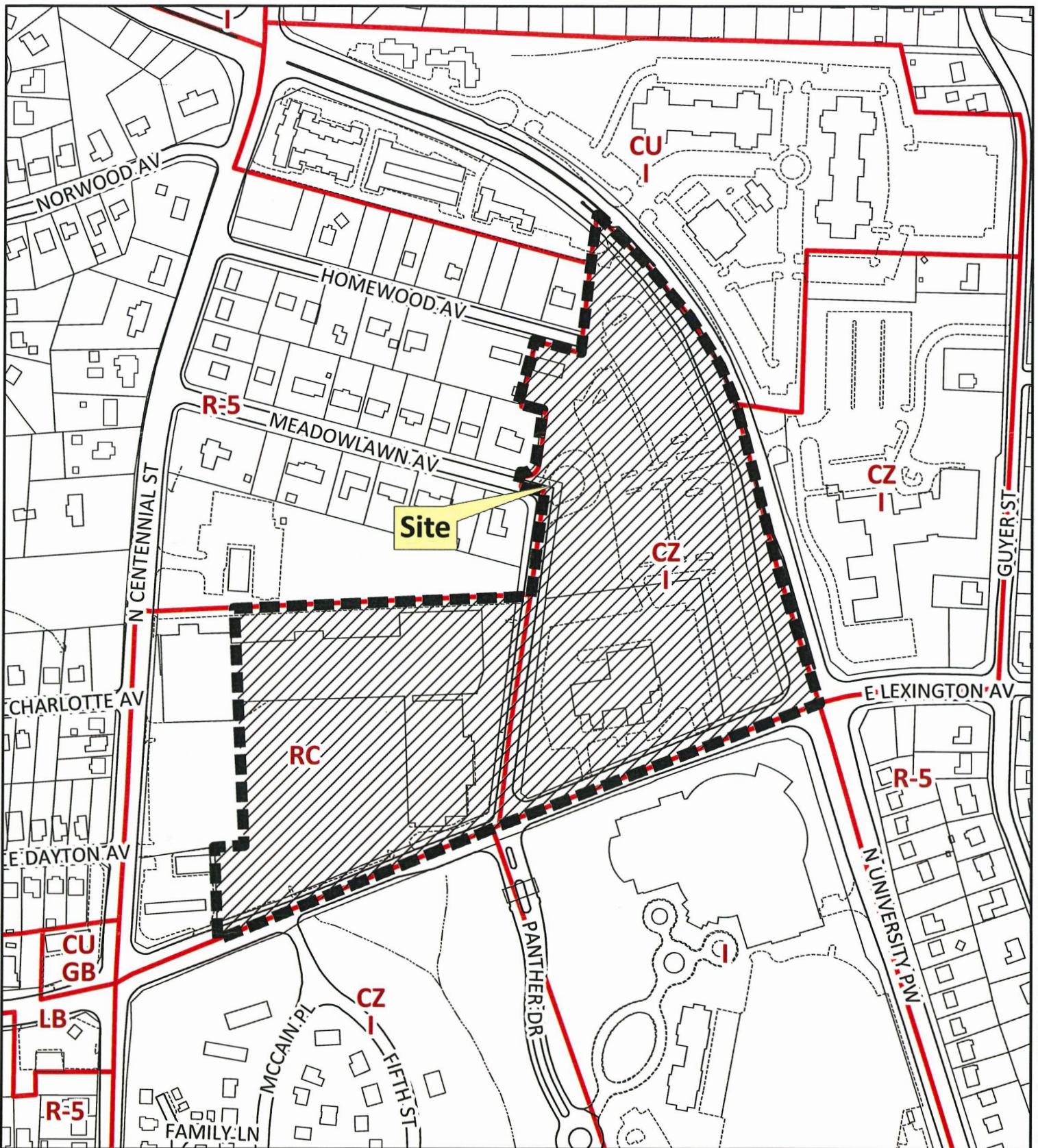
Greetings! High Point University would like to inform you that we have submitted a rezoning request for 1107 E. Lexington Avenue, previously known as the College Village Shopping Center site, from a Retail Center (RC) District to an Institutional District. The area to be added to the University's campus is indicated on the attached map for your reference. The rezoning request will annex the property into the current CZ-I site allowing for uses and improvements consistent with institutional requirements of the University. The current Food Lion and applicable parking areas are not included in this rezoning request, and will remain as a retail center as part of their long-term lease. We want to ensure that you are informed and hear your opinions.

The Rezoning Application was submitted on October 2, 2023, with a regular meeting of the City of High Point Planning & Zoning Commission scheduled for November 14, 2023, at 6:00 pm. This meeting will be held in the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is enclosed. This statement outlines the requirements of the rezoning process.

Prior to the Planning and Zoning meeting, please do not hesitate to call me if you have questions or would like to discuss the rezoning request in more detail. I can be reached at (336)841-9046 or by e-mail at jsweet@highpoint.edu. I look forward to hearing from you.

Sincerely,

Jason Sweet
Assistant Vice President of Construction



ZONING MAP AMENDMENT ZA-23-xx E Lexington Av

From: Retail Center (RC), Conditional Zoning
Institutional (CZ I)

To:

CITY OF
high point.

PLANNING AND
DEVELOPMENT

N



Scale: 1" = 300'

Existing Zoning Boundary
Subject Property Boundary



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