

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 17-27
(High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 19, 2018

Public Hearing: Yes

Advertising Date: February 7, 2018, and
February 14, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by High Point University to rezone approximately 108 acres from the Single Family Residential-3 (R-3) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is lying between N. Centennial Street and N. University Parkway, and between E. Farriss Avenue and Barbee Avenue/Boundary Avenue.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are 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 January 23, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 17-27. The Planning & Zoning Commission recommended ***approval*** of this request, as outlined in the staff report and recommended by staff, by a vote of 8-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

High Point University

Zoning Map Amendment 17-27

At its January 23, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 108 acres to a Conditional Zoning Institutional (CZ-I) District. All members of the Commission were present except for Mr. Mark Walsh. 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. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University. Mr. Kitley provided an overview of the request and made himself available to address questions from the Commission.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the request is consistent with adopted policy guidance, as the request consists of two small lots that add under a ½ acre and it completes the incorporation of this former residential block into the campus, consistent with a prior approval.

Reasonableness Statement

The Commission stated that the request is reasonable and in the public interest as it merges and updates two previously adopted conditional zoning ordinances into one ordinance ensures consistent development standards for the campus and incorporates into the campus the last parcel from the former residential block.

Additionally, the Commission stated that when and if a future campus expansion along the south side of Barbee Avenue and Willow Place is proposed, a Land Use Plan amendment and protection for residences will be needed.

The Planning & Zoning Commission **adopted these statements** by a vote of 8-0.

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 17-27, as recommended by staff, by a vote of 8-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-17-27
January 23, 2018**

Request	
Applicant: High Point University	Owners: High Point University Robert Gooden Heirs
Zoning Proposal: To rezone approximately 108 acres by: 1) Adding two parcels, totaling approximately 0.48 acres, to the High Point University Campus; and 2) Combining two separate High Point University Conditional Zoning Ordinances.	From: R-5 Single Family Residential-5 District CZ-I Conditional Zoning Institutional District
	To: CZ-I Conditional Zoning Institutional District

Site Information	
Location:	The overall site lies between N. Centennial Street and N. University Parkway, and between E. Farriss Avenue and Barbee Avenue/Boundary Avenue. The proposed 0.48 acre addition is located at the southeast corner of Barbee Avenue and Willow Place.
Tax Parcel Numbers:	Guilford County Tax Parcels 0189893, 0190122, 0190126, 0189888, 0190161, 0190140, 0190162, 0190185, 0190186, 0190187, 0190191 (portion), 0190041, 0183270, 0190228, 0190239 and 0222031.
Site Acreage:	The total zoning site is approximately 108 acres. Proposed addition to the campus is approximately 0.48 acres.
Current Land Use:	The area of the campus addition consists of an undeveloped parcel and a lot containing a single family dwelling.
Physical Characteristics:	The 0.48 acre addition has no noteworthy physical features.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sewer line lie adjacent to the proposed 0.48 acre addition along Barbee Avenue, and a 6-inch City water line lies adjacent along Willow Place.
General Drainage and Watershed:	The 0.48 acre addition drains in a southeasterly direction and development is subject to the requirements of the City Lake General Watershed Area. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CZ-I	Conditional Zoning Institutional District	High Point University Campus
South:	RS-5	Single Family Residential-5 District	Single family dwelling
East:	CZ-I	Conditional Zoning Institutional District	High Point University Campus
West:	RS-5	Single Family Residential-5 District	Single family dwelling

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. This classification 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.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods.
Relevant Area Plan:	Not Applicable
Zoning History:	Starting in the early 2000s, High Point University embarked on a campus growth campaign that has resulted in 23 zoning approvals that have expanded the footprint of the campus westward to N. Centennial Street, eastward to N. University Parkway and southward to Barbee/Boundary Avenue.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Classification		
	Barbee Avenue	Local Street	55 ft.
	Willow Place	Local Street	176 ft.
Vehicular Access:	Via driveway from Barbee Avenue.		
Traffic Counts: (Average Daily Trips)	Barbee Avenue and Willow Place, no counts available.		
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	None
Comments:	None		

School District Comment
Not applicable to this zoning case.

Details of Proposal

High Point University has submitted a Zoning Map Amendment to add two parcels located at the southern boundary of their campus. This small addition will facilitate the development of the proposed undergraduate science academic building. The additional area will be subject to previously adopted zoning conditions in Zoning Map Amendment 14-09 (ZA-14-09) which governs development on a large portion of the campus immediately to the north and west.

At the request of staff, the university has also agreed to combine two previously adopted Conditional Zoning Ordinances that govern development on part of the campus. The first was adopted in 2012 (ZA-12-06) and it sets standards for development on approximately 12 acres of the campus, at the

intersection of N. University Parkway and Boundary Avenue. The second ordinance was adopted in 2014 (ZA-14-09) and it sets standards for development on approximately 96 acres of the campus next to N. Centennial Street, between, E. Farris Avenue and Barbee Avenue. The merging of these two adopted ordinances will:

1. Allow for easier administration of zoning conditions by the use of a single document;
2. Remove conditions that are now addressed by the updated Development Ordinance; and
3. Remove conditions that are no longer relevant or needed.

Staff Analysis

Section 2.4.5.(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. 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.

Review Factors:

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

<u>Factor #1</u>	Result in a development that is compatible with surrounding development character and land uses; Lots on the northern side of Barbee Avenue east of N. Centennial Street were purchased by High Point University and rezoned for university use in 2014. The University also owns the land immediately to the east of the two lots proposed to be added to the campus, which included residential lots along a now abandoned section of Barbee Avenue. These two lots will be used in conjunction with the construction of an academic building for an enclosed mechanical yard and parking – uses that are certainly compatible with the university use to the north and east. Although adjacent (across Willow Place) to the remaining residential neighborhood, recent property acquisitions by HPU in this area signal an eventual expansion of the campus here. In the meantime, providing proper screening and landscaped buffers will assist in maintaining a respectful relationship with nearby residences.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; The proposed CZ ordinance is a merger of two previously adopted zoning approvals. The resulting ordinance retains conditions pertaining to fencing, landscaping and limiting access that will assist in mitigating adverse impacts from campus-type development on other properties near the perimeter of the campus. The inclusion of the 0.48 acre campus addition under the merged CZ ordinance will apply these protections to this newly added area.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; The site is within the City Lake General Watershed Area and development will be subject to the watershed regulations. The added campus area consists of two residentially developed lots, with few trees and no natural wildlife habitat area.

<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; The site is within an area currently served by City of High Point utilities and municipal services. The zoning request has no known adverse impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands. In 2014, the University was granted zoning approval to rezone most of the residential block fronting Barbee Avenue, east of Willow Place. The two parcels associated with the current zoning application will complete the incorporation of this block into the campus. Based on previous CZ-I District zoning approval granted in this area and the fact this area of expansion will be subject to previously adopted development conditions, staff finds no evidence that the requested CZ-I District would adversely affect the use or enjoyment of nearby residential properties.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

The eastern segment of Barbee Avenue was historically a residential neighborhood near the High Point University campus. Over the past decade, HPU has purchased this block, razed the residences, and obtained zoning approval to facilitate the development of university related uses. In addition, the University has similarly purchased properties and obtained Council approval to abandon the public street network in nearby areas, including Willoubar Terrace, Fifth Street and International Avenue (formerly known as Montlieu Avenue). These actions changed the character of this area from predominantly residential to institutional, which would support the requested rezoning.

Development Patterns:

The proposed Conditional Zoning District results in development that promotes a logical, preferred and orderly development pattern.

Numerous university related zoning cases approved by the City Council have established policy as to the manner in which university land expansions should occur. Expansion should abut the existing campus and should consist of an entire block being rezoned and incorporated into the campus at the same time to limit piecemeal intrusion into adjacent residential neighborhoods. The requested expansion supports this policy as it incorporates the remaining parcels of a former City block into the campus. Any future campus expansions along Barbee Avenue or Willow Place, per adopted policy guidance documents, should encompass an entire block.

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;

This request consists of two small lots that add under a ½ acre and it completes the incorporation of this former residential block into the campus, consistent with a prior approval. When and if an expansion along the south side of Barbee Avenue and Willow Place is proposed, a Land Use Plan amendment and protection for residences will be needed.

Reasonableness/Public Interest:

Whether an approval of the Conditional Zoning District is reasonable and in the public interest.

The merging and updating of two previously adopted conditional zoning ordinances into one ordinance ensures consistent development standards for the campus and incorporates the last parcel from the former residential block

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request from High Point University to merge two former zoning ordinances and add 0.48 acres, totaling approximately 108 acres, under a single CZ-I District. The updated conditional zoning ordinance will continue to ensure compatibility with the surrounding area and will continue to be in conformance with adopted policy guidance documents.

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.

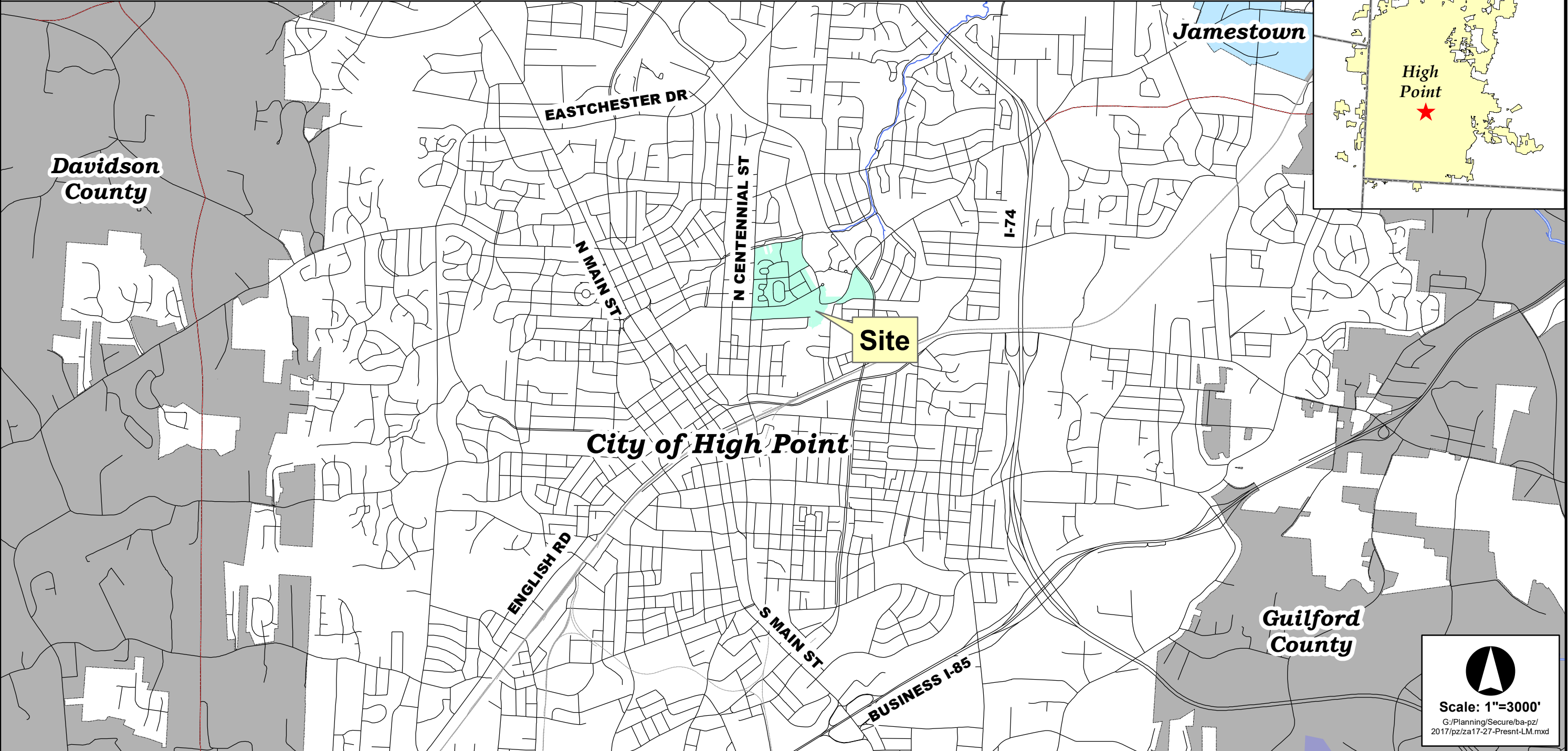
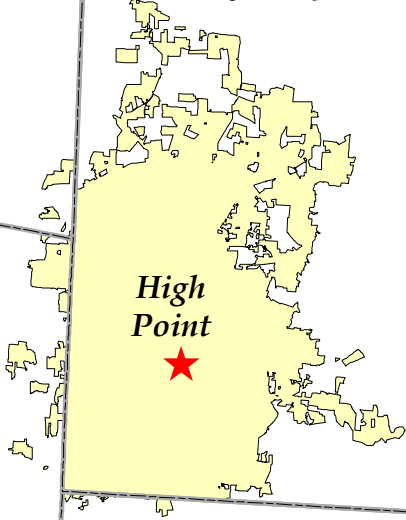
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT ZA-17-27
Applicant: High Point University

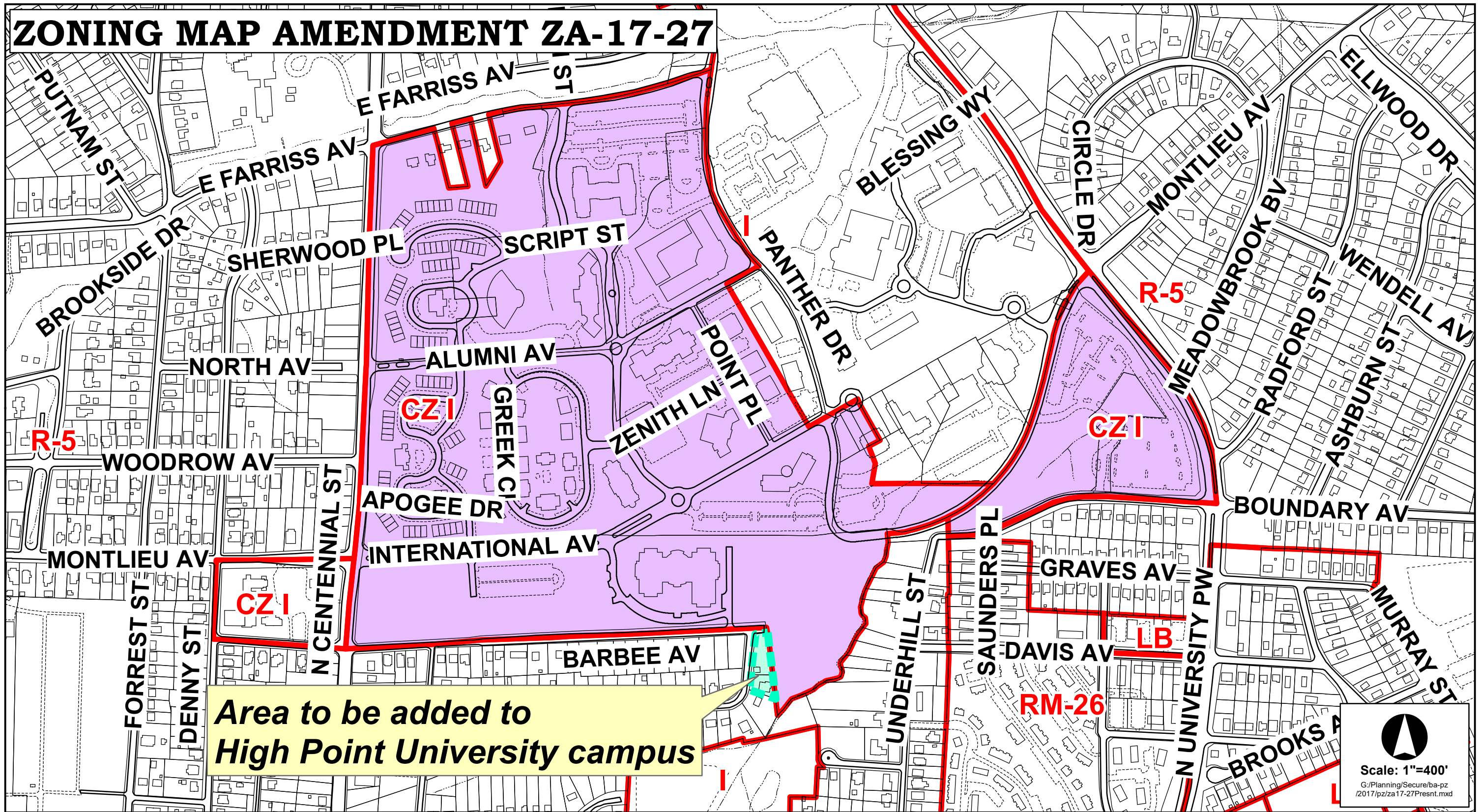
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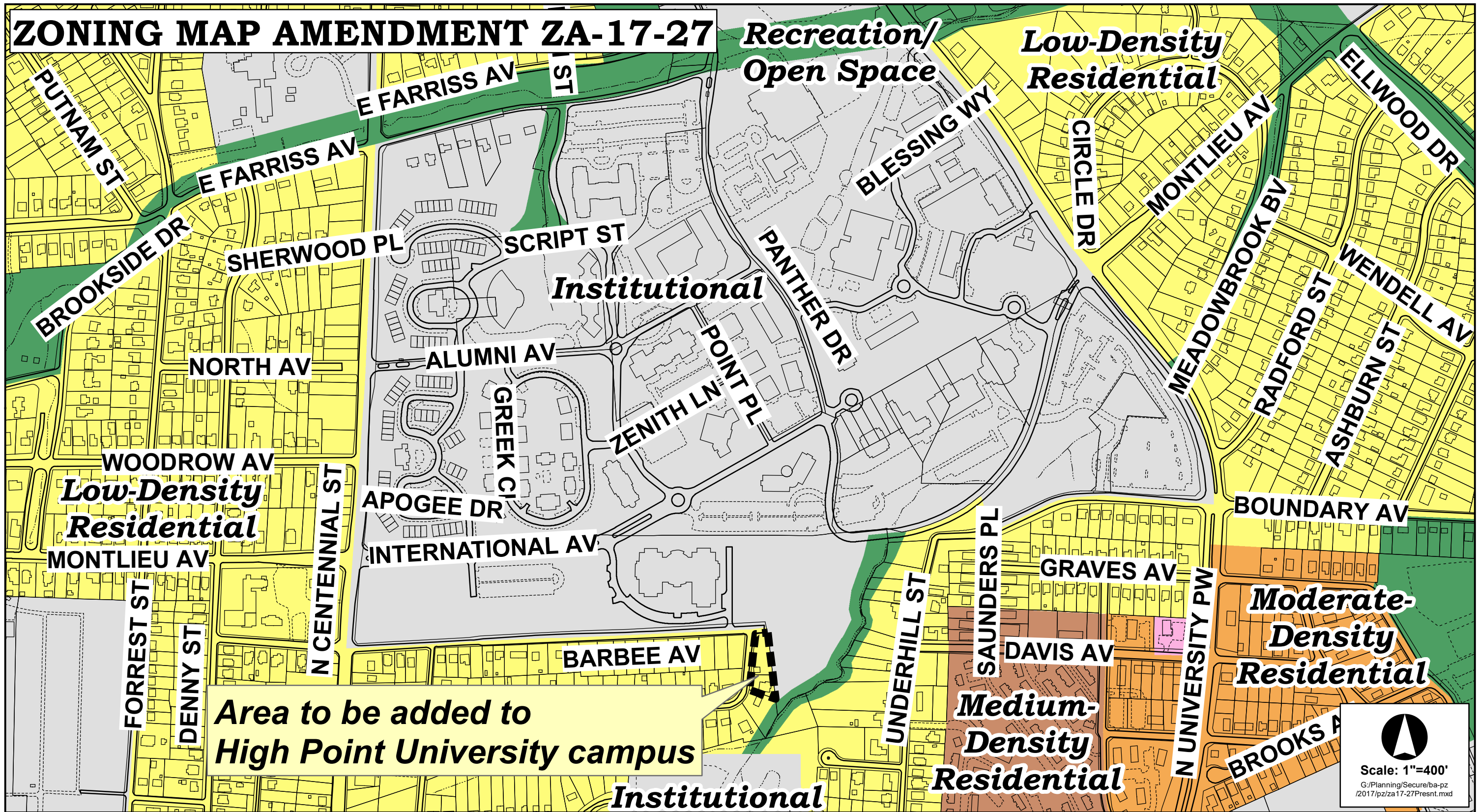
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ZONING MAP AMENDMENT ZA-17-27



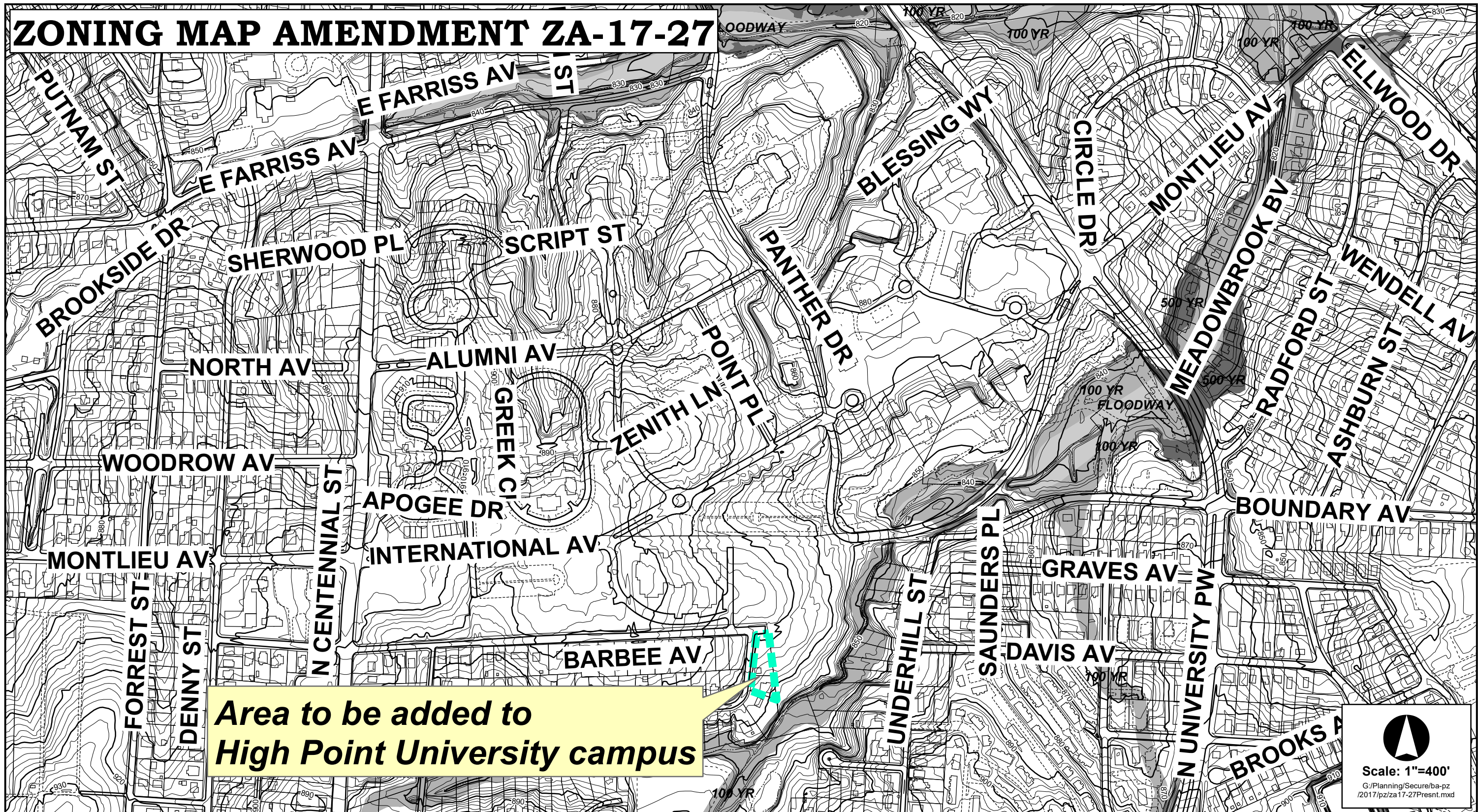
**Area to be added to
High Point University campus**

ZONING MAP AMENDMENT ZA-17-27



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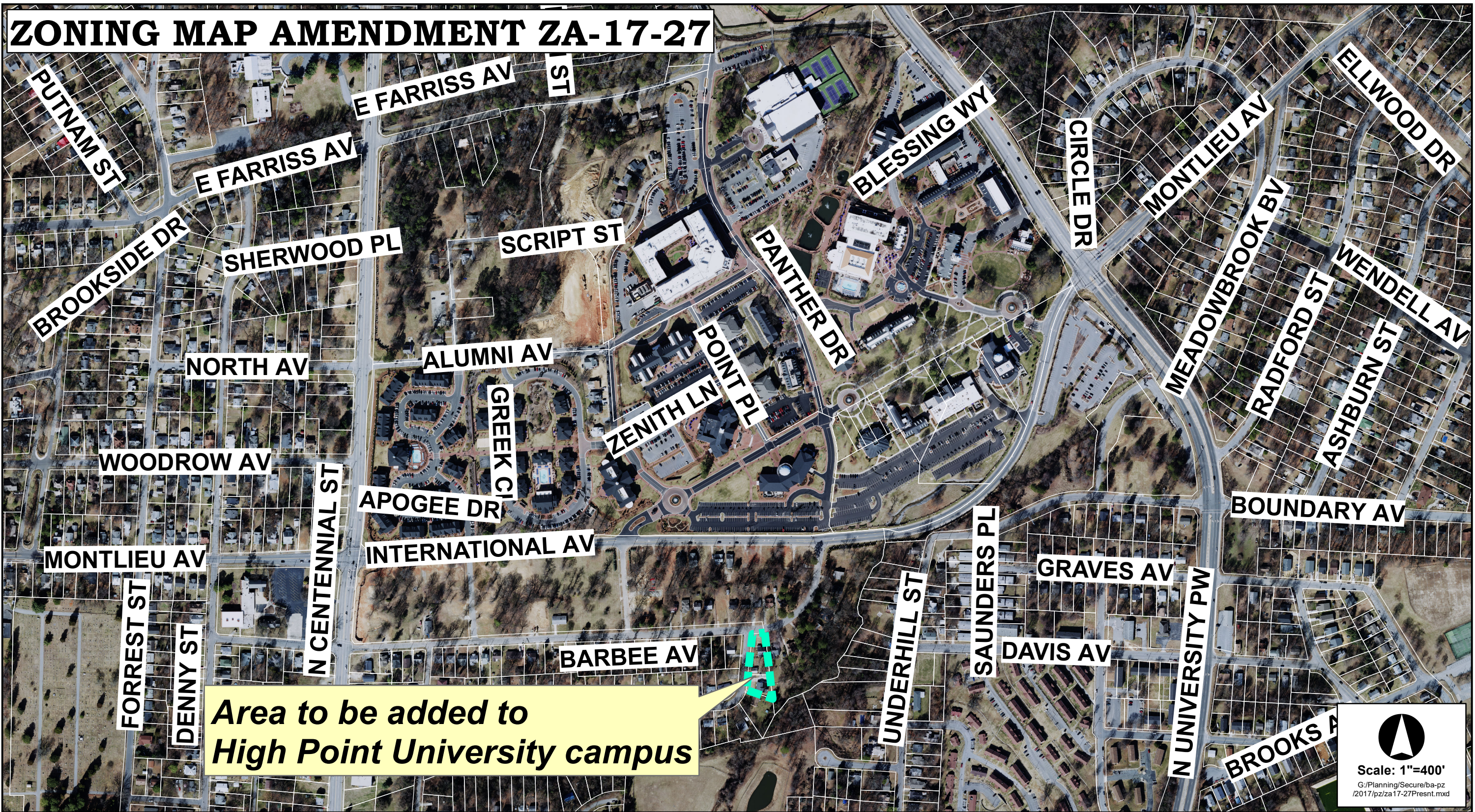
ZONING MAP AMENDMENT ZA-17-27



**Area to be added to
High Point University campus**


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ZONING MAP AMENDMENT ZA-17-27



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, 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 January 23, 2018 and before the City Council of the City of High Point on February 19, 2017 regarding **Zoning Map Amendment Case 17-27 (ZA-17-27)** 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 January 14, 2018, for the Planning and Zoning Commission public hearing and on February 7, 2018 and February 14, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____.

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 108.02 acres lying between N. Centennial Street and N. University Parkway, and between E. Farriss Avenue and Barbee Avenue/Boundary Avenue. The property is also known as Guilford County Tax Parcel 0189893, 0190122, 0190126, 0189888, 0190161, 0190140, 0190162, 0190185, 0190186, 0190187, 0190191 (portion), 0190041, 0183270, 0190228, 0190239 and 0222031

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. Development and Dimensional Requirements.

1. General Standards for the entire zoning site.

- a. Lot Combination: As requested by the Technical Review Committee, parcels associated with the zoning site shall be combined prior to development or subdivision.
- b. Welcome Center (i.e. campus entrance gatehouses) Standards.
 - i. Welcome Centers shall not be permitted within public right-of-ways.
 - ii. Welcome Center(s) shall be oriented in such a manner that a minimum of seven (7) vehicular stacking spaces, per dimensional standards of Section 5.4.7.I of the Development Ordinance, shall be provided as measured perpendicular from the adjacent public street right-of-way (See Exhibit A).

2. N. Centennial Street Development Standards

The following development standards shall apply to townhome type dormitories or townhome type student housing developed within 100 feet of the N. Centennial Street right-of-way

- a. All buildings shall have a hip or gable pitched roof design.
- b. The size of each building(s) shall be limited to a maximum building footprint of 7,500 square feet.
- c. Except for where approved vehicular access points are located, parking, and vehicle circulation areas shall be located to the interior of the site so that buildings are located between the N. Centennial Street right-of-way and any parking or vehicle circulation areas. This shall not preclude placement of parking between buildings fronting along N. Centennial Street.
- d. The maximum building height shall be fifty (50) feet for any building within 100 feet of the N. Centennial Street right-of-way.
- e. Building Setback: Building setback shall meet standards of the Institutional District except as noted below:
 - i. Accessory Structure(s): A minimum twenty (20) foot setback shall be provided from the N. Centennial Street right-of-way for covered and uncovered porches, decks and patios whether attached or unattached to a principal building, and any other accessory structure.

3. Barbee Avenue Development Standards

- a. Development and dimensional requirements of the Institutional District shall apply, except as follows:
 - i. A minimum fifty (50) foot building setback shall be provided from the Barbee Avenue right-of-way.

B. Landscaping, Buffers, and Screening:

a. Fencing:

- i. N. Centennial Street: If fencing is installed along the N. Centennial Street frontage of the zoning site, the decorative perimeter fencing (brick & wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed.
- ii. Boundary Avenue, Willow Place, Barbee Avenue and E. Farriss Avenue: If opaque fencing is installed along these street frontages of the zoning site, said fencing shall be located behind the street planting yard.
- iii. Where the zoning site abuts a residentially zoned parcel(s), an opaque fence shall be installed in the required planting yard adjacent to the residential parcel.

b. Landscaping:

- i. Centennial Street frontage (from International Avenue to E. Farriss Avenue): A minimum thirty (30) foot wide Street Yard, planted at Type C rate, shall be installed.
- ii. Alternative Land Scape Plan along N. Centennial Street (from International Avenue to E. Farriss Avenue):
 - a) In lieu of ordinance requirements for street planting yards, a landscaping plan shall be required to be submitted for review and approval by the Planning & Development Department prior to issuance of any building permit upon the site. The objective of this plan is to screen the rear of structures located along N. Centennial Street frontages of the zoning site with an assortment of planting species, and to enhance the visual appearance of the permanent edge areas as identified in the University Area Plan. This plan shall at a minimum address the following:
 - b) This plan is specifically for the initial 75 feet of the site's N. Centennial Street frontages and should be designed to enhance the visual appearance of this corridor.
 - c) Through the use of an assortment of understory trees, canopy trees, shrubs, berms and other topography treatments, the exterior activity area at the rear of buildings shall be screened. The planting rate shall be sufficient to provide the desired screening effect within three (3) years of planting.
 - d) Fifty percent (50%) of trees and shrubs utilized on the plan along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.
 - e) Along with the landscaping plan, a depiction of the building elevations and/or parking areas after landscaping, as viewed from N. Centennial Street may be requested from the property owners Landscape Architect to assist in assessing the effectiveness of the plan.

- iii. Boundary Avenue, Willow Place, Barbee Avenue and E. Farriss Avenue frontage:
 - a) The Street Yard planting standards shall be increased from eight (8) foot width to a minimum width of fifteen (15) feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species and are expected to reach a minimum height of thirty (30) inches within three years of planting.
 - b) Fifty percent (50%) of trees and shrubs utilized shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.
 - c) Where parking is located within fifty (50) feet of the Boundary Avenue, Willow Place, Barbee Avenue or E. Farriss Avenue right-of way, landscaping or site topography shall be arranged in such a manner to provide low-level screening from vehicle headlights that may face towards Barbee Avenue or E. Farriss Avenue.
The intent is to provide a low-level screening of the off-street parking area near adjacent residential uses. A combination of landscaping and topography alternating techniques may be incorporated to achieve the low-level screening of the parking lot.

C. Transportation

1. Vehicular Access:

1. N. Centennial Street

No new vehicular access shall be permitted from N. Centennial Street. Access shall be permitted to N. Centennial Street from the following existing streets, Montlieu Avenue (private street) and Alumni Avenue (private street).

2. Barbee Avenue

One (1) point of access shall be allowed to Barbee Avenue. This access point shall be gated and not intended for general vehicle access; and shall be installed as approved by the High Point Department of Transportation.

3. Boundary Avenue

Access to Boundary Avenue shall only be permitted at the former Meadowbrook Boulevard intersection. This portion of Meadowbrook Boulevard was abandoned by the City of High Point in September 2013 (Street Abandonment Case 13-11; City of High Point Resolution 1331 / 13-56 and Recorded in Book 7545 Page 2281 at the Guilford County Register of Deeds Office).

2. Right-of-way Dedication and Improvements:
 - a. The property owner shall dedicate an easement to cover the loop detectors for the signal operation on the closed (abandoned) portion of Montlieu Avenue where it intersects N. Centennial Street.
 - b. Intersection of N. Centennial Street and E. Farriss Avenue (southern portion of E. Farriss)

The property owner shall dedicate right-of-way along N. Centennial Street for the installation of a northbound right turn lane from N. Centennial Street into E. Farriss Avenue; and construct a north bound right-turn lane from N. Centennial Street into E. Farriss Avenue prior to the construction of a welcome center/guard house on E. Farriss Avenue.
3. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction 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.

____th day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 17-27

Submitted by: Barry Kitley, Director of Community
Relations, High Point University



To: City of High Point, North Carolina
Planning and Development Department

From: Barry Kitley
Director of Community Relations

Date: January 5, 2018

Re: Rezoning Case ZA-17-27
Citizens Information Meeting, January 3, 2018, 6:00 P.M.

High Point University conducted a Citizens' Information Meeting in support of Rezoning Case ZA-17-27. The meeting was held at High Point University in Wilson School of Commerce, Room 212. Letters of invitation were mailed to 131 residents on December 22, 2018 (letter is attached). The application is for Rezoning Case ZA-17-27, which includes the rezoning from R5 to Conditional Zoning Institutional (I) District (CZ-I) of two (2) residential lots, 1020 Barbee Avenue and 852 Willow Place. The University has also requested that a 55 L.F. section of Barbee Avenue fronting 1020 Barbee Avenue, be abandoned. Barry Kitley, Director of Community Relations, and Dan Pritchett of Jamestown Engineering Group, Inc., represented the University.

Mr. Kitley informed the attendants what facilities are proposed to be placed at the site in support of University needs, and buffer and landscaping requirements offered to support the rezoning request. It was a very positive meeting with specific discussion focused on the following:

- Many of the attendants asked about future University expansion plans, and if the University was interested in purchasing additional property near their current boundaries.
- Several residents asked if the abandonment of the 55 L.F. of Barbee Avenue would affect access to Willow Place. They were assured that the intersection would remain accessible from either direction, and remain as a public right-of-way. It was also pointed out that the driveway into the University on Barbee Avenue would remain gated and would be utilized only for emergency and delivery vehicles.

A copy of the Sign-in Sheet for this case is attached along with a phone call log at the bottom representing three phone calls received. At the meeting and via phone no one voiced opposition to these requests.



December 20, 2017

Homeowner
Address
City, State, Zip

Re: High Point University Rezoning and Street Abandonment Requests

Greetings! High Point University would like to invite you to a community meeting on Wednesday, January 3, 2018, at 6:00pm on the High Point University Campus. The meeting is being held to inform and discuss a rezoning request of two residential lots at Barbee Avenue and Willow Place from a residential RS-7 to an Institutional District. The University is also requesting that a 55 L.F. section of Barbee Avenue be abandoned. The area to be added to the University's campus is indicated on the attached map for your reference. If you are unable to attend this community meeting, please feel free to contact me and we can discuss via phone or meet at a later time/date. We want to insure you are informed and hear your opinions.

More specifically, High Point University has filed an application with the City of High Point that would rezone two residential lots, 1020 Barbee Avenue and 852 Willow Place, and close a 55 L.F. section of Barbee Avenue fronting 1020 Barbee Avenue. The rezoning request will annex the properties into the current CZI site allowing for improvements consistent with campus properties contiguous to the sites.

The Rezoning Application was submitted on December 11, 2017 with a scheduled regular meeting of the City of High Point Planning & Zoning Commission scheduled for January 23, 2018 at 6:00pm. 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 & Zoning meeting, please join us on January 3, 2018, at 6:00pm to discuss our application. We will be meeting at the Wilson School of Commerce, Board Room (Rm 212). Please see attached map for directions and parking. Please do not hesitate to call me if you have questions, Barry Kitley, at 336-841-9363.

Sincerely,

Barry Kitley
Director of Community Relations

HIGH POINT UNIVERSITY
ONE UNIVERSITY PARKWAY, HIGH POINT, NORTH CAROLINA 27268 (336) 841-9000
WWW.HIGHPOINT.EDU

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:

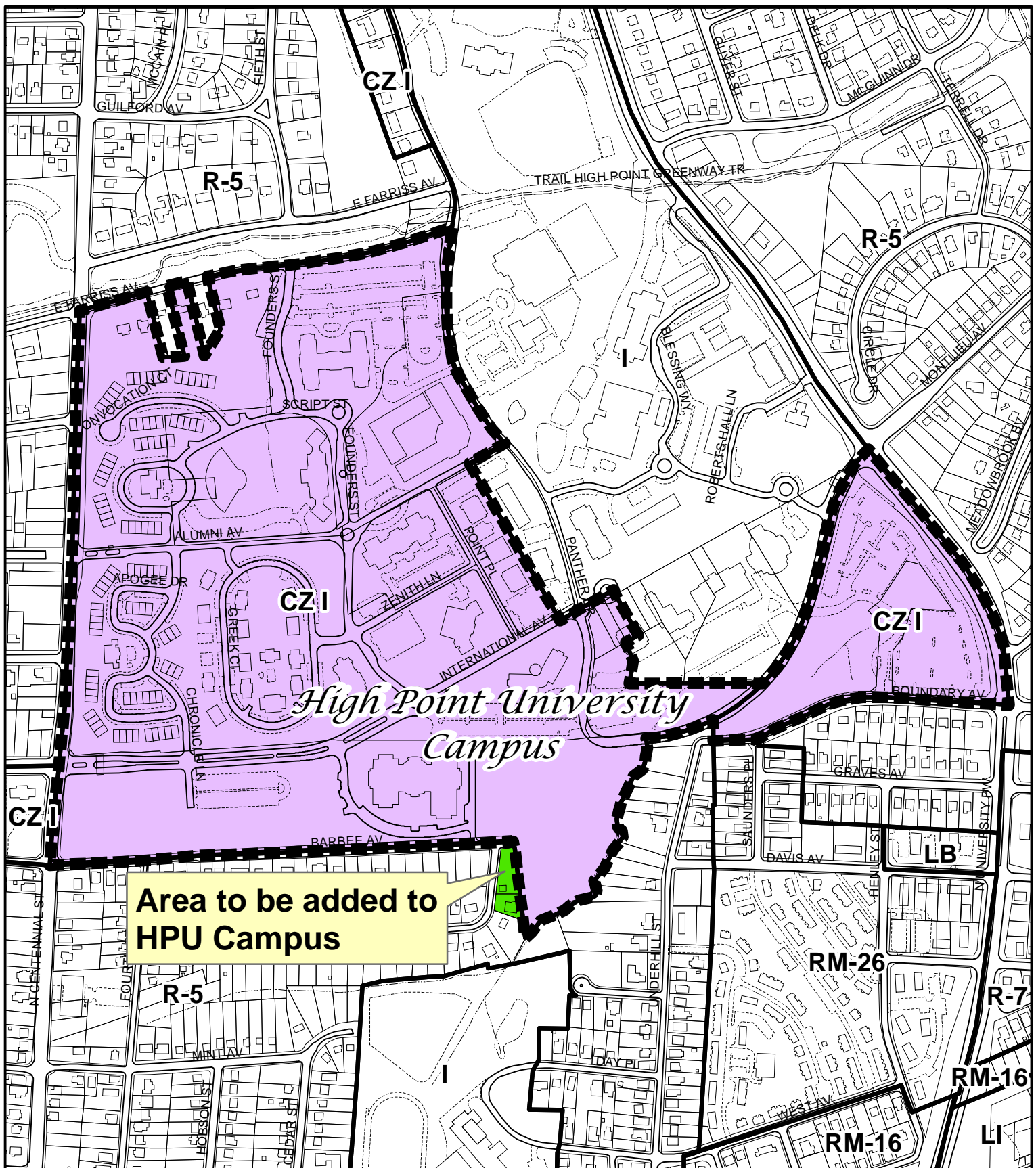
- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to 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



ZONING MAP AMENDMENT ZA17-27

From: Residential Single Family-5 (R-5) and
Conditional Zoning Institutional (CZ I)

To: Conditional Zoning Institutional (CZ I)

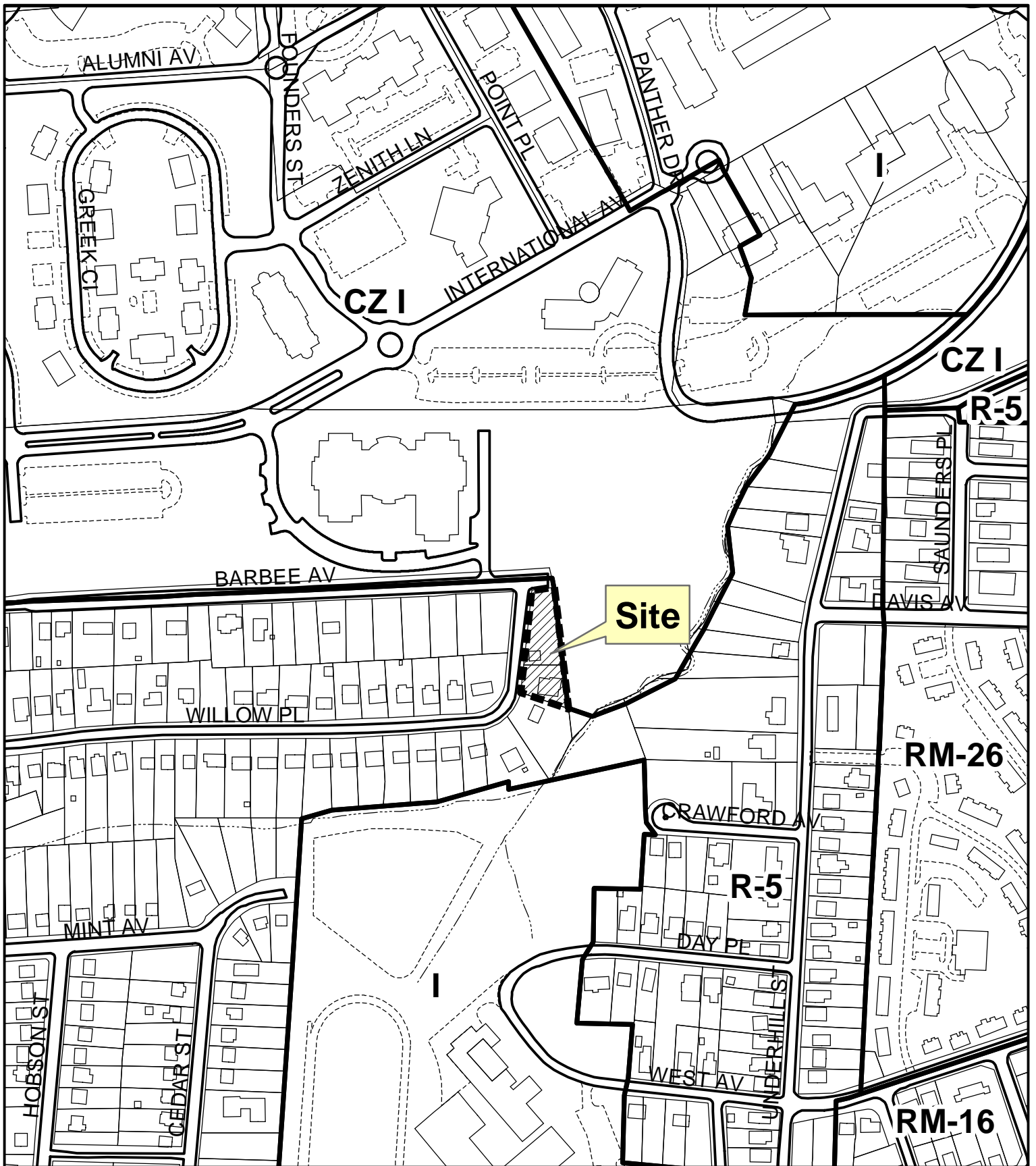
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point



Scale: 1"=500'
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ZONING MAP AMENDMENT ZA17-27

**From: R-5
To: CZ I**

Existing Zoning Boundary
Subject Property Boundary



**Planning & Development
Department**

City of High Point



Scale: 1"=300'
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2017\pz\za17-27.mxd

