CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Map Amendment 18-07**
Special Use 18-03
(Caring Services, Inc.)

From: Lee Burnette, Planning & Development Director

Meeting Date: July 16, 2018

Public Hearing: Yes

Advertising Date: July 4, 2018, and July 11, 2018

Advertised By: Planning & Development

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

PURPOSE:

1) Zoning Map Amendment 18-07: A request by Caring Services, Inc. to rezone approximately 21 acres from the Single Family Residential-3 (R-3) District and a Conditional Use Institutional (CU-I) District to a Conditional Zoning Institutional (CZ-I) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.

2) Special Use 18-03: A Special Use request by Caring Services, Inc. to allow a Major Social Service Facility to use in a Conditional Zoning Institutional (CZ-I) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.

BACKGROUND:
The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
On June 26, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-07 and Special Use 18-03. Recommendations were as follows:

1) Zoning Map Amendment 18-07:
Staff Recommendation: Staff recommended ***approval*** as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: The Commission recommended ***approval***, by a vote of 5-0, as recommended by staff.

2) Special Use 18-03:
Staff Recommendation: Staff recommended ***approval*** as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: By a vote of 5-0, the Commission forwarded this request to the City Council without a recommendation.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Caring Services, Inc. **Zoning Map Amendment 18-07**
Special Use 18-03

At its June 26, 2018 public hearing, the Planning and Zoning Commission reviewed these requests pertaining to the 21 acres associated with the John Wesley University campus. All members of the Commission were present except for Ms. Marie Stone, Ms. Angela McGill and Mr. John McKenzie. Member Ray Wheatley was recused due to a potential conflict of interest. Mr. Herbert Shannon, Senior Planner, presented both requests and recommended approval of ZA-18-07 and SU 18-03, as outlined in the staff reports.

Speaking in favor of the request: The following speakers spoke in favor of the request:

- Tom Terrell, Attorney, Smith-Moore-Leatherwood LLP, representing Caring Services Inc, 529 W. Parkway Avenue, High Point
- Becky Yates, Executive Director Caring Services Inc, 1713 Windsor Drive, High Point
- Teresa Hinkle, Program Director Caring Services Inc, 102 Chestnut Drive, High Point
- Brian Brown, 303 Milburn Street, Greensboro
- Tom Conley, 5041 Bennington Way, High Point
- Anthony Strong, 2112 Friends Avenue, High Point
- Kyle Hemauer, 701 Arbordale Avenue, High Point
- Linda Sasser, 2831 Brennen Lane, High Point

Mr. Terrell, Ms. Yates and Ms. Hinkle provided an overview of the mission and function of Caring Services and their 23 years of operation in the City of High Point. The provided a detailed overview of how they intend to use the John Wesley University facility if their request is approved. Mr. Terrell stated that the proposed major social service use would house the same number of persons currently housed by the college and that Caring Services would have a similar or less intensive impact as the current education use. Ms. Yates and Ms. Hinkle provided a detailed overview of Caring Services rules of operation, intake procedure, client monitoring, and their day-to-day operation.

The other speakers, Mr. Brown, Mr. Strong and Mr. Hemauer provided personal testimonials of how Caring Services helped change their lives.

Speaking in opposition of the request: The following speakers spoke in opposition of the request:

- David Zaritzky, 2701 N. Centennial Street, High Point
- Pamela You, 739 Hitchcock Way, High Point
- Carolyn Davenport, 1027 Eastchester Drive, High Point
- Amy Heybroek, 2806 Overview Terrace, High Point
- John Shanas, 1022 Clinard Avenue, High Point
- Rex Sokolnicki, 2807 Big Oak Court, High Point
- Johnnie Springett, 2505 Burch Point, High Point
- Ashley Clark, 1020 Clinard Avenue., High Point

These speakers raised the following concerns:

- Concern the social service facility would include sex offenders and the proximity of the use relative to a daycare center and a youth sports facility.
- Concern the facility would reduce the property values of their homes.

- Concern with safety by having a social service use close to residences and increased foot traffic in their neighborhood from the facility.
- Concern with increased criminal activity and drug dealers coming to the area to entice former clients.

Once the public hearing was closed, the Commission deliberated on these requests. During the public hearing, speakers in favor and speakers in opposition submitted copies of additional materials to the Commission to support their positions regarding the Special Use request. The Commission voiced concern that a substantial amount of information was submitted to them by the public and they did not have sufficient time, during the public hearing, to review and validate this new information. As they should only consider valid evidence, the Commission requested guidance from the attorney.

Mr. Fred Baggett, legal counsel for the board, noted that the procedure at City Council will be a quasi-judicial hearing in which only valid substantiated evidence may be considered. Furthermore, speakers are sworn in and can be cross examined. As this Planning & Zoning Commission meeting was not a quasi-judicial hearing and based on the amount of new information submitted it would be appropriate, if they desire, to forward the Special Use request to City Council with no recommendation.

Planning & Zoning Commission Action

1) Zoning Map Amendment 18-07

   Consistency Statement
   The Commission stated that the institutional zoning request is generally consistent with the Land Use Plan map.

   Reasonableness Statement
   The Commission stated that the request is reasonable as the area of the proposed expansion is currently surrounded on three sides by an existing institutional use and the proposed will not significantly increase development intensity of allowable institutional uses.

   The Planning & Zoning Commission adopted these statements by a vote of 5-0.

   Zoning Map Amendment
   The Commission recommended ***approval*** of Zoning Map Amendment 18-07 by a vote of 5-0.

2) Special Use 18-03
   By a vote of 5-0, the Commission forwarded this request to the City Council without any recommendation.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
SPECIAL USE PERMIT 18-03
June 26, 2018

Request	
Applicant: Caring Services, Inc.	**Owner:** John Wesley University
Proposal:	A Special Use Permit request to allow a Major Social Service Facility use type in a Conditional Zoning Institutional (CZ-I) District.

Site Information	
Location:	The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.
Tax Parcel Numbers:	Guilford County Tax Parcels 0199548 and 0199576
Site Acreage:	Approximately 21 acres
Current Land Use:	Single family dwellings and College/University
Physical Characteristics:	The majority of the site has a moderately sloping terrain with its high elevations lying along Eastchester Drive and N. Centennial Street frontages. The higher perimeter elevations slope northward to a pond at the northern portion of the site. This pond has been converted to a private regional stormwater control device. This stormwater control device drains northward to a perennial stream at the northern boundary of the site, which empties into Oak Hollow Lake.
Water and Sewer Proximity:	An 8-inch City water line lies adjacent to the site along Eastchester Drive and N. Centennial Street; and an 8 and 16-inch City sewer line lie adjacent to the site along Eastchester Drive and N. Centennial Street. Finally, an 8-inch private sewer line runs across the rear of the property and serves the administrative office building on the site.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area requirements. Engineered storm water 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 two (2) units per acre or more.
Overlay District:	Eastchester Scenic Corridor Overlay District Oak Hollow Lake Watershed Critical Area (WCA); Tier 2 and 3

Adjacent Property Zoning and Current Land Use			
North:	**R-3**	Single Family Residential-3 District	Single family detached dwellings and undeveloped parcel
South:	**OI** **CU-OI** **CU-LB**	Office & Institutional District Conditional Use Office & Institutional District	Office, automotive sales and personal service uses
East:	**PDL**	Planned Development – Limited	Commercial building with retail and personal service uses
West:	**R-3** **R-5**	Single Family Residential-3 District Single Family Residential-5 District	Single family detached dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The Eastchester Drive frontage has a Local/Convenience Commercial designation. The central portion of the site has an Institutional designation and the northern half of the site has a Low-Density Residential designation. • **Institutional**: Public, quasi-public and institutional uses on large tracts are included in this classification. • **Low-Density Residential**: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. • **Local/Convenience Commercial**: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict, nor does it promote, the goals and objectives of the Land Use Plan.
Relevant Area Plan:	Not applicable
Zoning History:	The college was established on the site in the 1980s and obtained zoning approval in 1988 to add land area along N. Centennial Street to develop student housing (multifamily structure). The campus was expanded to its current configuration under a 1992 zoning approval. In 1995, the site received Special Use Permit approval to install a 120-foot tall telecommunication tower. This Special Use Permit was amended in 2007 to raise the tower 15 feet (to 135 feet) for an additional antenna array.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	N. Centennial Street Eastchester Drive	Major Thoroughfare Major Thoroughfare	1,050 feet 750 feet
Vehicular Access:	The applicant is proposing to use the existing drive access point from N. Centennial Street and Eastchester Drive.		

Traffic Counts: *(Average Daily Trips)*	N. Centennial Street Eastchester Drive	4,000 ADT (NCDOT 2015 traffic count) 32,000 ADT (NCDOT 2015 traffic count)	
Estimated Trip Generation:	None available		
Traffic Impact Analysis (TIA):	**Required**		**TIA Comments**
	Yes	**No** X	Not applicable

School District Comment
The current CU-I District allows residential development up to 16 units per acre. As this zoning request will only add a 0.7-acre parcel, this request will not significant impacts area schools.

Details of Proposal

The applicant has submitted a special use application to allow a major social service use in a Conditional Zoning Institutional (CZ-I) District. The social service use type falls under the residential use classification and is defined as a facility with support and supervisory personnel that provides temporary room and board, housekeeping, personal care, or rehabilitation services for those needing emergency services, post-incarceration services, or drug or alcohol rehabilitation assistance (but not including those with mental illness who are dangerous to others). Facilities that provide assistance to seven (7) or more people are classified as major social service uses. Social service facilities are permitted in the Residential Multifamily 26 (RM-26), Office Institutional (OI). General Business (GB) and Institutional (I) Districts. However, a major social service facility requires a special use permit in these districts.

The applicant, Caring Services, Inc, is proposing to purchase the campus to establish a major social service use and to use the existing structures on the campus for this requested use (see attached SU Sketch Plan). The 20,000± square foot university administrative office and classroom building at the center of the campus (Building #1) is proposed to be used for administrative offices, classes and counseling services. The campus also has four single-family dwellings (Buildings 2, 3, 4 & 6) and a 12-unit multifamily structure (Building #5) that will be used for client housing. Subject to approval of Zoning Map Amendment Case 18-07, one additional single-family dwelling will be added to the campus (Building #7). The NC Building Code will permit up to 6 people in each of these former single family structures.

If approved, the SU sketch plan becomes a binding document as to how the social service use may function on the site. If the applicant proposes expansion of the use by adding land area, enlarge an existing structure or constructing new structures; a new Special Use approval, which includes a new public hearing process, shall be required.

Findings

A special 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 special use review process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis. Section 2.4.11 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.

Will not materially endanger the public health or safety if located where proposed.	
Compliance	Although the property is zoned to permit institutional uses, the proposed major social service use is a Residential Use Classification in the City's Development Ordinance. Staff has not identified any evidence that the social service use, as compared to other permitted residential uses or permitted institutional uses, would materially endanger the public health or safety. The May 31, 2018 letter included in the applicant's neighborhood meeting report outlines the scope of Caring Services operation. This letter states that they provide housing and supportive services (treatment) and as long as individuals are enrolled in their program they are required to meet with a counselor, have a sponsor, attend meetings and are randomly screened for drugs/alcohol. Their current facilities operate with monitors and assistant monitors that report any suspicious activities around the property, monitor curfew and notify staff of any problems. Based on this description of services and oversight, along with their described relationship with the High Point Police Department, the requested major social service use is not anticipated to endanger the public safety.

Complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.	
Compliance	The Development Ordinance requires a social service facility use to meet the following standards: 1. At least 50 square feet of gross floor area shall be provided for each person being housed or sheltered at the facility. <u>Compliance:</u> As part of change of use review, these minimum area requirements shall be enforced. 2. The facility operators shall provide continuous on-site supervision during the hours of operation through employees and/or volunteers. <u>Compliance:</u> The applicant is aware of this requirement and compliance is an on-going requirement of the permit.

Will not substantially injure the value of the abutting land, or the special use is a public necessity;	
Compliance	The current institutional zoning allows higher intensity uses such as multifamily development with a density up to 16 units per acre (335 multifamily units), major assembly/auditorium uses, schools (elementary to high schools) and office complexes. These uses are permitted by right and require no public hearing review. Staff has not identified any evidence that the reuse of the campus and its existing structures would be a higher intensity than other uses permitted by right or that the proposed use would substantially injure the value of abutting lands.

Will be in harmony with the area in which it is to be located.	
Compliance	The general land area occupied by the existing institutional use will not be changing and the reuse of the university's existing structures for a social service use will produce a development of similar intensity to the university. Furthermore, the impervious coverage limitations in this tier of the Oak Hollow Lake Watershed Critical Area is restricted to 35% built upon area, which will prevent significant increase in intensity. Taken in total, these factors will ensure development intensity of the requested social service use will be in harmony with the area and any changes to the current site layout must be approved with an amendment to this special use approval.

Is in general conformity with the City's adopted policy guidance.	
Compliance	The subject site is situated near the intersection of two thoroughfare roadways where the Land Use Map transitions from commercial and institutional to the low density residential land use classification. The current institutional use acts as a transition between the commercial uses along the Eastchester Drive corridor and the residential neighborhoods to the north. The requested major social service use will continue to serve as a transitional use. Staff has not identified any evidence that the requested social service use, as restricted by the SU Sketch plan and as restricted by standards of the Oak Hollow Lake Watershed Critical Area, would conflict with adopted policy guidance documents.

Recommendation

Staff recommends approval

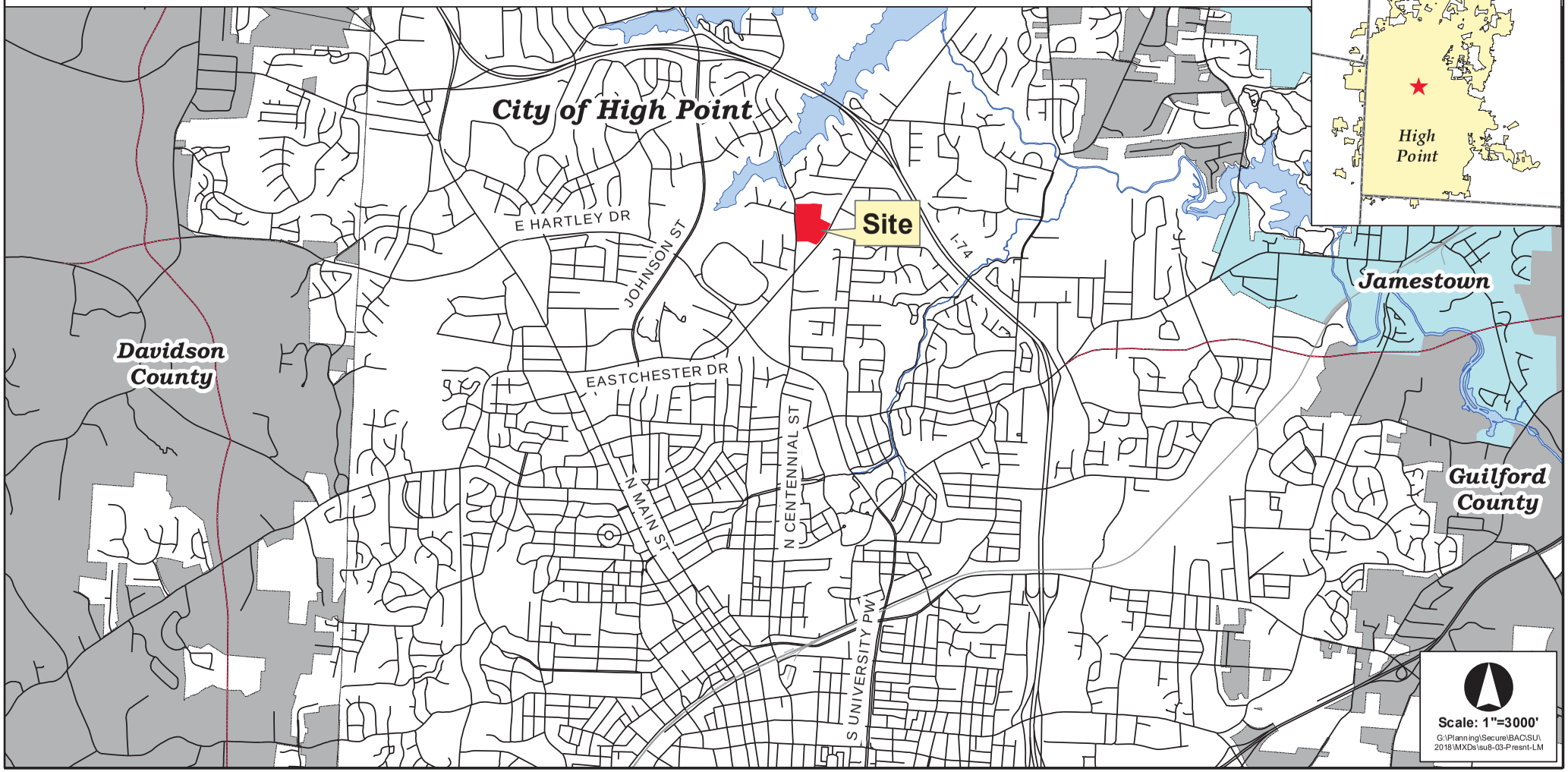
The Planning and Development Department recommends approval of the request to permit a Major Social Service Facility Use in the Conditional Zoning Institutional (CZ-I) District and the accompanying Special Use Permit.

Report Preparation

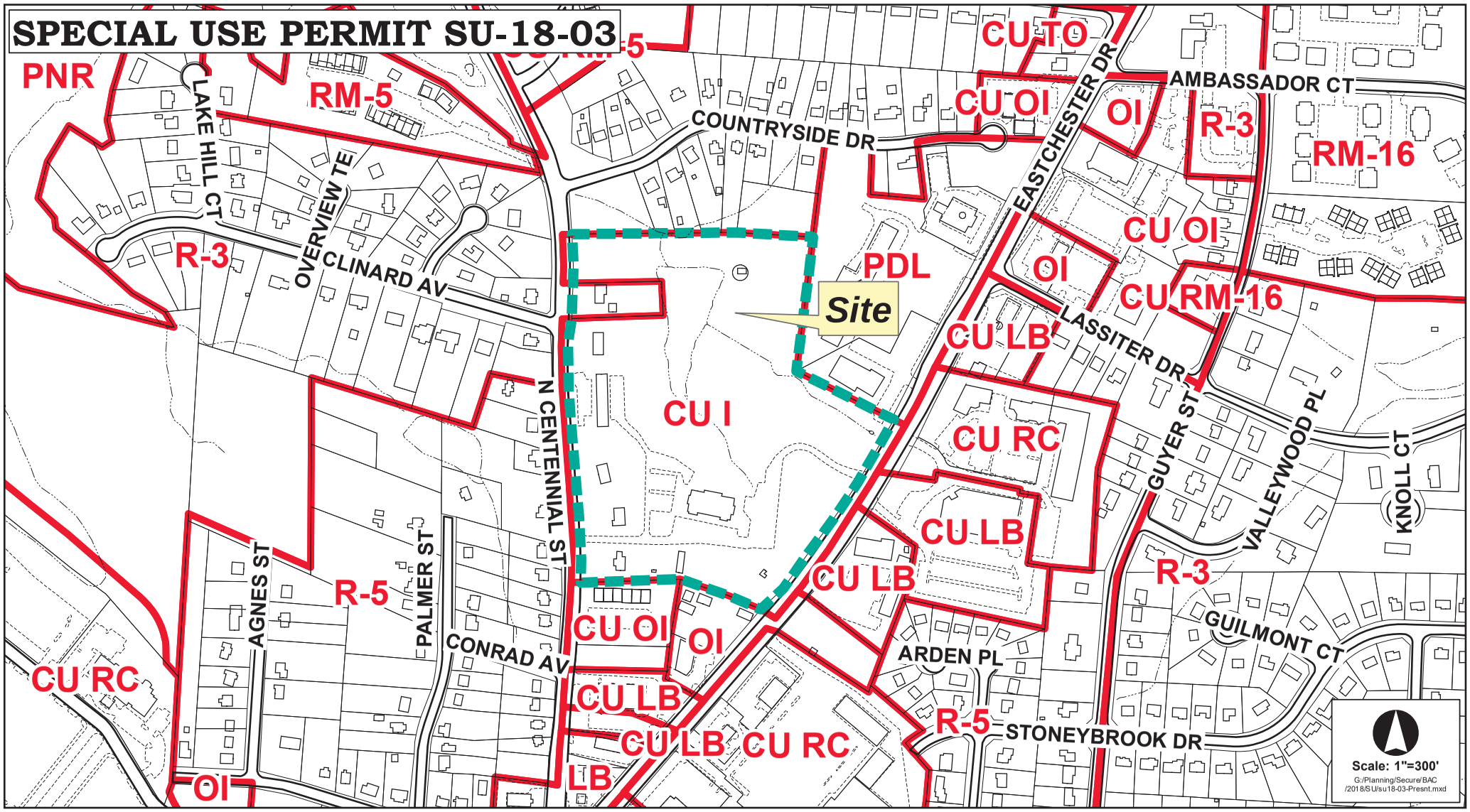
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

LOCATION MAP

SPECIAL USE PERMIT: SU-18-03
Applicant: Caring Services Inc.



SPECIAL USE PERMIT SU-18-03



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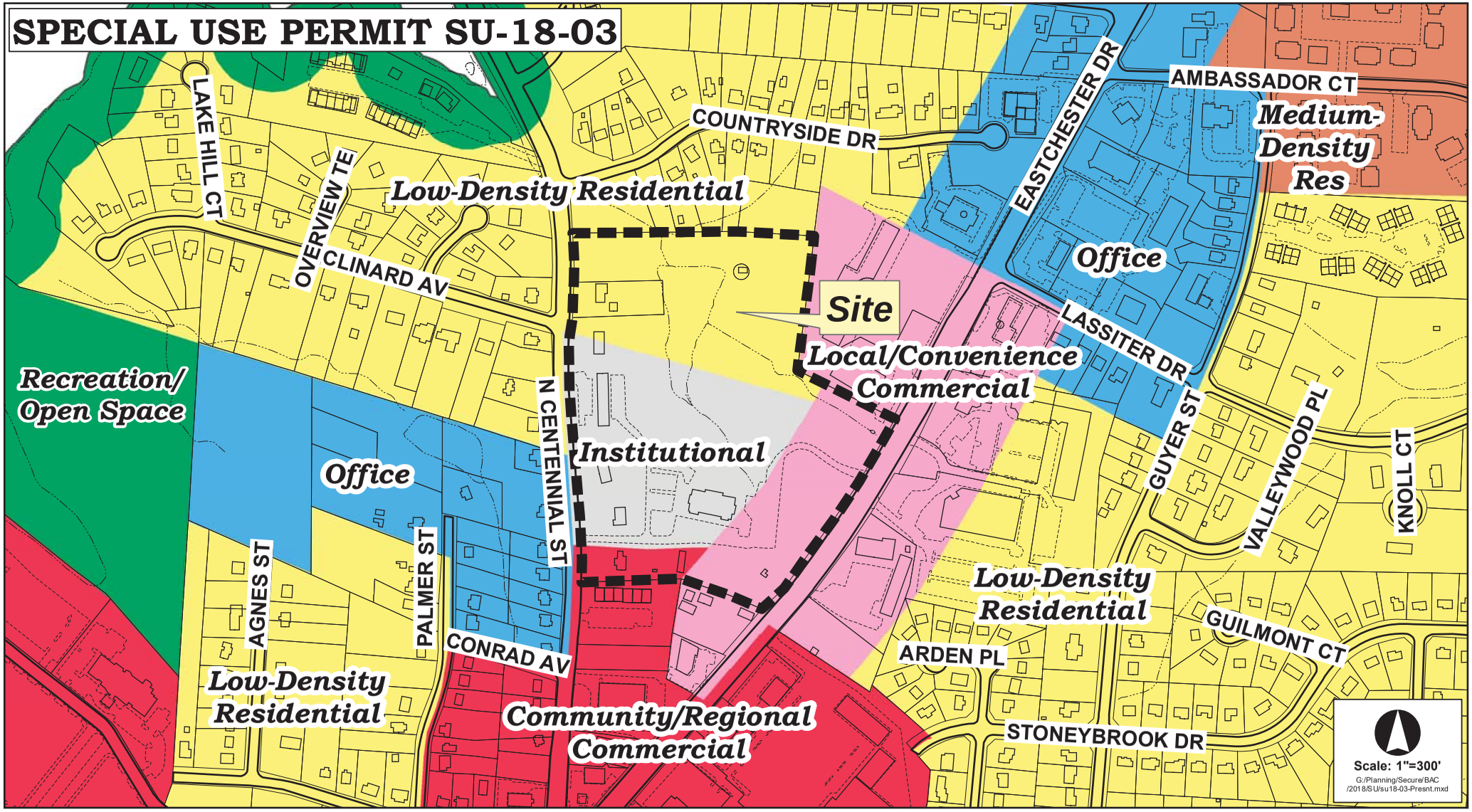
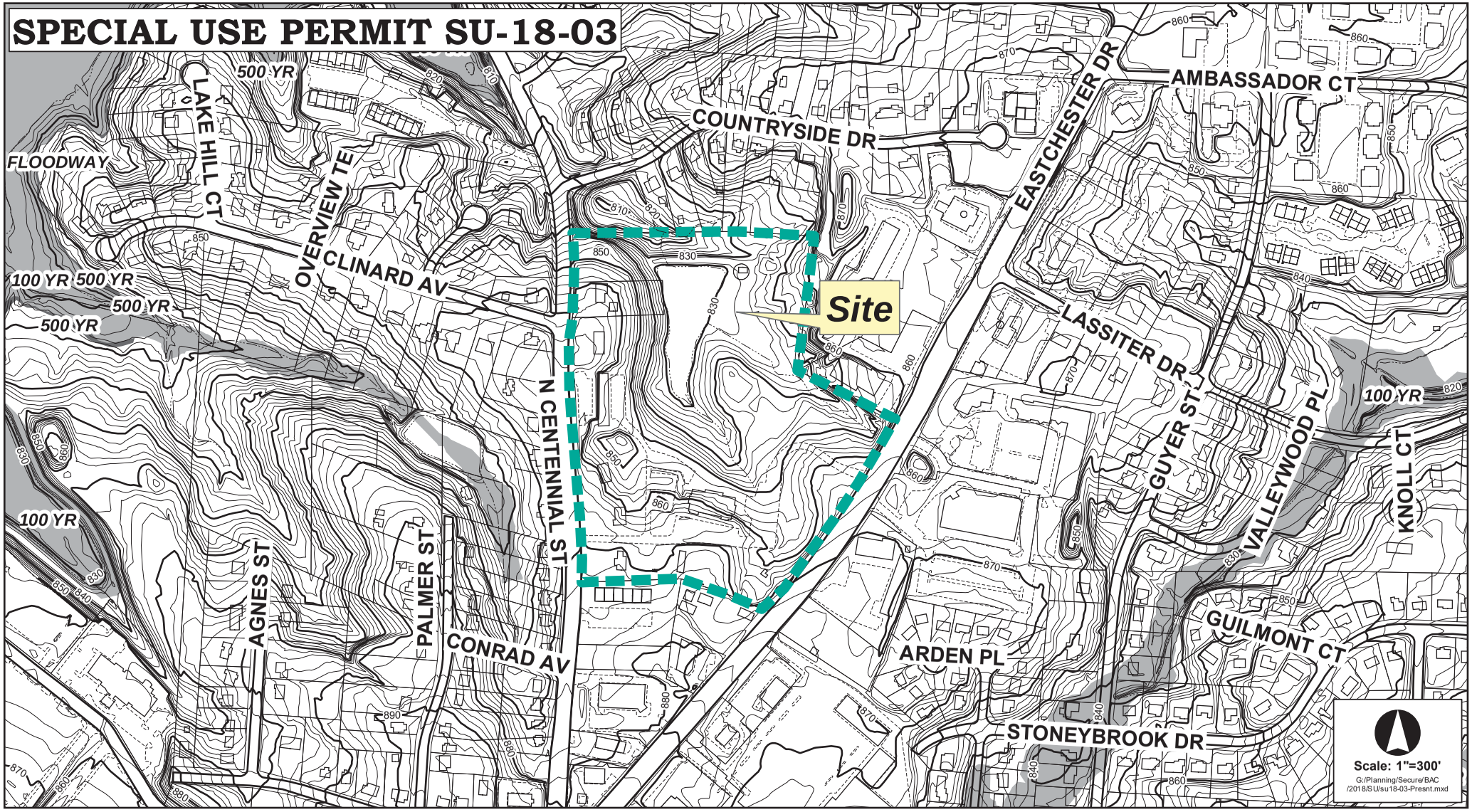


SPECIAL USE PERMIT SU-18-03



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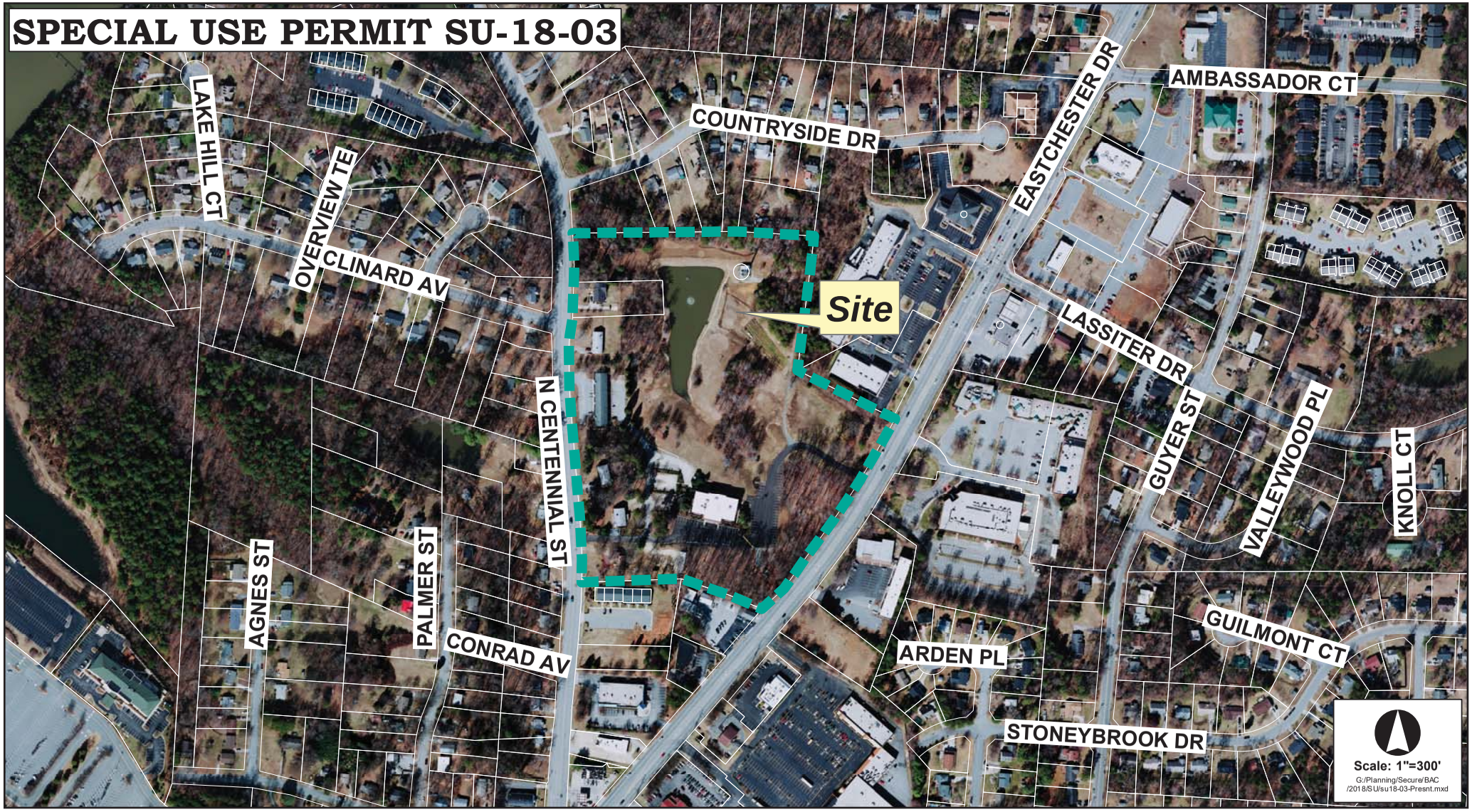

SPECIAL USE 18-03
CITY OF HIGH POINT, NORTH CAROLINA

SECTION 1

The City of High Point City Council, pursuant to Section 2.4.11, Special Use, of the City of High Point Development Ordinance, approved a Special Use and Site Plan for the following use, subject to the following condition(s):

Part I. USE: Major Social Service Facility

Part II. Conditions: None

SECTION 2

Description of Property: The property is approximately 21 acres, lying approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street. The property is also known as Guilford County Tax Parcels 0199548 and 0199576.

SECTION 3

A special use and the associated site plan approval are perpetually binding and run with the land, unless amended. A material change to a special use or to an associated site plan that alters the objectives and purposes of the requirements or conditions of the special use constitute an amendment to the special use.

If development approved as a special use is discontinued for a period exceeding 18 months, or if a special use is replaced by a use otherwise permitted by right in the zoning district, the special use approval is deemed abandoned and the special use approval is null and void.

An action invalidating a special use condition of approval for any reason shall render the special use null and void.

SECTION 4

Special Use 18-03 and the accompanying site plan were approved by the City Council of High Point, North Carolina on the ____th Day of _____, 2018.

_____ _____

Lisa B. Vierling Date
City Clerk

Special Use Sketch Plan
(SU-18-03)
N Centennial St
Clinard Av
Bldg. #7
Bldg. #6
Bldg. #5
Bldg. #4
Bldg #1 Admin/Office
& counseling services
Bldg. #3
Bldg. #2
Eastchester Dr - SR68
Permitted Uses
Bldg #1: Admin/offfice uses,
classrooms & counseling services
Bldg #2 thru 7: Client housing

Citizens Information Meeting Report
Special Use 18-03

Submitted by: Thomas E. Terrell, Jr. on behalf of Caring Services

Citizens' Communication Report

Caring Services, Inc.

Zoning Map Amendment Case
Special Use Permit Application

Submitted by
Thomas E. Terrell, Jr.
May 31, 2018

1. Letter of Invitation

The letter attached as Exhibit A (with map in color on original) was sent to all neighbors owning property within 300 feet of the site. The letter included a copy of the official citizens' information statement.

The letter provided ample direct, personal contact information for any person to use if they had questions.

2. Recipients

The list of recipients, prepared by the City of High Point Planning Department, is attached as Exhibit B.

3. Neighborhood Meeting

The Neighborhood Meeting was held from 5:00 to 7:00 at the John Wesley campus. A photo of the sign directing neighbors to the meeting is attached as Exhibit C. Attending the meeting for Caring Services were 4 board members, including the board chair; 9 staff members, including Executive Director, Becky Yates; 6 program participants; and 2 supportive friends, for a total of 21 people.

Only two neighbors came:

(a) Mr. Randy Rich (Rich Automotive)
(b) Mr. Tom Duke

The sign in sheet is attached as Exhibit D.

4. Questions/Concerns/Comments

We had a very cordial conversation with Mr. Rich who inquired if the campus would remain the same and keep its natural surroundings. He was assured that it would and that no plans exist for construction or expansion. He asked general questions about length of stay and types of services and programs. Mr. Rich had two recommendations: first, that closing at least

one of the Centennial entrances would stop some of the cut-through traffic; and two, that there is drug activity at the convenience store on the corner that Caring Services should be aware of. Ms. Yates answered all questions and acknowledged that the present Caring Services site is near drug activity too.

5. Other Communications

(a) I had a call from an employee at State Employees Credit Union in Raleigh who wanted to know why they received the letter, which property they owned, and asking several times why there was no loan number on the invitation letter. She expressed no concerns about the zoning but was baffled as to why they received the letter. I tried to explain that the tax department shows that they own a property within 300 feet of John Wesley University, but she continued to express her consternation as to why the property address and loan number were not on the letter and she had not heard of the college.

(b) An hour after the neighborhood meeting I received an email from Margaret Elaine Brown who lives at 2300 Palmer Street. Her email and Ms. Becky Yates' reply are attached to this report as Exhibit E.

EXHIBIT A

SMITHMOORE
LEATHERWOOD
ATTORNEYS AT LAW

300 N. Greene Street
Suite 1400
Greensboro, NC 27401

May 22, 2018

Dear Neighbor:

I represent Caring Services, Inc., a High Point non-profit, that has filed an application with the City of High Point to make a small change in the zoning of the 20.87 acre property formerly used as John Wesley College and Laurel University from CU-I (Conditional Use – Institutional) to CZ-I (Conditional Zoning – Institututional). There is also a small residential tract within the campus that is requested to be changed from R-3 to CZ-I.

Caring Services offers the binding condition that no other uses shall be allowed other than those uses listed in the zoning ordinance in the "Social Services, Major" category. An application for a Special Use Permit has also been filed for Social Services, Major. You have received this letter because your property lies within 300 feet of the outer boundary of this tract.

The property is outlined in red on the map below:

Direct: 336.378.5412 | Fax: 336.433.7482 | tom.terrell@smithmoorelaw.com | www.smithmoorelaw.com

ATLANTA | CHARLOTTE | GREENSBORO | GREENVILLE | RALEIGH | WILMINGTON

As a very brief description, Caring Services is a High Point-based non-profit that provides counseling services for men and women with alchohol and substance dependencies. Ten percent of our population has struggled with addictions at some point in their lives. They include our employees, co-workers, neighbors, friends, fellow church members, strangers we meet everyday, and, of course, family members. Each person receiving this letter has known or loved someone with an addiction.

If you are interested in learning more, Caring Services will hold an informal, drop-in/drop-out neighborhood meeting in the administration building of the campus between 5:00 and 7:00 p.m. on May 30th. There will be signs directing you where to go. In the meantime, if you have questions, please feel free to email me at tom.terrell@smithmoorelaw.com or to call me at my office at 336-378-5412. Please also feel free to email Becky Yates at byates@caringservices.org. She can be reached at 336- 886-5594 Ext. 27

Also enclosed is a sheet that explains how zoning decisions are made by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission will hear the matter at 6:00 pm on Tuesday, June 26, in High Point City Hall.

Sincerely,

Smith Moore Leatherwood LLP

Thomas E. Terrell, Jr.

TET/ths

Enclosure

Planning & Development

Development Services Division

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

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

Revised 02-24-16

EXHIBIT B

AGUILAR, RAFAEL E
2119 ARDEN PL
HIGH POINT NC 27265

ALLTEL COMMUNICATIONS OF NC LP
P O BOX 2549
ADDISON TX 75001

ARBORETUM AT HIGH POINT LLC
P O BOX 49579
GREENSBORO NC 27419

ARTHUR, MARLANE FERRARI ; GUELLA, BRIAN JOSEPH
2800 BIG OAK CT
HIGH POINT NC 27265

BAILEY, JOSEPHINE W
2118 ARDEN PL
HIGH POINT NC 27265

BARLEY, ANNIE JUANITA O ESTATE
800 WALL ST
ARCHDALE NC 27263

BARLEY, F B
1701 BRISTOL PL
HIGH POINT NC 27262

BARNES, JOSEPH L ; BARNES, GLENDA S
2116 ARDEN PL
HIGH POINT NC 27265

BEASLEY, VIRGINIA
1605 LAZY LN
HIGH POINT NC 27265

BENNETT, WILLIAM J III ; BENNETT, JANET V
3303 WOODVIEW DR
HIGH POINT NC 27265

BISHARA, ESSA J ; BISHARA, JACOB E ; BISHARA, JAMES E ; BISHARA, NAJWAH E
3900 MEREDITH DR
GREENSBORO NC 27408

BOLES, LEO W ; BOLES, RUBY H
2315 N CENTENNIAL ST
HIGH POINT NC 27265

BROWN, MARGARET ELAINE
2300 PALMER ST
HIGH POINT NC 27265

BUN & SWEETIE LLC
5973 PEPPER RD
OAK RIDGE NC 27310

CAPITAL PROPERTY INVESTMENTS LLC
PO BOX 6476
HIGH POINT NC 27262

CENTENNIAL PROPERTIES LLC
PO BOX 6476
HIGH POINT NC 27262

CHARLTON, RICHARD DEAN
1105 COUNTRYSIDE DR
HIGH POINT NC 27265

CHEN, JIN FENG ; MEI, MA TI
2302 PALMER ST
HIGH POINT NC 27265

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

CLARKE, ALEC
2310 104 N CENTENNIAL ST
HIGH POINT NC 27265

COMPTON, FREDDY ; COMPTON, CHARLES JR ; COMPTON, MICHAEL COMPTON ; COMPTON, JOHNNY ; COMPTON, PAMELA COMPTON
265 LAKE DR
WINSTON SALEM NC 27107

COMPTON, JARED
1126 COUNTRYSIDE DR
HIGH POINT NC 27265

COMPTON, MICHAEL
1126 COUNTRYSIDE DR
HIGH POINT NC 27265

COMPTON, MICHAEL D ; COMPTON, DONNA H
1118 COUNTRYSIDE DR
HIGH POINT NC 27265

CONFERENCE CAROLINAS
2310 N CENTENNIAL ST #102
HIGH POINT NC 27265

DARNELL, DOROTHY DIXON HEIRS
1109 COUNTRYSIDE DR
HIGH POINT NC 27265

DEMARCEY, THOMAS W
1038 CLINARD AVE
HIGH POINT NC 27265

DUPREE, BERTHA B
1112 COUNTRYSIDE DR
HIGH POINT NC 27265

EASTCHESTER PROPERTIES LLC
5110 OXFORD CRESCENT CT
CHARLOTTE NC 28226

FARRINGTON, JEFF
2008 HUNTERSWOOD DR
HIGH POINT NC 27265

FREEMAN, CHAD STEVEN
265 EASTCHESTER DR
HIGH POINT NC 27265

HARRIS, PHILIP E ; HARRIS, MELANIE B
2804 BIG OAK CT
HIGH POINT NC 27265

HEPLER, GLENN BARKER
2809 BIG OAK CT
HIGH POINT NC 27265

HUMPHREY, JULIE
1107 COUNTRYSIDE DR
HIGH POINT NC 27265

HUNT, ADRIANNE D ; HUNT, ERIC
2808 BIG OAK CT
HIGH POINT NC 27265

IDOL, ROGER DALE
2411 N CENTENNIAL ST
HIGH POINT NC 27265

JLC EASTCHESTER LLC
1795 ABBOTTS CREEK CHURCH RD
HIGH POINT NC 27265

KERSEY, ALTON HENRY JR ; KERSEY, JANE F
2605 N CENTENNIAL ST
HIGH POINT NC 27265

KING MANAGEMENT GROUP INC
2310 N CENTENNIAL ST STE 106
HIGH POINT NC 27262

LACZYNSKI, EDWARD
218 PINERIDGE DR
HIGH POINT NC 27262

LAKESIDE ESTATES HOMEOWNERS ASSOCIATION INC
316 LOUISE AVE
HIGH POINT NC 27262

LAUREL UNIVERSITY
1215 EASTCHESTER DR
HIGH POINT NC 27265

LAUREL UNIVERSITY INC
2314 N CENTENNIAL ST
HIGH POINT NC 27265

MABE, GLENDA K
1106 COUNTRYSIDE DR
HIGH POINT NC 27260

MABE, R WAYNE
1220 EASTCHESTER DR STE 102
HIGH POINT NC 27265

MABE, R WAYNE TRUSTEE ; OF CAROLYN I WAYNE GENERATION-SKIPPING MARITAL TRUST ; MABE, BRADLEY T TRUSTEE ; OF CAROLYN I MABE GENERATION-SKIPPING FAMILY TRUST
4111 GREENVALLEY DR
HIGH POINT NC 27262

MOXLEY, RONALD E
1040 CLINARD AVE
HIGH POINT NC 27265

NOBLE, DEAN ELBERT JR
2305 N CENTENNIAL ST
HIGH POINT NC 27265

OAK HOLLOW ACQUISITION LLC
65 HARRISTOWN RD STE 301
GLEN ROCK NJ 07452

OTAMENDI, HERON
1114 COUNTRYSIDE DR
HIGH POINT NC 27265

POULOS, TERRY C ; GIANOPOULOS, CHRIS T ; POULOS, SAM T
301 ASHFORD CT
WINSTON SALEM NC 27103

RAYMOND W CHAMBERS JR REAL ESTATE HOLDINGS LLC
1708 HEATHCLIFF RD
HIGH POINT NC 27262

RICH, HOWARD RANDALL ; RICH, MARK EUGENE
2302 CANTUS CT
HIGH POINT NC 27265

SMITH, EVELYN W ; SMITH, JEFFREY HOLTON
405 OLD MILL RD
HIGH POINT NC 27265

SMITH, PAMELA DAWN
2802 BIG OAK CT
HIGH POINT NC 27265

SOKOLNICKI, REX F ; WIDMANN, PAMELA M
2807 BIG OAK CT
HIGH POINT NC 27265

STATE EMPLOYEES CREDIT UNION
P O BOX DRAWER 25279
RALEIGH NC 27611

STEVENS, JAMES RICHARD ; STEVENS, TERRI S
923 GALLIMORE DAIRY RD
HIGH POINT NC 27265

TERRELL, THOMAS E ; TERRELL, GAITHER M ; LANEY, R BRUCE ; TERRELL, NANCY W
529 W PARKWAY AVE
HIGH POINT NC 27262

THORNTON, ROGER DALE ; THORNTON, NELLIE M
1108 COUNTRYSIDE DR
HIGH POINT NC 27265

TRIANGLE CENTRE STAGE LLC
404 HUNT ST STE 520
DURHAM NC 27701

TWO GREAT KIDS LLC
1971 EASTCHESTER DR STE 100
HIGH POINT NC 27265

VUKSIC, VESELKO ; VUKSIC, ANICA P
705 LAKECREST AVE
HIGH POINT NC 27265

WATTS, CHRISTOPHER N ; WATTS, LESLIE D
372 WINDY HILL LANE
THOMASVILLE NC 27360

WHITE, NANCY E
2303 N CENTENNIAL ST
HIGH POINT NC 27265

EXHIBIT C

Caring Services Inc
NEIGHBORHOOD
MEETING
May 30, 2018 • 5-7pm

EXHIBIT D

Caring Services Inc.

caringservices.org

Please print

Name	Address
Randy Rich	1127 Eastchester Dr. HP
Jan J. Dobe	1127 Eastchester Dr HP

EXHIBIT E

-----Original Message-----
From: Becky Yates [mailto:byates@caringservices.org]
Sent: Thursday, May 31, 2018 2:29 PM
To: Elaine Brown; Tom Terrell
Subject: RE: John Wesley College property rezoning

Ms. Brown,
Sorry you were unable to attend the Neighborhood meeting last evening but I will be happy to answer your questions.
Caring Services is a grassroots non-profit organization founded in 1994 in High Point. We currently provide housing and supportive services (treatment) to over 100 men and women daily, although we would not bring our entire population to the new site. Our program operates in phases and in phase One, all program participants must attend intensive outpatient treatment Monday-Friday from 9am-2:30pm. As they progress through the phases of intensive outpatient treatment, they have more flexibility in their schedules so that by about 90 days, they will complete intensive outpatient treatment. At that time, they are expected to find employment and begin to become more self-sufficient. As long as an individual is enrolled in our program they are required to meet with a counselor, must have a sponsor, must attend 12 step meetings, and are randomly drug/alcohol screened. Nobody in active addiction or who is actively using is permitted on our property or allowed to remain in our program-we are an abstinence based program. There is a great deal of evidence to support the combination of housing and treatment as the most effective way to address substance use. We are state licensed facility and are CARF certified and we have a contract with the Veterans Administration to serve as the Clinical Treatment Program for the Salisbury VA catchment area. Outpatient treatment is offered as well as DWI classes.

As we currently operate, there is a monitor and an assistant monitor for each of our 11 housing sites. Their role is to report any suspicious activity around the property, to monitor curfew, and notify staff of any problems which may arise. We have an on-call emergency number and each monitor is able to reach a staff person at any time. We have a letter from Kenneth J. Shultz, Chief of High Point Police Department, which states in part: " The High Point Police Department and Caring Services have a long history of working together to address community based concerns. Through this partnership, we have been able to identify individuals in need and then work together to provide the resources and support necessary to help the individuals improve upon their circumstances. Through this mutual effort, we have seen positive success. Caring Services has maintained an extensive presence in High Point. Currently, they oversee approximately 10 residences in addition to their office/clinical space located on Chestnut Drive. To verify activity at those site, my Crime Analyst ran a history of calls for service during the timeframe of 4/9/17 through 4/10/2018. He identified that calls for serve to the locations appear to be minimal and are typical of other residential locations throughout the City. There were no reports of Violent Crimes occurring at any of the locations."

There are limited resources for individuals needing treatment, although treatment tends to return $4-$7 to the community in benefits such as fewer emergency room visits, fewer EMS calls, an improvement in productivity loss, and our graduates become working, tax paying community members who support their families and volunteer in the community. Other programs available in High Point include: House of Prayer, Naaman Village, and Pierced Ministries, all of which are faith based programs. For information about their locations and programs, I would ask that you contact directly, as I am not familiar with their daily operations.

If you would like to meet with me or would like more information, please feel free to contact me and I will be happy to try to meet at your convenience. Basically, I do not believe that you will see any changes due to the rezoning of

the property. Now you have students who live on campus and take classes on campus. With Caring Services, you will have individuals (no co-ed housing) who will live on campus and take classes on campus. We require program participants to respect the community and we have a tremendous staff of well- educated and compassionate professionals. Most of our participants do not own vehicles so you will not see an increase (and will probably see a decrease) in vehicle traffic. We have been good neighbors in every location where we are located and will continue our commitment to be good neighbors to you.

Sincerely,

Becky Yates
Executive Director
Caring Services, Inc

-----Original Message-----
From: Elaine Brown [mailto:brownelaine65@yahoo.com]
Sent: Wednesday, May 30, 2018 8:18 PM
To: tom.terrell@smithmoorelaw.com
Cc: Becky Yates
Subject: John Wesley College property rezoning

I have a few questions.

1. Will this be a residential facility or an outpatient facility?

2. Will it have security?

3. Are there other facilities of this type in High Point and if so, where?

I Could not make the meeting tonight but needed information.

My name is Margaret E Brown
2300 Palmer Street
High Point

I do appreciate your time with this matter.