

CITY OF HIGH POINT

AGENDA ITEM



Title: Special Use 16-02
(Wesleyan Education Center)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 21, 2016

Public Hearing: Yes

Advertising Date: November 9 & 16, 2016

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Special Use Permit Ordinance

PURPOSE:

A request by Wesleyan Education Center to allow an Elementary & Secondary School use in a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street & Sandy Ridge Road.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request, as outlined in the attached staff report.
- B. On October 25, 2016, a public hearing was held before the Planning and Zoning Commission regarding Special Use 16-02. The Planning & Zoning Commission recommended *approval* of this request, by a vote of 6-0, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Wesleyan Education Center

Special Use 16-02

At its October 25, 2016 public hearing, the Planning and Zoning Commission reviewed this Special Use request to allow an Elementary & Secondary School use in a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. All members of the Commission were present except for Mr. Jim Armstrong and Mr. John McKenzie. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request was the applicant's representative, Mr. Luke Dickey, Stimmel Associates, PA, 601 N. Trade Street, Suite. 200; Winston-Salem, N.C. Mr. Dickey noted that their client, Wesleyan Education Center, obtained Special Use approval from the High Point City Council in 2013 to allow a school use (elementary and secondary school) in a CZ RS-9 zoning district at this location. They are requesting to amend this previously adopted Special Use to add an abutting 1.84-acre parcel to the overall development and to amend the transportation conditions to add a second access point from Sandy Ridge Road.

In addition, the 2013 approval included a binding sketch plan; therefore, they are also requesting approval of the new sketch plan, which illustrates the inclusion of the 1.84-acre parcel and the general location of the second access point to Sandy Ridge Road. They are also revising the building layout to note two educational buildings (child care and primary educational center) rather than one large building on the eastern portion of the property.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

By a vote of 6-0, the Planning & Zoning Commission recommended **approval** of both the amended Special Use to allow a school use and the amended sketch plan.

The Commission agreed with the findings outlined in the staff report that the proposed amendment will not substantially change the initial findings used to approve this request in 2013.

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

**STAFF REPORT
SPECIAL USE PERMIT SU-16-02
October 25, 2016**

Request	
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center
Proposal:	A request to amend a previously adopted Special Use Permit request to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

Site Information	
Location:	The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 0169206 and 0169220
Site Acreage:	Approximately 68.5 acres
Current Land Use:	Open pasture lands and three single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water & Sewer Proximity:	A 16-inch City sewer line lies adjacent to the site along the stream corridor that runs along the western boundary of the site. A 12-inch water line lies adjacent to the site along the northern and eastern boundaries of the site within Sandy Ridge Road and Johnson Street.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single-family developments with a gross density of 2 units per acre or more.
Overlay Districts	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings
East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Institutional District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	There are no policies that support or oppose this case.
Land Use Plan Map Classification:	<p>The eastern half of the site has a Medium-Density Residential classification, which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwelling units per gross acre.</p> <p>The western half of the site has a Low-Density Residential classification, which is primarily intended for single-family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</p>
Land Use Plan Goals, Objectives & Policies:	<p>The following goals of the Land Use Plan are relevant to this request:</p> <p>Goal #1: Ensure that development respects the natural environment;</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p>
Relevant Area Plan:	<p><u>Northwest Area Plan:</u></p> <p>Goal 1: Protect the natural environment and its many features.</p> <p>Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations.</p> <p>This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.</p>
Zoning History:	<p><u>Zoning Map Amendment 13-03 and Special Use Permit 13-02:</u></p> <p>The bulk of this site, approximately 66 acres, was annexed and granted a CZ-RS-9 District zoning in 2013. In conjunction with that request, a Special Use Permit was also approved to allow an elementary and secondary school on this site.</p>

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Johnson Street	Major Thoroughfare	1,800 ft.
	Sandy Ridge Road	Major Thoroughfare	2,645 ft.
	Willow Run Drive	Local	50 ft.
	Windchime Drive	Local	50 ft.
Vehicular Access:	Johnson Street and Sandy Ridge Road		
Traffic Counts: (Average Daily Trips)	Johnson Street	7,300 AADT (NCDOT 2011)	
	Sandy Ridge Road	2,900 AADT (NCDOT 2011)	
Estimated Trip Generation:	None		

Traffic Impact Analysis:	Required		Pedestrian Access:
	<u>Yes</u>	<u>No</u> X	Development of the site is subject to the sidewalk requirements of the Development Ordinance.
Transportation Department Comments:	<p>If development produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts</p> <p>The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan. Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.</p>		

School District Information

Not applicable to this special use permit case.

Details of Proposal

In 2013, the applicant obtained a Special Use Permit (SUP) approval from the High Point City Council to allow a school use (Elementary and Secondary School) in a Conditional Zoning Residential Single Family-9 (CZ RS-9) zoning district. The City of High Point Development Ordinance allows a school in its residential zoning districts subject to meeting specific development standards and subject to obtaining a special use permit approval from City Council. A SUP use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the SUP process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

The 2013 approval included a binding sketch plan submitted by the applicant and development conditions for the school use that mitigated impact from the proposed development. The applicant has submitted this amendment to this previously approved SUP to allow the following:

1. To add an abutting 1.89-acre parcel to the overall development;
2. To amend the transportation conditions to add a second access point from Sandy Ridge Road; and
3. To obtain approval for an amended SUP sketch plan which depicts the additional land area and second access point; and revises the building layout to note two education buildings (child care center and primary educational building) rather than one large building.

Findings

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. 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 required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ With the addition of the 1.89-acre parcel, an additional 705 feet of street
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	<p>frontage is being added to the development. This additional street frontage allows sufficient road frontage and driveway separation to allow a second access point to be added to the western portion of the site.</p> <ul style="list-style-type: none"> ❖ The initial SUP approval included a condition that the access point to Sandy Ridge Road include the construction of a westbound left turn lane and appropriate taper, and an eastbound right turn lane and appropriate taper with a concrete channelized island. The applicant has offered a condition for the proposed second access point to include these same design standards.
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) *Greater Restrictions*; staff finds

Compliance	<p>The amended SUP site sketch plan has been reviewed by the Planning & Development Department and found to meet all requirements of the Development Ordinance. Detailed engineered drawings that address conditions of the SUP will be reviewed as part of the site plan approval process by the Technical Review Committee once the SUP is approved.</p>
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance	<p>The 2013 adopted SUP sketch plan depicted one large educational building on the eastern portion of the site, near Johnson Street, that included a child daycare, school and accessory uses. This amended sketch plan depicted two buildings consisting of a child daycare facility and a separate educational facility. The amended layout still maintains an overall development concept with education buildings on the eastern portion of the site and athletic fields/practice fields on western portion of the site. Staff finds that this amended sketch plan is not a significant departure from the previous approval and as conditions will not substantially injure the value of adjacent property owners.</p>
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	<p>The proposed amendment will not substantially change the initial findings used to approval this request in 2013 based on the following:</p> <ul style="list-style-type: none"> ❖ The development layout remains the same with educational buildings on the eastern portion of site and athletic fields on the western portion of the site. ❖ The 2013 approval surrounds the parcel that is proposed to be added to the development. The addition of the parcel is a logical expansion of the development. ❖ The previous SUP transportation conditions are being carried forward, and will continue to mitigate vehicular impact from the school. ❖ The previous conditions pertaining to lighting for the athletic field areas are being carried forward to continue to ensure the schools accessory activities will not substantially insure the value of adjacent property owners.
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Recommendation

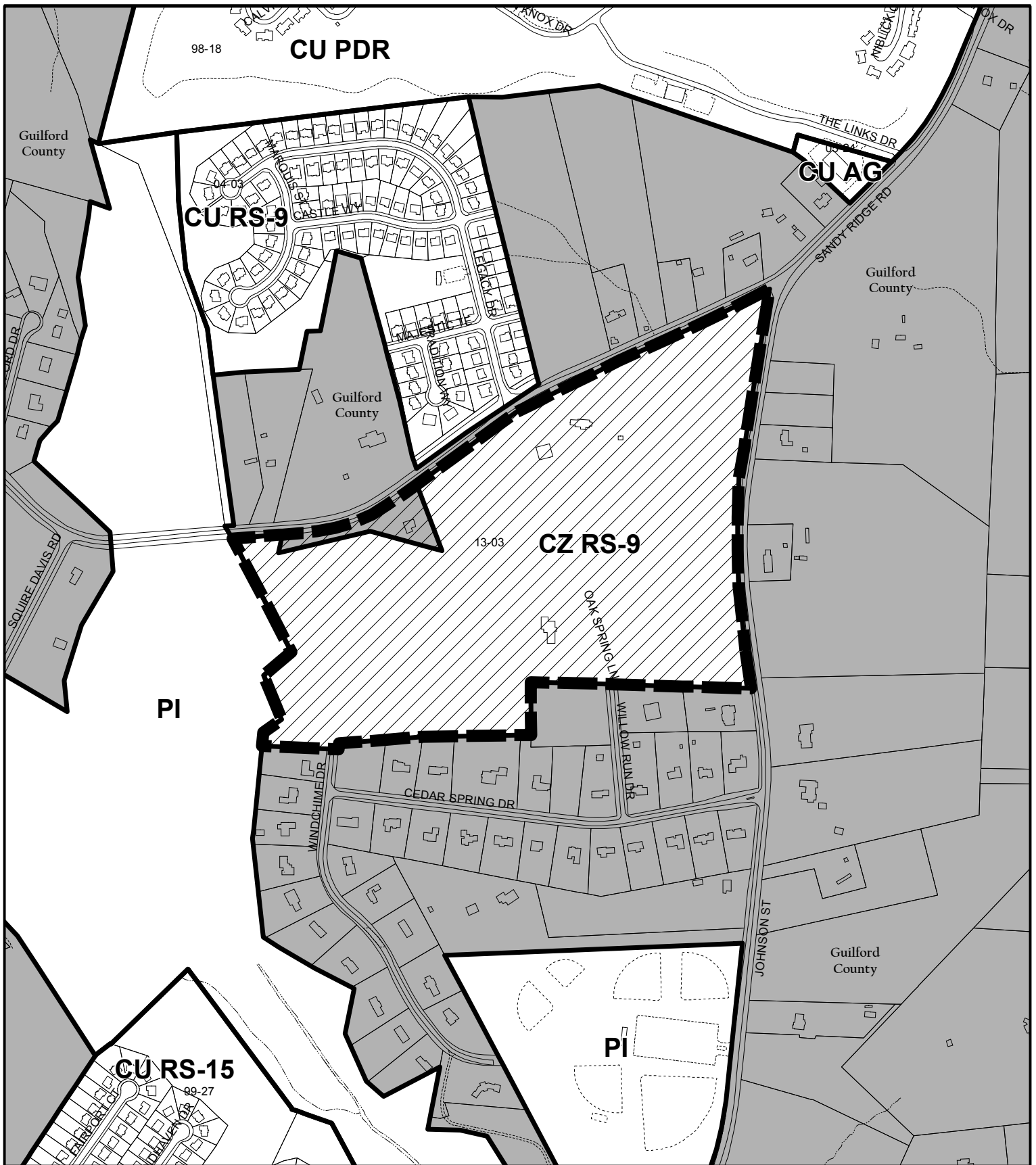
Staff recommends approval

Based upon the conditions in the attached Special Use Permit application and the preliminary findings of fact, staff suggests that the requested amendment to this Special Use Permit is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

The Planning and Development Department recommends approval of the requested Special Use Permit and the accompanying Special Use Permit sketch plan.

Report Preparation

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



SPECIAL USE PERMIT SU-16-02

Request: To allow an Elemeantary and Secondary School use in a Conditional Zoning Residential Single Family-9 District

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

**Planning & Development
Department**

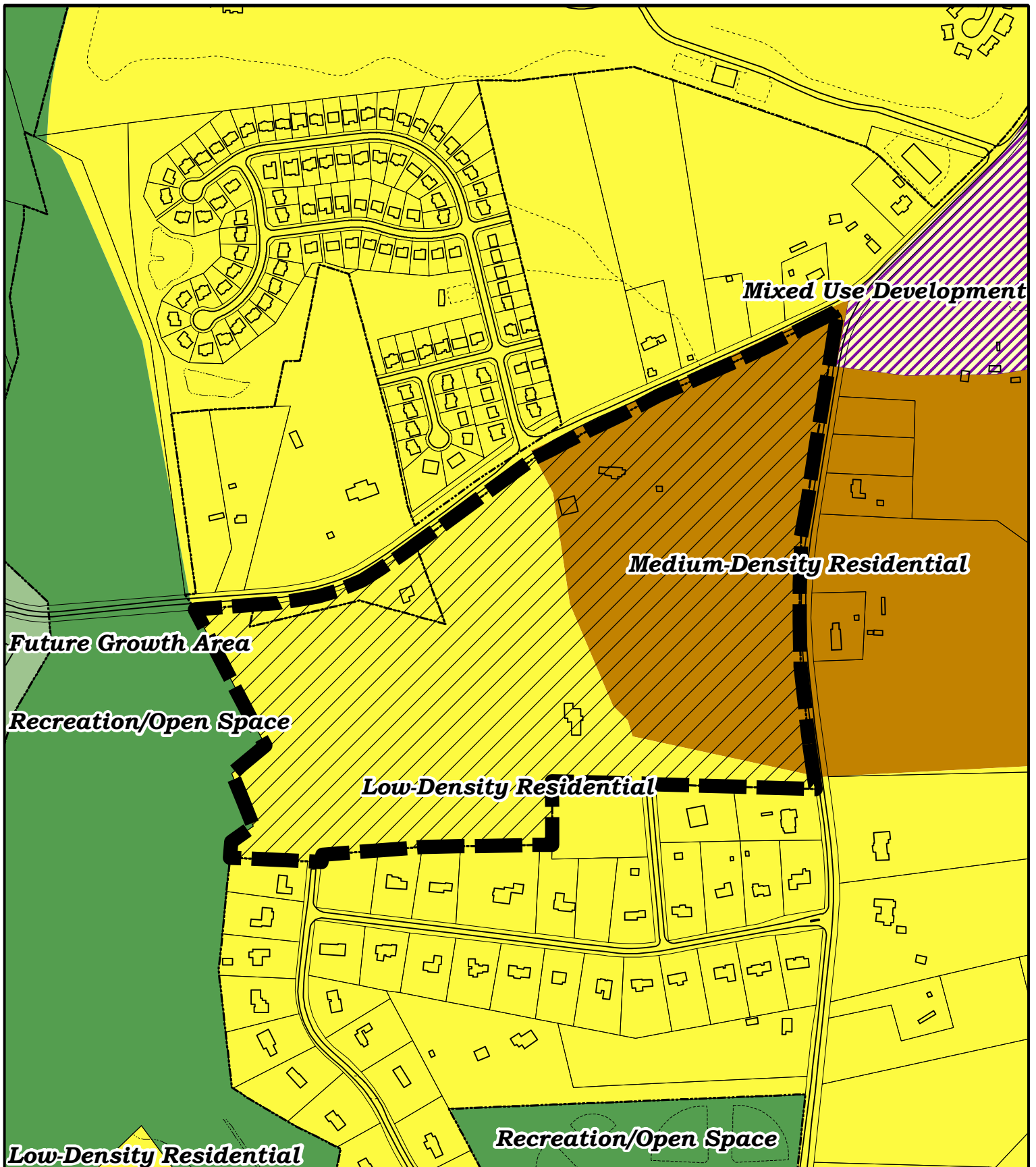
City of High Point

Date: October 25, 2016



Scale: 1"=600'

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2016/pz/su16-02.mxd



SPECIAL USE PERMIT SU-16-02

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



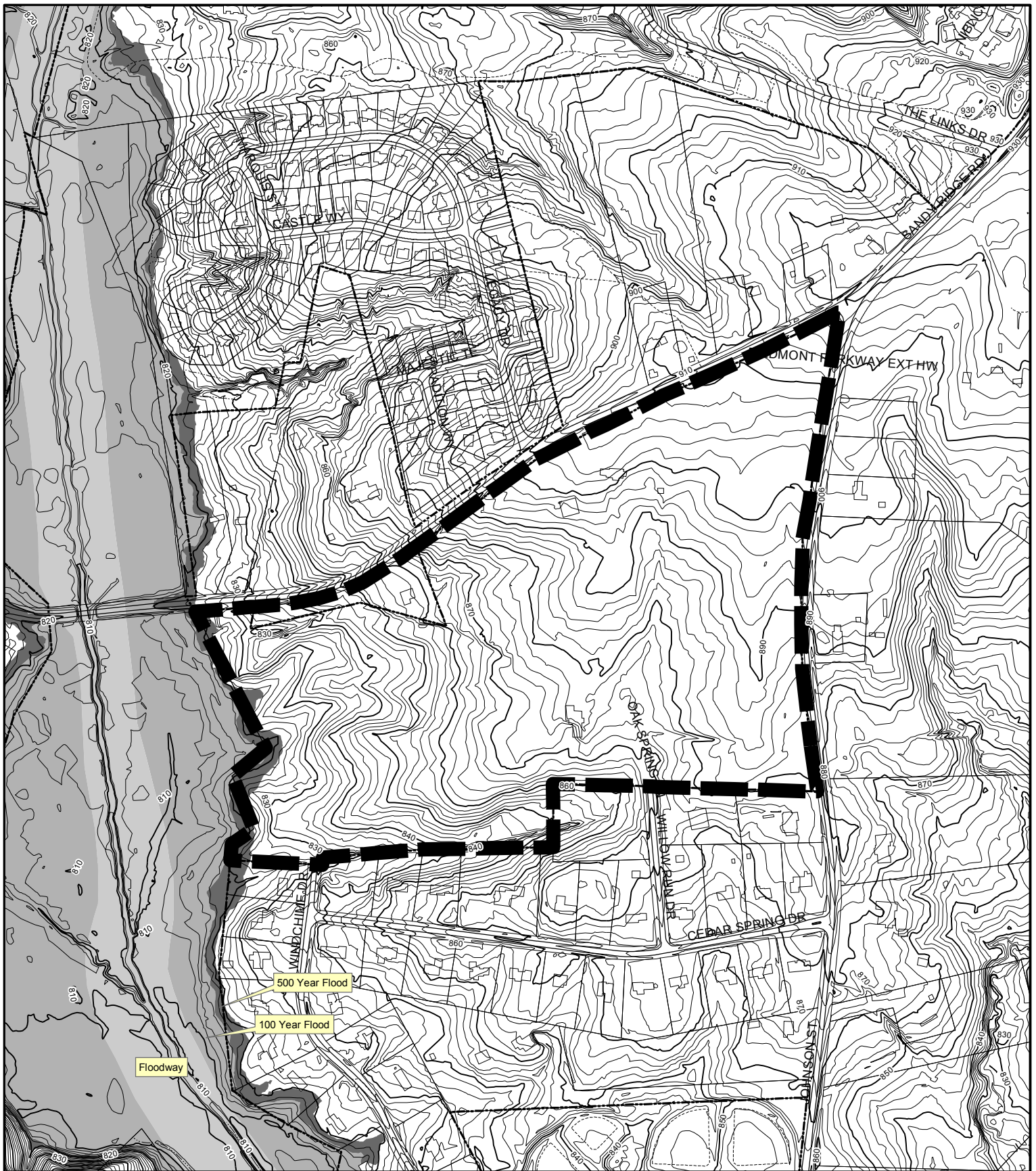
**Planning & Development
 Department**

City of High Point

Date: October 25, 2016



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SPECIAL USE PERMIT SU-16-02

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: October 25, 2016



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SPECIAL USE PERMIT SU-16-02



SPECIAL USE PERMIT 16-02
CITY OF HIGH POINT, NORTH CAROLINA

September 12, 2016
(Submitted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE:

Elementary and Secondary School use (K thru 12 grade); **Child Daycare Center** and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.
2. All dumpsters shall be located no closer than one-hundred (100) feet from adjacent residentially zoned property.
3. Lighting
 - a. All pole mounted lighting shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
 - b. Lighting associated with the athletic fields shall not exceed 0.5 foot-candles as measured at the property line. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.
4. Transportation Conditions
 - a. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements
 - b. Onsite queuing area - The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either the Sandy Ridge Road or Johnson Street road right-of-ways.
 - c. ROW Dedication
 - 1) The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the site.
 - 2) The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the site.

- 3) The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

d. Access:

- 1) **Johnson Street:** The school use shall be allowed one (1) access point to Johnson Street. This access point shall be located approximately 1,000 feet north of Cedar Springs Drive.

- 2) **Sandy Ridge Road:** The school use shall be allowed **two (2)** access point to Sandy Ridge Road. One of these access point shall align with Legacy Drive.

~~The school use shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road. The access point to Sandy Ridge Road shall align with Legacy Drive. The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.~~

- 3) **Willow Run Drive:** The site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a "T" type turnaround constructed on the site.

e. Roadway and Intersection Improvements

- 1) The property owner shall construct a northbound left turn lane with four hundred (400) feet of storage and appropriate taper, and a southbound right turn lane with three hundred (300) feet of storage and appropriate taper at the access point on Johnson Street.
- 2) The property owner shall construct a westbound left turn lane with one hundred fifty (150) feet of storage and appropriate taper, and an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper with a concrete channelized island **to both** ~~at the~~ **access points** on Sandy Ridge Road. Also install a high visibility crosswalk at **the easternmost access point that will align with Legacy Drive** ~~this intersection.~~
- 3) The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- 4) The property owner shall construct a separate eastbound right and left turn lane with three hundred (300) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 5) The property owner shall construct a southbound right turn lane with two hundred (200) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 6) The property owner shall construct a northbound left turn lane with three hundred (300) feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- 7) The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

8) Roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.

f. Timing of Development

If the school use does not commence operation or obtain a footing inspection **by May 20, 2018** ~~within 60 months~~, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit an amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.

DESCRIPTION OF PROPERTY:

The property is approximately 68.5 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206 and 0169220.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

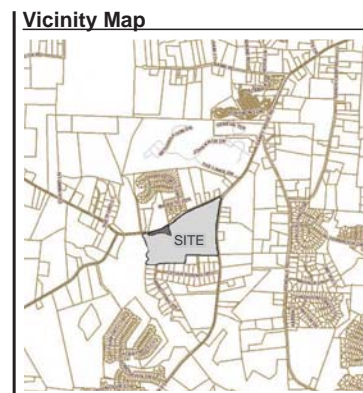
Subject to meeting the requirements of Condition 4.f this Special Use Permit shall become void after **May 20, 2023** ~~120 months from the date of City Council approval~~ unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 16-02 AND THE ACCOMPANYING AMENDED SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____TH DAY OF NOVEMBER, 2016.

Lisa B. Vierling

Date



Vicinity Map	
Site Data	
Property Data	
Existing Parcel Acreage:	68.77 Acres +/-
ROW Dedication:	-3.96 Acres +/-
Total Parcel Acreage:	64.81 Acres +/-
Jurisdiction	
Annexation into City of High Point	
Zoning Data	
New Parcel:	
Existing Zoning:	AG (Guilford County)
Proposed Zoning:	CU RS9 (High Point)
Approved Site:	
Existing Zoning:	CU RS9 (High Point)
Building Data	
Max. Building Height:	50'
Max. Building Cover:	35% of Lot
Education Center:	
3 Stories	
Footprint Size:	141,000 SF +/-
Total Building Size:	212,000 SF +/-
Childcare Center	
1 Story	
Building Size:	30,000 SF +/-
Parking Calculations	
Parking Required:	TBD
Parking Provided:	858 spaces +/- (including 22 accessible spaces)
Bufferyards	
Adjoining Land Use - LUC 1 (Single Family Detached Dwellings & Open Space) Streetyards	Type "B" Bufferyard Required (Min. 25' width / Avg. 30') Min. 8' width / Avg. 8'
Building Setbacks	
Along Johnson Street	50' Setback
Along Sandy Ridge Road	50' Setback
Side	5' Setback
Rear	25' Setback

**Citizens Information Meeting Report
Zoning Map Amendment 16-24
Special Use Permit 16-02**

Submitted by: Stephen Owens,
Stimmel Associates, P.A.

Wesleyan Education Center – Sandy Ridge Rd. & Johnson St. Citizen Information Meeting Report

Held September 7, 2016 from 6:00 pm to 7:30 pm

The citizen information meeting was held at Community Bible Church, 4125 Johnson Street, High Point, NC, which is a short distance from the site. A notification letter was mailed August 26, 2016 along with the required statement provided by the High Point Planning Department. 170 invitations were sent to the surrounding property owners located within the Cedar Springs neighborhood, Legacy at River Landing neighborhood, and adjacent property owners including the twenty seven (27) property owners as supplied by the High Point Planning Department. *(Please refer to the list of property owners attached as Exhibit A.)* Seven (7) property owners attended the meeting. *(Please refer to the sign-in sheet attached as Exhibit B.)*

The citizen information meeting was facilitated by representatives from Stimmel Associates, project land planners; and Wesleyan Education Center, developer.

Stimmel Associates

Bill Petree
Stephen Owen
Gaines Hunter

Wesleyan Education Center

Dr. Rob Brown – Head of School
Tim Rickman – High School Principal
Mike Jones – Board Member
Glen Foster – Athletics Director

Three (3) identical stations were set-up with the following plans displayed on 30" x 42" boards (Please refer to Exhibit C):

1. Aerial Exhibit showing project location and adjacent property owners identified on the plan based on the neighborhood meeting invitations.
2. Color rendered Sketch Plan of the proposed WEC buildings, parking, and athletic fields.
3. Previously Approved Site Plan.

The meeting was conducted as a "drop-in session" where neighbors could arrive any time between 6:00 pm and 7:30 pm. Upon arrival and sign-in, neighbors were directed to one of the three available stations manned by representatives of Stimmel Associates. Each neighbor was identified on the Aerial Exhibit to provide a reference to the location/proximity to the proposed development. Then, each neighbor was shown the additional parcel and a general overview of the proposed development based on the current Sketch Plan outlining the proposed school location (day care through high school), proposed access locations and road improvements including turn lanes and proposed traffic signals, internal traffic circulation, and athletic fields. Neighbors were free to ask questions or voice concerns at any point. Representatives from Wesleyan Education Center were available to answer questions in regards to the school and floated between stations as needed.

Below are the primary questions and concerns identified by the neighbors along with answers provided:

Project Timing:

1. When is the school going to be built and how many students? – *WEC is submitting plans for annexation, rezoning, and the approval of a Special Use Permit for a daycare, elementary and secondary school at this time. Upon zoning and the Special Use Permit approval, WEC can begin fund raising for the new facility. Construction schedule of the new school shall be based on the duration it shall take to raise funding which is an unknown time frame. The proposed size of the school is a total of 1,500 students from daycare through high school.*

Traffic:

1. What is the time frame for the road improvements? – *Johnson Street/Sandy Ridge Road is planned to be widened to a four lane subdivided road to a six lane subdivided road per the City's transportation plan with studies currently underway and a projected construction date of 2018. The proposed widening is not the result of the proposed WEC development but to meet current and future traffic growth needs. WEC shall be responsible for the road improvements based on the Traffic Impact Analysis prepared by Davenport Transportation Consultants and subject to the approval of City Transportation and NCDOT. Time frame for development of the school shall be based on the duration it shall take to raise funding which is an unknown time frame.*
2. Shall right-of-way be required on the adjacent properties due to the project? – *All right-of-way dedication shall be on the WEC property based on requirements from the City Transportation. No right-of-way dedication shall be required from adjacent properties due to the project.*
3. Concern about left turn vehicle stacking at proposed Johnson Street entrance blocking Cedar Springs Drive. – *The proposed Johnson Street entrance location is subject to approval of City Transportation and NCDOT and shall be reviewed to minimize impact to existing intersections.*
4. Concern about the proposed secondary entrance aligning with Legacy Drive. – *The alignment with Legacy Drive provides for a safer intersection verses an offset intersection with conflicting turn movements. Right and left turn lanes are proposed for the drive and shall be reviewed and approved by City Transportation and NCDOT.*

Buffering:

1. Will there be a buffer along the residential properties adjacent to the development? – *The plan proposes a 30' Type 2 buffer along all adjacent residential property. A 100' buffer is proposed along the stream on the southwest boundary of the property.*

Three (3) of the seven (7) property owners signed a petition of support for the project. *(Please refer to the Petition of Support attached as Exhibit D)*

Respectfully submitted,



Stephen Owen
Project Manager
Stimmel Associates, P.A.

Exhibit A



**LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING**
601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

September 7, 2016

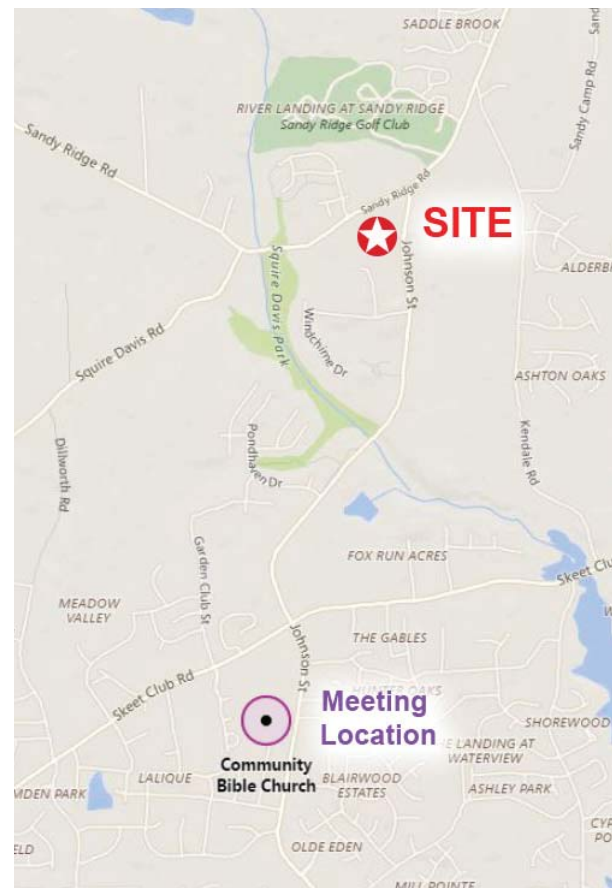
You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: Wesleyan Education Center (WEC) purchased and rezoned a 66 acre tract of land located at the intersection of Sandy Ridge Road and Johnson Street to build a new campus. The rezoning and Special Use Plan was approved in 2013. After the rezoning and plan was approved WEC purchased a 1.84 acre parcel on the south side of Sandy Ridge Road and surrounded by the original property. Therefore, the new parcel will require annexation into the City of High Point and rezoning. Additionally, the approved Special Use Plan shall require modifications to incorporate the new parcel and will be reviewed by the City of High Point.

Drop-In to See the Plans and Ask Questions

WHEN? Wednesday, September 7, 2016
Anytime between 6:00 - 7:30 p.m.

WHERE? Community Bible Church
4125 Johnson Street
High Point, NC 27265



Meeting will be held in the middle modular unit.
Parking and modular units are located to the rear of the church.

For more information please contact Luke Dickey at 336-723-1067



City of High Point Conditional Zoning District Zoning Citizen Information Meetings

Anyone planning to file a zoning application for a Conditional Zoning district from the City of High Point is required to hold a citizen information meeting prior to filing the application. This requirement applies only to an application for a conditional zoning district or an application to amend a previously approved conditional zoning district. Conditional zoning is a type of zoning where property owners can impose specific conditions or restrictions on the development and use of their property, and where the conditions are enforceable by the City regardless of the property's future ownership.

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 planning to file an application, otherwise known as the applicant, the opportunity to inform citizens about the 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 zoning 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 written description of the development proposal and any other available information that would help citizens to better understand it. After the zoning application is filed with the City's Planning & Development Department, the

applicant submits to the City a written report of the citizen information meeting(s). At a minimum, this report records the property owners notified; date, time and location of the meeting(s); the written description of the development proposal; and any comments, ideas or suggestions from citizens that were 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 zoning site. This notice provides information on the conditional zoning district request; 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 zoning 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 zoning site.

No condition can be included in a conditional zoning district that specifies ownership status, race, religion or characteristics of the development's occupants, the minimum size of a dwelling, the minimum value of buildings or improvements, or ones that otherwise excludes specific races, religions or classes of people.

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

Contact:

Planning & Development Department 336-883-3328

www.highpointnc.gov/plan/

www.buildhighpoint.com

ADELOYE, DAVID
PO BOX 42
JAMESTOWN, NC 27282

ALLEY, ALEXANDER ; ALLEY, IRIS I
1555 NC HIGHWAY 66 S
KERNERSVILLE, NC 27284

ALLEY, JOHN WILLIAM
4542 JOHNSON ST
COLFAX, NC 27235

ALLRED, DENNIS MONROE ; ALLRED,
BETH R
8912 CEDAR SPRING DR
COLFAX, NC 27235

BALLARD, ROGER R ; BALLARD, ANN I
506 MAVERICK RD
KERNERSVILLE, NC 27284

BARATTA, ANDREW V ; BARATTA,
HEIDI A
4809 LEGACY DR
COLFAX, NC 27235

BARNSDALE CLARK, SALINA ;
CLARK, JAMIE
4830 LEGACY DR
COLFAX, NC 27235

ROBINSON, STACIE A
4834 LEGACY DR
COLFAX, NC 27235

BEHNKE, DENVER W ; BEHNKE,
ROBERTA M
4115 PALLADIUM DR
GREENSBORO, NC 27410

EDWARDS, BESSIE J
4889 LEGACY DR
COLFAX, NC 27235

GARVIN, JESSE F ; GARVIN, MELISSA
M
4802 LEGACY DR
COLFAX, NC 27235

MEARS, JOSHUA JAMES ; MEARS,
LEIGH A
4850 LEGACY DR
COLFAX, NC 27235

BROOKS, ARNOLD H ; BROOKS,
BEVERLY L
4893 LEGACY DR
COLFAX, NC 27235

BROWN, SHAWNA L
4870 LEGACY DR
COLFAX, NC 27235

BULLINS, GARY R ; BULLINS, VICKIE G
1319 WINDCHIME DR
COLFAX, NC 27235

SEYMOUR, BONNIE M ; SEYMOUR,
POWELL T
109 JACKLYN CT
HIGH POINT, NC 27265

DUNFORD, SEAN ; DUNFORD,
ASHLEY
4828 LEGACY DR
COLFAX, NC 27235

CANON, JAIME D ; CANON, MARIA NITA
4873 LEGACY DR
COLFAX, NC 27235

CARMICHAEL, DONNA J ;
CARMICHAEL, JAMES T
4886 LEGACY DR
COLFAX, NC 27238

CARTER, BRITT A ; CARTER, GENNA
W
4908 LEGACY DR
COLFAX, NC 27235

WESLEYAN EDUCATION CENTER
1917 NORTH CENTENNIAL ST
HIGH POINT, NC 27262

CEDAR SPRINGS FARM LLC
PO BOX 5967
HIGH POINT, NC 27262

CHAPMAN, KACY R ; CHAPMAN,
TAMARA
4803 MARQUIS ST
COLFAX, NC 27235

CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261

COLTRAIN, LARRY S ; COLTRAIN,
DRUCILLA O
4600 JOHNSON ST
COLFAX, NC 27235

TOLSON, ALAYNA LEIGH ; TOLSON,
DREW MICHAEL
4898 LEGACY DR
COLFAX, NC 27235

COUSSA, VIRGINIA P
1607 MAJESTIC TER
COLFAX, NC 27235

CREWS, WILLIE R ; CREWS, JULIA
4802 TRADITION WAY
COLFAX, NC 27235

CROUSE, KIM MAUREEN
8807 CEDAR SPRING DR
COLFAX, NC 27235

CRUTHIS, AMANDA FAITH ; CRUTHIS,
CARL WALTER
4866 LEGACY DR
COLFAX, NC 27235

TURNER, JEFFREY ; TURNER,
TIFFANY
1516 CASTLE WAY
COLFAX, NC 27235

DAU, ANUAR M ; DAU, SONIA P
1527 CASTLE WY
COLFAX, NC 27235

DEESE, CLAUDIA B
8904 CEDAR SPRING DR
COLFAX, NC 27235

BATESON, JEFFREY T ; BATESON,
KRISTY L
1523 CASTLE WAY
COLFAX, NC 27235

DOLESH, MELISSA G
1579 MAJESTIC TER
COLFAX, NC 27235

DOOM, SCOTT L ; DOOM, DEBORAH T
4803 TRADITION WAY
COLFAX, NC 27235

DORAN, MICHAEL F ; DORAN,
MICHELLE K
4805 TRADITION WY
COLFAX, NC 27235

ELEDGE, GREGORY H ; ELEDGE,
KIMBERLY J
4818 MARQUIS ST
COLFAX, NC 27235

ELEY, DARNELL R ; ELEY, MELANIE N
1506 CASTLE WAY
COLFAX, NC 27235

ELLIS, MICHAEL E ; ELLIS,
SHARLENE R
4845 LEGACY DR
COLFAX, NC 27235

FARINA, ELAINE Y ; FARINA, FRANK G
1513 CASTLE WAY
COLFAX, NC 27235

MORGAN, JULIE OLIVER ; MORGAN,
MARK LEE
8802 CEDAR SPRING DR
COLFAX, NC 27235

JORDAN, CAROLYN K ; JORDAN,
TROY C
8900 CEDAR SPRING DR
COLFAX, NC 27235

FLYNT, KATHY ANN STAFFORD
1965 SANDY RIDGE RD
COLFAX, NC 27235

FORCADELA, GABRIEL ; FORCADELA,
HILDA
4804 MARQUIS ST
COLFAX, NC 27235

LYNCH, TODD M
8806 CEDAR SPRING DR
COLFAX, NC 27235

GERWE, JOHN J JR ; GERWE, MARY
JO
8901 CEDAR SPRING DR
COLFAX, NC 27235

RANA, PRASIDHA JUNG ; RANA, PUJA
1316 WINDCHIME DR
COLFAX, NC 27235

GOTTFRIED, ALLEN M ; BARILLA-
GOTTFRIED, MELANIE K
4817 MARQUIS ST
COLFAX, NC 27235

GRASSIE, MICHAEL T ; GRASSIE,
LINDA A
4806 MARQUIS ST
COLFAX, NC 27235

GUERIERA, PAUL E ; GUERIERA,
ALISON B
4909 LEGACY DR
COLFAX, NC 27235

HACKNEY, JOHN ; HACKNEY, TANYA
HACKNEY
4853 LEGACY DR
COLFAX, NC 27235

HALL, MATTHEW L ; HALL, DORIS C
4802 MARQUIS ST
COLFAX, NC 27235

HARRIS, AARON S ; HARRIS,
ROSALYNN G
4814 MARQUIS ST
COLFAX, NC 27235

HENDERSON, REBECCA W
8804 CEDAR SPRING DR
COLFAX, NC 27235

HILL, JAMES W ; HILL, TAMARA G
1315 WINDCHIME DR
COLFAX, NC 27235

HONEYCUTT, JAMES H ; HONEYCUTT,
BRENDA S
8800 CEDAR SPRINGS DR
COLFAX, NC 27235

HOOKE, DAVID L
8801 CEDAR SPRING DR
COLFAX, NC 27235

ANDERSON, KENNETH R ; JOYCE,
NANCY A
1306 WINDCHIME DR
COLFAX, NC 27235

HUMPHREY, DANIEL E ; HUMPHREY,
TAMARA L
1530 CASTLE WY
COLFAX, NC 27235

HUNEYCUTT, CYRUS W ;
HUNEYCUTT, MOLLY M
4824 LEGACY DR
COLFAX, NC 27235

ISOM, DONALD R ; ISOM, MILDRED F
1919 SANDY RIDGE RD
COLFAX, NC 27235

WITEK, MELANIE ; WITEK, STEVEN
1602 MAJESTIC TER
COLFAX, NC 27235

JOHNSON, DAVID JULIAN ;
JOHNSON, STEPHANIE S
4900 LEGACY DR
COLFAX, NC 27235

JOHNSON, DAVID LEE
1606 MAJESTIC DR
COLFAX, NC 27235

JONES, KARL ; JONES, MICHELLE A
4840 MARQUIS ST
COLFAX, NC 27235

KENNETT, J PHIL ; KENNETT, GLORIA
K
1927 SANDY RIDGE RD
COLFAX, NC 27235

KHAN, MOHAMMED A ; KHAN, ASHLEY
J
4890 LEGACY DR
COLFAX, NC 27235

KIRKMAN, DAVID P ; KIRKMAN, LINDA
G
1304 WINDCHIME DR
COLFAX, NC 27235

STANIFER, PAUL M ; STANIFER,
REBECCA L
4805 MARQUIS ST
COLFAX, NC 27235

KOVACH, JOHN S ; KOVACH, DENA L
4811 MARQUIS ST
COLFAX, NC 27235

KUNZ, JACOB W ; POLLARD, KAREN D
4894 LEGACY DR
COLFAX, NC 27235

LAIN, STEPHEN P ; LAIN, GINGER B
1322 WINDCHIME DR
COLFAX, NC 27235

LANE, MARILYN DAWN ; LANE,
MURRAY W
4801 TRADITION WAY
COLFAX, NC 27235

TOMKINSON, ALLAN L ; TOMKINSON,
SALLIE ANN
1303 WINDCHIME DR
COLFAX, NC 27235

LINK, MICHAEL A ; LINK, SUSAN A
4920 LEGACY DR
COLFAX, NC 27235

LIVENGOOD, THOMAS S ;
LIVENGOOD, JEAN S
8911 CEDAR SPRING DR
COLFAX, NC 27235

LIVINGSTON, VINCENT ; LIVINGSTON,
ANGELA W
4885 LEGACY DR
COLFAX, NC 27235

LORD, JEFFREY M ; LORD, TRICIA S
4800 TRADITION WAY
COLFAX, NC 27235

LUGO, EDWIN F
4812 MARQUIS ST
COLFAX, NC 27235

LYNK, DANIEL A ; LYNK, CYNTHIA G
8907 CEDAR SPRINGS DR
COLFAX, NC 27235

MARTIN, DOROTHY JANE
4603 JOHNSON ST
COLFAX, NC 27235

MARTZ, JAMES A ; MARTZ, SUSAN T
8915 CEDAR SPRING DR
COLFAX, NC 27235

MAYDEN, WARNER L JR ; MAYDEN,
NITA
4838 LEGACY DR
COLFAX, NC 27235

MCCLEAF, MARLIN RICHARD ;
MCCLEAF, MARILYN G
8909 CEDAR SPRING DR
COLFAX, NC 27235

MCDOWELL, ERICA LK ; MCDOWELL,
KEVIN T
1531 CASTLE WAY
COLFAX, NC 27235

MCNEIL, GREGORY W ; MCNEIL,
CHRISTINE L
4806 TRADITION WAY
COLFAX, NC 27235

MDC HOMES-GREENSBORO LLC
11525 PARK WOODS CIR
ALPHARETTA, GA 30005

SARWAR, MIJAN
4867 LEGACY DR
COLFAX, NC 27235

MESSICK, KRISTINA C ; MESSICK,
ROBBY D
4842 LEGACY DR
COLFAX, NC 27235

MICELI, DAVID ; MICELI, TISH
1595 MAJESTIC TER
COLFAX, NC 27235

MITCHELL, DONALD E JR ; MITCHELL,
VIVIAN K
4803 LEGACY DR
COLFAX, NC 27235

SNYDER, JEFFREY W ; SNYDER, JULIA
E
1603 MAJESTIC TER
COLFAX, NC 27235

MOORE, DANNY S ; MOORE, SUSAN
L
1305 WINDCHIME DR
COLFAX, NC 27235

MOORE, KEVIN F ; MOORE, KIMBERLY
S
8903 CEDAR SPRING DR
COLFAX, NC 27235

MOORE, ROBERT S. ; STRADER,
CHERILYN R.
1575 MAJESTIC TER
COLFAX, NC 27265

MOORE, TOMEKO ; MOORE, JAMES P
4912 LEGACY DR
COLFAX, NC 27235

MOSES, JOSEPH BRIAN
4801 MARQUIS ST
COLFAX, NC 27235

MOSIER, STEVEN D ; MOSIER,
LINDSEY M
1583 MAJESTIC TER
COLFAX, NC 27235

MOTLEY, SHERRI E
4810 MARQUIS ST
COLFAX, NC 27235

MOYER, CHARLES P ; MOYER,
CHARLENE W
8908 CEDAR SPRING DR
COLFAX, NC 27235

MURPHY, LAURAA ; MURPHY,
MATTHEW P
4913 LEGACY DR
COLFAX, NC 27235

NELSON O SILVER LIVING TRUST ;
SILVER, NELSON O TR
136 DAVIS PLANTATION RD
BESSEMER CITY, NC 28016

TAYLOR, DEONTREY ; TAYLOR, KIA
4392 WALFORDE BLVD
ACWORTH, GA 30101

OGBONNA, PASCHAL C ; OGBONNA,
MAVIS N
4836 MARQUIS ST
COLFAX, NC 27235

OHOME, OLUFEMI ; OHOME,
OSASOGIE ERHABOR
505 BENTON DR APT 7210
ALLEN, TX 75013

OLIVEROS, JOSE MARIA LOPEZ ;
ENRIQUEZ, BERENICE FLORES
4904 LEGACY DR
COLFAX, NC 27235

SMITH, KENNETH S ; SMITH, ASHLEY
RICH
1526 CASTLE WAY
COLFAX, NC 27235

OWENBY, TINA
1302 WINDCHIME DR
COLFAX, NC 27235

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

OWENS, THOMAS F
1310 WINDCHIME DR
COLFAX, NC 27235

PACE, STEVEN G ; PACE, LYNN R
8805 CEDAR SPRING DR
COLFAX, NC 27235

PAGIAVLAS, NOTIS ; PAGIAVLAS,
ANASTASIA
4830 MARQUIS ST
COLFAX, NC 27235

PARK, HEE CHANG ; PARK, MIN Y
1318 WINDCHIME DR
COLFAX, NC 27235

BANNER, CARI BETH ; BANNER,
MATTHEW EMORY
1510 CASTLE WAY
COLFAX, NC 27235

PARUSCIO, THOMAS E JR ;
PARUSCIO, DENISE E
4820 LEGACY DR
COLFAX, NC 27235

MERRITT, LARKIN S ; MERRITT,
PHILLIP W
1309 WINDCHIME DR
COLFAX, NC 27235

PENLEY, COURTNEY ; PENLEY, MARK
8910 CEDAR SPRING DR
COLFAX, NC 27235

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

PIERCE, RAYMOND E ; PIERCE,
NORMA JEAN
1947 SANDY RIDGE RD
COLFAX, NC 27235

BLAKEMORE, JOHN ; BLAKEMORE,
KATHRYN
4916 LEGACY DR
COLFAX, NC 27235

PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX, NC 27235

PRESTON, JEROME D ; PRESTON,
DENISE ANN
4905 LEGACY DR
COLFAX, NC 27235

RAPP, WILLIAM M ; RAPP, PATTY C
1509 CASTLE WAY
COLFAX, NC 27235

REAVES, RICHARD G ; REAVES,
SANDRA P
4854 LEGACY DR
COLFAX, NC 27235

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

PFISTER, JASON A ; PFISTER, PAGE
G
1522 CASTLE WAY
COLFAX, NC 27235

MILLS, KIMBERLY R ; MILLS, KYLE C
4862 LEGACY DR
COLFAX, NC 27235

RUSH, KENNETH ALAN ; RUSH, AMY
LITTLE
4539 JOHNSON ST
COLFAX, NC 27235

SAEZ, RAFAEL A ; SAEZ, JESSICA E
4837 MARQUIS ST
COLFAX, NC 27235

SAXON, JASON ; SAXON, SUSAN
SAXON
4882 LEGACY DR
COLFAX, NC 27235

SCHABACKER, ELIZABETH M
4815 TRADITION WAY
COLFAX, NC 27235

SCHERMERHORN, WILLIAM R JR ;
SCHERMERHORN, CHRISTINE L
1308 WINDCHIME DR
COLFAX, NC 27235

SCOTT, MARK A ; SCOTT, GWEN E
4878 LEGACY DR
COLFAX, NC 27235

SEALS, DANNY L ; SEALS, ALLISON L
1591 MAJESTIC TER
COLFAX, NC 27235

SHARMA, ANU ; SHARMA, GAURI
4861 LEGACY DR
COLFAX, NC 27235

SHARMA, RAVINDRA ; SHARMA,
SONAL
4825 MARQUIS ST
COLFAX, NC 27235

SHELTON, WILLIAM G JR ; SHELTON,
LINDA G
8803 CEDAR SPRING DR
COLFAX, NC 27235

SIMON, DAVID F ; SIMON, REBECCA L
4837 LEGACY DR
COLFAX, NC 27235

DWYER, TIMOTHY F ; SHIELDS,
RANDY L
4640 JOHNSON ST
COLFAX, NC 27235

SMITH, DAVID M ; SMITH, MICHELLE D
4877 LEGACY DR
COLFAX, NC 27235

SMITH, PATRICIA U
1314 WINDCHIME DR
COLFAX, NC 27235

SOK, THEARA ; SOK, VANNARA KIM
1542 CASTLE WAY
COLFAX, NC 27235

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

STEELE, TIMOTHY L ; STEELE,
KAREN L
1505 CASTLE WY
COLFAX, NC 27235

KARABINUS, KIMBERLY BALLARD ;
KARABINUS, MATTHEW EDWARD
1517 CASTLE WAY
COLFAX, NC 27235

SURRETT, REGINALD SCOTT ;
SURRETT, NANCY P
8905 CEDAR SPRING DR
COLFAX, NC 27235

THOMAS, CHERYL G
1534 CASTLE WAY
COLFAX, NC 27235

THOMAS, MICHAEL A
PO BOX 5486
HIGH POINT, NC 27262

MARCHESE, AMANDA ; MARCHESE,
CHRISTOPHER M
4881 LEGACY DR
COLFAX, NC 27235

THOMPSON, GREGORY P ;
THOMPSON, DEBRA S
1226 WINDCHIME DR
COLFAX, NC 27235

TREYBALL, CHRISTINA
4804 LEGACY DR
COLFAX, NC 27235

TROLINGER, JOHN L ; TROLINGER,
SORAYA P
4874 LEGACY DR
COLFAX, NC 27235

ADDICOTT, JASON
907 QUAIL MEADOW LANE
COLFAX, NC 27235

VAKA, SHANNON K ; VAKA, CRAIG F
4816 LEGACY DR
COLFAX, NC 27235

VILLALOBO, EDWIN A ; SARAVIA,
MARIA L
1538 CASTLE WY
COLFAX, NC 27235

WARD, RAYMOND L ; WARD, KAYDRA
M
4858 LEGACY DR
COLFAX, NC 27235

WILLIAMS, FRANCES MORRISEY ;
WILLIAMS, JOEY EDWARD
1587 MAJESTIC TER
COLFAX, NC 27235

WEBB, J RICK ; WEBB, PHYLLIS P
PO BOX 591
COLFAX, NC 27235

WEBSTER, DERRICK W ; BIVENS,
NICOLE S
4831 LEGACY DR
COLFAX, NC 27235

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

SIPE, JOSEPH M ; SIPE, NANCY W
4640 JOHNSON ST
COLFAX, NC 27235

LYALL, DAVID MARSH
4644 JOHNSON ST
COLFAX, NC 27235

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

WESTMORELAND, JAMES THOS
4626 JOHNSON ST
COLFAX, NC 27235

WILLIAMS, BENJAMIN A
1300 WINDCHIME DR
COLFAX, NC 27235

WILLOUGHBY RAY, PAMELA KIM ;
WILLOUGHBY RAY, RYAN SEAN
1800 SPRINGBERRY CT
GREENSBORO, NC 27455

WILSON, LENNETTE W ; WILSON,
LEONARD H
4813 LEGACY DR
COLFAX, NC 27235

WOOD, KENNETH C ; WOOD,
PATRICIA S
4546 PEEPLES RD
OAK RIDGE, NC 27310

WORTH, KELLYE
11711 EGRETS POINT DR
CHARLOTTE, NC 28278

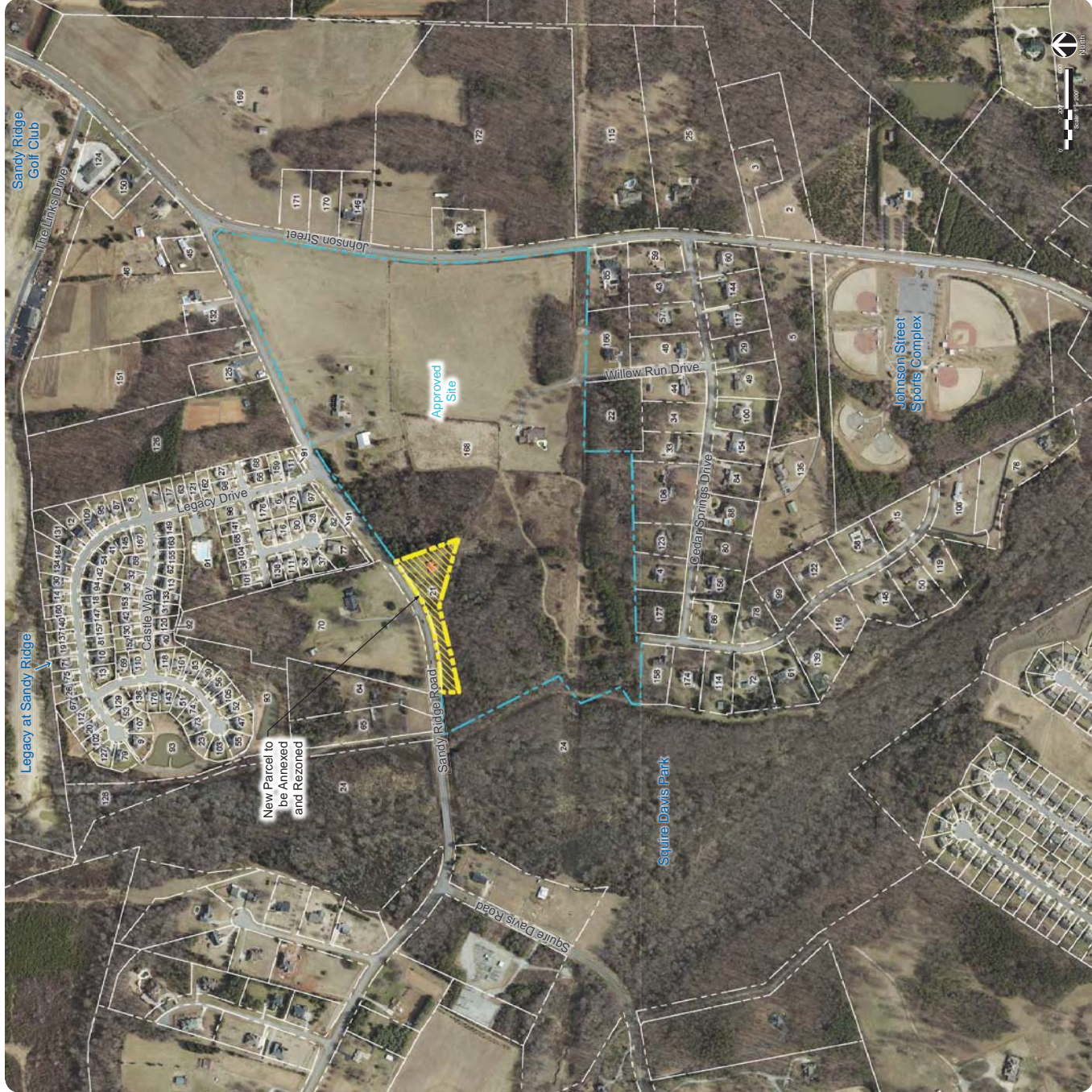
Exhibit B

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
High Point, NC

	Name	Address:	Phone:	Email:
1	Vickie Martin	4603 Johnson St. Coffax, NC 27235	336-668-4442 336-420-8144	vymartin@trued.m.com
2	Mark L Morgan	8807 Cedar Springs Dr Coffax NC 27235	336-687-4464	mark.morgan@gmail.com
3	Kari Sharma	4825 MARQUIS ST COFFAX, NC 27235	336-510-4264	dayseul20@yahoo.com
4	Patricia Wood	8914 Cedar Spring Dr. Coffax NC 27235	336-668-4531	woodp@hotmai.com
5	Beverly S. Brooks	4803 Legacy Dr. Coffax NC 27235	336-423-3174	bev.brooks@gmail.com
6	Jerome Preston	4905 Legacy DR. COFFAX, NC 27235	336-541-2311	bigprez93@gmail.com
7	Blumenfeldt	4878 Legacy Dr. Coffax	336-587-6092	escott5173@aol.com
8				
9				
10				
11				
12				

Exhibit C



Property Owner Key

PN	OWNER
1	169112641 DAVID
2	760319227 ALLEY ALEXANDER ALLEY IRISI
3	760319107 ALLEY JOHN WILLIAM
4	760319107 ALLEY DENNIS MONROE ALIRED BETH R
5	76031925211 BALLARD ROGER R BALLARD ANNI
6	76031925211 BALLARD ROGER R BALLARD ANNI
7	869425240 BARRISDALE CLARK SAUNA CLARK JAMIE
8	869425251 ROBINSON STACIE A
9	869425251 ROBINSON STACIE A
10	869425251 ROBINSON STACIE A
11	869425251 ROBINSON STACIE A
12	869425251 ROBINSON STACIE A
13	869425251 ROBINSON STACIE A
14	869425251 ROBINSON STACIE A
15	869425251 ROBINSON STACIE A
16	869425251 ROBINSON STACIE A
17	869425251 ROBINSON STACIE A
18	869425251 ROBINSON STACIE A
19	869425251 ROBINSON STACIE A
20	869425251 ROBINSON STACIE A
21	869425251 ROBINSON STACIE A
22	869425251 ROBINSON STACIE A
23	869425251 ROBINSON STACIE A
24	869425251 ROBINSON STACIE A
25	869425251 ROBINSON STACIE A
26	869425251 ROBINSON STACIE A
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29	869425251 ROBINSON STACIE A
30	869425251 ROBINSON STACIE A
31	869425251 ROBINSON STACIE A
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37	869425251 ROBINSON STACIE A
38	869425251 ROBINSON STACIE A
39	869425251 ROBINSON STACIE A
40	869425251 ROBINSON STACIE A
41	869425251 ROBINSON STACIE A
42	869425251 ROBINSON STACIE A
43	869425251 ROBINSON STACIE A
44	869425251 ROBINSON STACIE A
45	869425251 ROBINSON STACIE A
46	869425251 ROBINSON STACIE A
47	869425251 ROBINSON STACIE A
48	869425251 ROBINSON STACIE A
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50	869425251 ROBINSON STACIE A
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53	869425251 ROBINSON STACIE A
54	869425251 ROBINSON STACIE A
55	869425251 ROBINSON STACIE A
56	869425251 ROBINSON STACIE A
57	869425251 ROBINSON STACIE A
58	869425251 ROBINSON STACIE A
59	869425251 ROBINSON STACIE A
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Neighborhood Ownership Exhibit
Wesleyan Education Center

Guilford County / City of High Point, NC

Vicinity Map



Site Data

Property Data
 Existing Parcel Acreage: 68.77 Acres +/-
 ROW Dedication: -3.96 Acres +/-
 Total Parcel Acreage: 64.81 Acres +/-

Jurisdiction
 Annexation into City of High Point

Zoning Data
 New Parcel:
 Existing Zoning: AG (Guilford County)
 Proposed Zoning: CU RS9 (High Point)
 Approved Site: CU RS9 (High Point)
 Existing Zoning: CU RS9 (High Point)

Building Data
 Max. Building Height: 50'
 Max. Building Cover: 35% of Lot
 Education Center: 141,000 SF +/-
 3 Stories: 212,000 SF +/-
 Footprint Size: 30,000 SF +/-
 Total Building Size: 1 Story
 Childcare Center: TBD

Parking Calculations
 Parking Required: 859 spaces +/-
 Parking Provided: (including 22 accessible spaces)

Bufferyards
 Adjoining Land Use - LUC 1
 Required (Min. 25' width / Avg. 30')
 Driveways & Open Spaces
 Min. 8' width / Avg. 8'

Building Setbacks
 Along Johnson Street
 50' Setback
 Along Sandy Ridge Road
 5' Setback
 Side
 25' Setback
 Rear



Master Plan
 Wesleyan Education Center
 Guilford County / City of High Point, NC

Prepared for:
 Wesleyan Education Center
 3177 Centennial Street
 High Point, NC 27262
 09/07/2016 | #141199

Wesleyan Education Center
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Approved Plan



Vicinity Map



Site Data

Property Data	66.88 Acres +/-
Existing Parcel Acreage:	-137 Acres +/-
Total Parcel Acreage:	65.51 Acres +/-
Jurisdiction	Annexation into City of High Point
Zoning Data	CU R39
Existing Zoning:	No Change
Proposed Zoning:	CU R39
Building Data	50'
Max. Building Height:	35% of Lot
Max. Building Cover:	185,000 SF +/-
Education Center:	238,000 SF +/-
2 Stories	60,000 SF +/-
Total Building Size:	298,000 SF +/-
Future Expansion:	TBD
Total Building with Future:	950 spaces +/-
Parking Calculations	(incl. 150 future spaces & 78 handicap spaces)
Parking Required:	Type 'B' Bufferyard
Parking Provided:	Adjoining Land Use - LUC 1
	(Single Family Detached
	Dwellings & Open Space)
	Streets
	Min. 8' width / Avg. 8'
	50' Setback
	50' Setback
	5' Setback
	25' Setback

Exhibit D

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Modifications to the Special Use Plan to incorporate the new 1.84 acre parcel for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	<i>Richie Martin</i>	<i>4603 Johnson St. Coffax, NC 27235</i>
2	<i>Maegan</i>	<i>8802 Cedar Spring Dr Coffax NC 27235</i>
3	<i>Jerome Preston</i>	<i>4905 Legacy Drive Coffax, NC 27235</i>
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