

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-23
(Medical Realty Advisors, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 18, 2019

Public Hearing: Yes

Advertising Date: February 6, 2019 and
February 13, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Medical Realty Advisors, LLC to rezone an approximate 8.6-acre parcel from a Conditional Zoning Office Institutional (CZ OI) District to a Conditional Zoning General Business (CZ GB) District. The site is lying along the west side of Eastchester Drive, approximately 1,300 feet south of the intersection of Eastchester Drive and Deep River Road (1925 Eastchester Drive).

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 *denial* of this request as outlined in the attached staff report.
- B. On January 22, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-23. The Planning & Zoning Commission recommended *approval* of this request by a vote of 5-1.

PLANNING AND ZONING COMMISSION RECOMMENDATION

LeoTerra Acquisitions, LLC

Zoning Map Amendment 18-23

At its January 22, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 8.6-acre parcel to a Conditional Zoning General Business (CZ GB) District. All members of the Commission were present except for Mr. Ozzie Hough and Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Tom Terrell, attorney, Fox Rothschild LLP, 300 N. Greene Street, Suite 1400, Greensboro. Mr. Terrell provided an overview of his client's proposal to convert this existing office building to an internal self-storage use. He suggested to the Commission that this request should not be viewed as a commercial development as the proposed internal self-storage use will be the only permitted GB District use. In conclusion, Mr. Terrell stated that as conditioned, the request will be in harmony with the adjacent residential development because the exterior of the building will remain the same.

Speaking in favor of the request was Mr. David Ciser, 1935-D Eastchester Drive, who stated that because this use will have minimal impact on the abutting townhome development and the developer will be adding additional landscaping, he supported the reuse of this building.

Also speaking was Ms. Rebecca Latta, 1935-A Eastchester Drive, High Point. She expressed concerns with the proposal and wants to keep GB zoning out of this area. She stated that her purchased of a townhome in the Lake Point Development was due to it being next to an office use and does not know how the Commission can make an exception for this site without setting a precedent.

The commission had a lengthy discussion on this request. Some members were concern with making changes to the established zoning pattern and with setting a precedent. Other Commission members liked that the proposal would allow reuse of an existing building, generate less traffic than office use, and keep the building exterior the same.

Planning & Zoning Commission Action

Consistency Statements

The proposal is surrounded by office and residents and it is compatible because it is a reuse of an existing building with no architectural or structural changes. It restricts vehicular access to the existing driveway, reuses the existing building, and prohibits building expansion, which effectively mitigate adverse impacts. The site is subject to watershed and watershed critical standards, which limit development to the existing portions of the site. There is no evidence of any impact on municipal services. And, a Type A planting yard is required, and outdoor storage or evidence of storage operations cannot be visible from Eastchester Drive, minimizing effects on adjacent lands.

Reasonableness Statements

The reuse of a vacant building involving no or minimal adverse impacts is reasonable and it is unlikely that approval will be a significant precedent affecting future zoning requests due to the unique character of the case, including the conditions imposed.

The Planning & Zoning Commission adopted these statements by a vote of 5-1. Member Marie Stone voted in opposition to these statements.

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 18-23, with conditions offered by the applicant in their conditional zoning ordinance, by a vote of 5-1. Member Marie Stone voted in opposition to the map amendment.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-23
January 22, 2019**

Request	
Applicant: Medical Realty Advisors, LLC	Owner: HHG Real Property, LLC
Zoning Proposal: To rezone an 8.6-acre parcel	From: CZ OI Conditional Zoning Office Institutional District
	To: CZ GB Conditional Zoning General Business District

Site Information	
Location:	Lying along the west side of Eastchester Drive, approximately 1,300 feet south of the intersection of Eastchester Drive and Deep River Road.
Tax Parcel Number:	Guilford County Tax Parcel 0195741
Site Acreage:	Approximately 8.6 acres
Current Land Use:	Major Office
Physical Characteristics:	The eastern half of the site (Eastchester Drive frontage) has a moderately sloping terrain and is developed with a 94,760 square foot 2-story building. The western half of the site is undeveloped and heavily wooded with severely sloping terrain adjacent to the lake.
Water and Sewer Proximity:	A 16-inch City water line, and 12 & 16-inch sanitary sewer lines are lying adjacent to the site along Eastchester Drive.
General Drainage and Watershed:	<p>The eastern half of the site drains in an easterly direction towards Eastchester Drive and development is subject to the City Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for non-residential and multifamily development with a total impervious surface area greater than 24% of the site.</p> <p>The western half of the site drains in a westerly direction into Oak Hollow Lake. This portion of the site is in Tiers 1 & 2 of the Oak Hollow Lake Watershed Critical Area. Except for public water dependent structures, no development is permitted within Tier 1 and only one dwelling unit per acre is permitted in Tier 2.</p>
Overlay Districts:	Eastchester Gateway Corridor District City Lake General Watershed Area (GWA) Oak Hollow Lake Watershed Critical Area (WCA) Tiers 1 & 2

Adjacent Property Zoning and Current Land Use			
North:	RM-5	Residential Multifamily-5 District	Townhome development
South:	PNR	Parks and Natural Resources District	Public Park
East:	CU OI	Conditional Use Office Institutional District	Undeveloped parcel (across Eastchester Drive)
West:	PNR	Parks and Natural Resources District	Public Park and Oak Hollow Lake

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 site has an Office land use designation. The Office classification includes professional, personal and business service uses.
Land Use Plan Goals, Objectives & Policies:	<p>The following goal and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p> <p>Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.</p>
Relevant Area Plan:	<p><u>Eastchester Drive Corridor Plan Phase II (Lassiter Drive to Penny Road)</u></p> <p>The Eastchester Drive Corridor Plan Phase II recommends limiting commercial uses to well separated clusters located at major intersections, in particular, the Eastchester Drive/Wendover Avenue/Skeet Club Road intersection. The other areas along this section of the corridor are recommended for office and residential uses.</p>
Zoning History:	<p><u>Gateway Corridor Zoning History:</u> Since the 1980s, this segment of the Eastchester Gateway Corridor has had multiple parcels rezoned to various office districts and developed with various office and personal service related uses.</p> <p><u>Site Zoning History</u></p> <p>a) <u>ZA-93-19:</u> In 1993, the site was rezoned from a single family residential zoning district to a Planned Development Limited (PDL) District.</p> <p>b) <u>ZA-14-18:</u> In 2014, the site was granted its current CZ OI District zoning to convert the existing building to an office use.</p>

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Eastchester Drive	Major Thoroughfare	515 ft.
Vehicular Access:	Via the existing driveway access point from Eastchester Drive.		
Traffic Counts: <i>(Average Daily Trips)</i>	Eastchester Drive	40,000 ADT (NCDOT 2017 traffic count)	
Estimated Trip Generation:	Not applicable		

Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not applicable
Conditions:	Access to the site shall be through the existing driveway connection to Eastchester Drive.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment

Not applicable to this zoning case.

Details of Proposal

The applicant is requesting to rezone this parcel to allow the conversion of the existing building from an office use to an internal access, self-storage warehouse. The zoning application proposes to rezone this property from its current CZ OI District to the CZ GB District.

In conjunction with this request, the applicant has submitted a Conditional Zoning Ordinance in which they propose to restrict use of the property to an internal self-storage use, or to those uses permitted in the office use category of this district. They have also offered conditions requiring the reuse of the existing building, prohibiting exterior structural or architectural changes to the existing building, and prohibiting enlarging the existing structure.

Staff Analysis

The adopted Land Use Plan and the Eastchester Corridor Plan designates the zoning site for office use. The Office Land Use classification is intended for professional, personal and business service uses. Thus, making the site well-suited for its current OI District zoning as this district is primarily intended to accommodate a wide variety of moderate and high intensity office and institutional uses. The applicant has requested rezoning to the GB District, which is intended to accommodate a wide range of general retail, business, and service uses.

Eastchester Drive has major commercial nodes at 1) its southern end at the intersection of N. Main Street and along the corridor to the N. Centennial Street/Lassiter Drive intersections, 2) at the mid-point of the corridor at the Hickwood Drive/Skeet Club Road/Wendover Avenue/Penny Road intersections, and 3) at the northern point of the corridor at the Regency Drive/Gallimore Dairy Road intersections. The Eastchester Drive corridor has been the subject of a corridor plan since 1986 and plan recommendations are to focus commercial development at these major commercial nodes. The policy intent is to preserve Eastchester Drive as a travel corridor and to minimize traffic congestion caused by haphazard commercial development. This has been an established policy consistently maintained over 30 years.

This site is located within an approximate 2.5-mile section of Eastchester Drive between Lassiter Drive and Hickwood Road that is not zoned for commercial development. The established zoning pattern along this segment of the corridor primarily consist of OI Districts and residential districts. If approved, the requested CZ GB District will be the only commercial zoning district within this 2.5-mile section.

When a zoning amendment reclassifies a relatively small land area differently that is surrounded by a much larger area that is uniformly zoned, or it relieves the small area from restrictions to which

the larger area is subjected, the City must establish a reasonable public policy basis to approve the map amendment. Among the factors that must be considered are the size of the tract; compatibility with the City's adopted plans; the benefits and detriments resulting from the zoning action for the owner and the neighbors; and the relationship of uses envisioned under the new zoning and uses currently present on adjacent and nearby parcels.

- *Size of tract & land use pattern*
As stated, the zoning site is 8.9-acres and was developed for a single use. Adjacent lands along this segment of the Eastchester Drive corridor are zoned for office or residential uses. There are no tracts of land along this segment of Eastchester Drive, between Lassiter Drive and Hickwood Road, either commercially zoned or zoned for an internal access self-storage warehouse.
- *Balance benefits and detriments*
This proposal offers the opportunity to reuse an existing office building. Conditions have been offered to not make any exterior architectural or structural changes and to limit use of the site to an internal self-storage warehouse use or to office uses as permitted in the GB District. However, since the zoning district is not supported by adopted policy, it could set precedent for additional commercial zoning districts and other internal self-storage warehouse uses outside the established commercial nodes along the corridor.
- *Relationship of uses and Compatibility with the Plan*
The Land Use Plan Map and Eastchester Corridor Plan classifies this area primarily as Office. The Office classification is intended for professional, personal and business service uses, and not commercial development.

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;
	<ul style="list-style-type: none">❖ Adjacent land uses along this segment of the Eastchester corridor consist of office and residential uses. The requested warehouse use is not consistent with the existing land use pattern.❖ The conditions offered would reuse the existing building and not allow exterior architectural or structural changes, which other than signage, would not change the current exterior appearance.

<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 zoning submittal restricts vehicular access to the existing driveway serving the site, reuses the existing building and prohibits building expansion. These conditions restrict use of the property to its existing developed areas.
<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;
	Land development on the site is subject to the watershed and watershed critical area standards of the Development Ordinance, which limit development to the existing portion of the site.
<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 zoning submittal has no known 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.
	<p>The Development Ordinance requires:</p> <ul style="list-style-type: none"> • Installation of a Type A planting yard where the proposed warehouse use abuts a residential use; and • Prohibits outdoor storage and all evidence of the storage operation cannot be visible from the Eastchester Drive public right-of-way.

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.

There have been no substantial changes in land use policy in this area for the last 30 years and recent zoning map amendments are consistent with established policy.

Development Patterns:

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

The existing zoning along this segment of the Eastchester Drive corridor consist of Office Institutional and residential zoning districts. The proposed CZ-GB District is inconsistent with the established zoning pattern.

Consistency with Adopted Policy Guidance:

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

The request is not supported by the Eastchester Corridor Plan Phase II or the Land Use Plan, both of which recommends maintaining this section of the corridor for office and residential development.

Reasonableness/Public Interest:

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

A reasonable policy basis for the proposed zoning does not exist, given the proposed zoning district size, its compatibility with adopted policy, the benefits and detriments resulting and the proposed use in relation to uses allowed in surrounding districts.

Recommendation

Staff Recommends Denial:

While the requested CZ-GB District would minimize impacts from the proposed self-storage warehouse, it is not compatible with the adopted plans and would set a precedent for additional commercial zoning in this segment of the Eastchester Drive corridor.

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

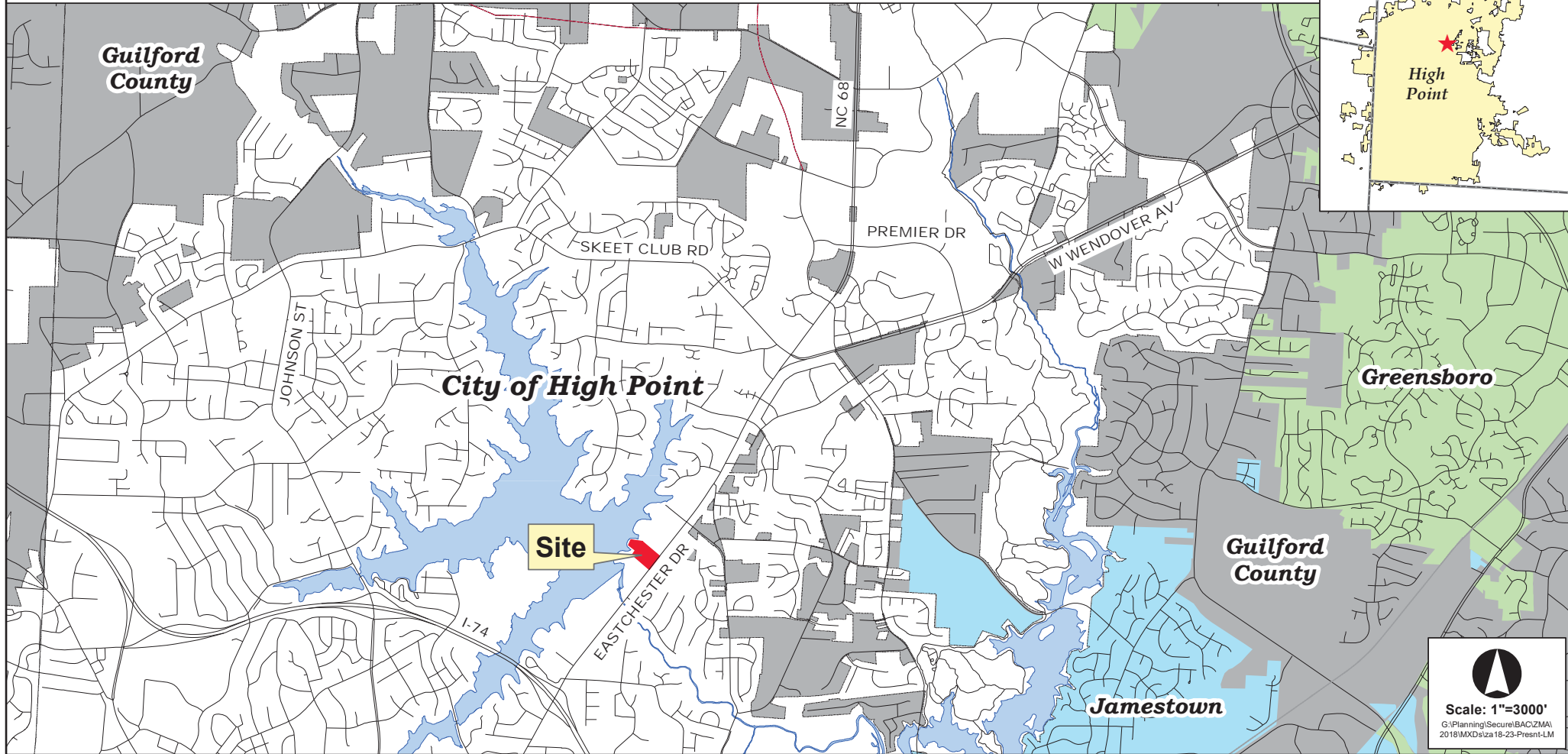
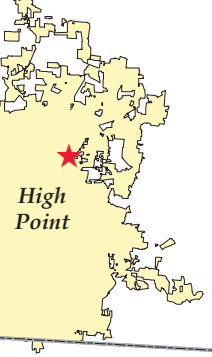
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-18-23

Applicant: Medical Reatlor Advisors, LLC

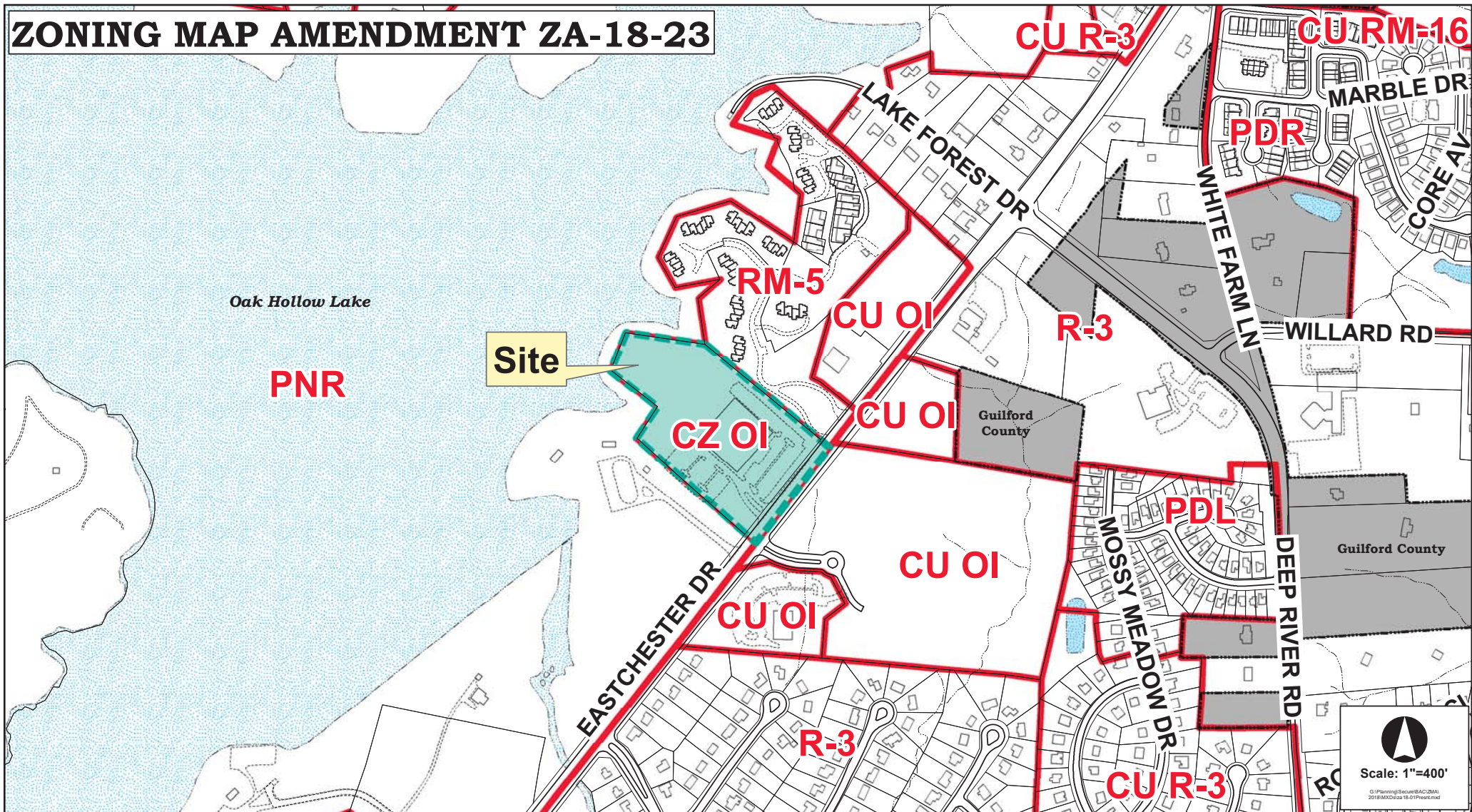
Vicinity Map



Scale: 1"=3000'

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ZONING MAP AMENDMENT ZA-18-23



ZONING MAP AMENDMENT ZA-18-23

Recreation/Open Space

Low-Density Residential

Medium-Density Residential

Office

MARBLE DR

CORE AV

Oak Hollow Lake

Site

LAKE FOREST DR

WHITE FARM LN

WILLARD RD

Guilford County

Low-Density Residential

Guilford County

Office

EASTCHESTER DR

MOSSY MEADOW DR

DEEP RIVER RD

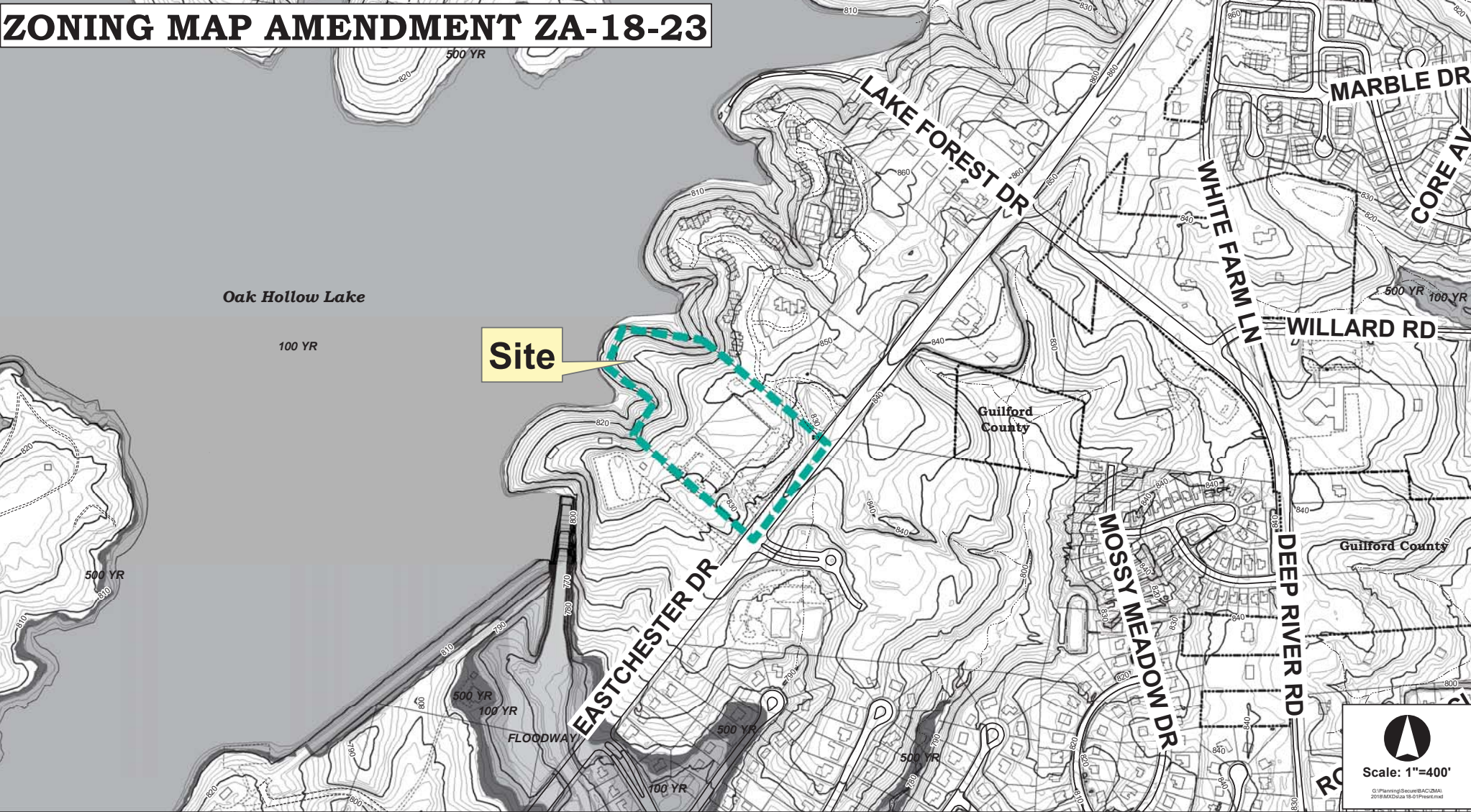
Recreation/Open Space



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ZONING MAP AMENDMENT ZA-18-23



ZONING MAP AMENDMENT ZA-18-23



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 22, 2019 and before the City Council of the City of High Point on February 18, 2019 regarding **Zoning Map Amendment Case 18-23 (ZA-18-23)** 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 13, 2019, for the Planning and Zoning Commission public hearing and on February 6, 2019 and February 13, 2019, 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 **xxxxxxxxxxxx xx, 2019.**

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 General Business (CZ GB) District.** The property is approximately 8.6 acres and lying along the west side of Eastchester Drive, approximately 1,300 feet south of the intersection of Eastchester Drive and Deep River Road (1925 Eastchester Drive). The property is also known as Guilford County Tax Parcel 0195741).

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:** Only an internal access self-storage warehouse and any use in the Offices Use Category of the Principal Use Table 4.1.9 for the GB District shall be permitted subject to the requirements of the GB District, the Development Ordinance, and the specific conditions listed in the ordinance.

A. CONDITIONS:

A. Development and Dimensional Requirements.

1. The property owner shall reuse the existing building on site and make no exterior architectural or exterior structural changes to the building or enlarge its current size. Restriction on exterior changes shall not include the removal of the attached accessory structure (existing uncovered deck) at the rear of the building.
2. No treatment of windows shall be permitted to simulate or represent the interior storage activities or material that are required by the ordinance to be concealed.

B. Transportation Conditions.

1. Access: Access to the site shall be through the existing driveway connection to Eastchester Drive. No additional access to Eastchester Drive shall be permitted.

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 18-23

Submitted by: Mr. Tom Terrell, on behalf of the applicant,
Medical Realty Advisors, LLC

Citizens' Communication Report

**Medical Realty Advisors, LLC
1925 Eastchester Drive
ZA 18-23**

1. Letter and Invitees

The letter of invitation is attached as Exhibit A. The list of invitees provided by the City is attached as Exhibit B. The letter included the pre-printed information sheet provided by the City.

2. Meeting Location

The meeting was held at 5:00 – 6:30 on January 8th. It was graciously hosted by the Wyatt Early Harris Wheeler law firm, directly across the street. The meeting was conducted on a drop-in basis to maximize attendance. The list of attendees is attached as Exhibit C.

3. Meeting Summary

Only four neighbors attended the meeting. Their questions are presented below in bold. The answer provided follows.

What do you plan to do with the property, are you the same group that met with the Lake Pointe Homeowners Association in November?

Yes, we are the same group that met with you (Mr. Gracz) and the board in November and we still plan internal self-storage as previously discussed. Mr. Gracz stated he was happy we received the contract.

What type of self-storage?

Internal self-storage with no outside storage of any kind.

Do you plan on altering the windows?

We may add treatments but you will not see items being stored through the existing windows.

What will happen with the deck on the rear of the building?

We have requested permission to remove.

You are going to make this self-storage, why?

This is the only use that works as the building cannot be a showroom as it was initially designed. Office is not an option as it only has 50-60% of the required parking for today's office user.

We are concerned about GB zoning.

The zoning will be Conditional Zoning which will restrict the use internal self-storage and maintain the exterior appearance of the building as it is today.

Where do the plantings go on the north side of the property?

We are planning to plant additional evergreens as a buffer between the parking lot and the existing fence. We are open to additional ideas for landscaping.

We are concerned about security and the hours of operation.

We would not be open past 10:00 p.m. during the week, only during the day on Saturday and a partial day on Sunday. For security purposes the building would only be accessible during these staffed hours.

Would this be public or private storage?

Public storage.

When it becomes conditional could the property across the street ask for the same zoning?

Yes they could but they would have to adhere to the same conditions/restrictions as 1925 Eastchester.

What type of lights would you use, and would you add lights?

The plan is to use the existing lights for security purposes but we will work with the neighbors to figure how much provides adequate security while not encroaching upon their properties.

Does your operation use van trucks?

Not sure if we will have a truck at this time, but if we move in that direction we would not park on the Eastchester side of the building.

EXHIBIT A



300 N. Greene Street, Suite 1400
Greensboro, NC 27401
T: 336.378.5200 F: 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

January 2, 2019

Dear Neighbor:

I represent Medical Realty Advisors that has filed an Application for rezoning with the City of High Point to rezone the property at 1925 Eastchester Drive (map attached) to Conditional Zoning-General Business so that it can develop an internal access self-storage facility. Under legally enforceable restrictions voluntarily offered by the company, it would only be able to develop this use and no other; there shall be no visible changes to the exterior of the building; no additional access points would be allowed; and additional evergreens would be planted between the building and the adjacent condominiums. As a result of this change, there would be, on average, 5 or 6 vehicles that visit the site each day and the traffic use would diminish substantially. Additionally, the attractiveness of the corridor would be completely preserved.

Enclosed is a statement prepared by the City of High Point about the rezoning process. This matter is scheduled to be heard by the High Point Planning & Zoning Commission on January 22nd at 6:00 p.m. IN the meantime, if you have questions, please feel free to email me at tterrell@foxrothschild.com or to call me at 336-378-5412. Please also feel free to contact John Reece at john@commercialrealtync.com or 336-793-0890 ext. 101.

The developer has also scheduled an in-person neighborhood meeting for you to attend if you have an interest. It will be in the Wyatt Early Harris Wheeler building across the street from the site (1912 Eastchester Drive) from 5:00 to 6:15 on Tuesday, January 8th. Go to the 4th floor and someone will greet you. Please feel free to drop in at any time. There will not be a formal presentation. Rather, there will be someone present to answer your questions, whatever they might be.

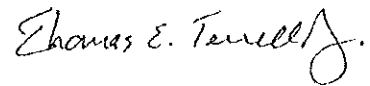
A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington

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January 2, 2019
Page 2

Very truly yours,

A handwritten signature in cursive script that reads "Thomas E. Terrell, Jr." The signature is written in dark ink and is positioned above the printed name.

Thomas E. Terrell, Jr.

TET:ths

EXHIBIT B

1912 EASTCHESTER LLC
PO DRAWER 2086
HIGH POINT NC 27261

BEANE, DEBRA L BOLICK
1935 E EASTCHESTER DR
HIGH POINT NC 27265

CAMPBELL, MISTI LEA
1961 EASTCHESTER DR UNIT A
HIGH POINT NC 27265

CISER, DAVID RYAN
1935 EASTCHESTER DR #D
HIGH POINT NC 27265

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

EARL, WILLIAM J
8002 ROGERS CT
GREENSBORO NC 27455

HHG REAL PROPERTY LLC
1925 EASTCHESTER DR
HIGH POINT NC 27265

JENEWEIN, BETTY
1939 B EASTCHESTER DR
HIGH POINT NC 27265

LAKE POINT HOMEOWNERS ASSOC
1951 BATTLEGROUND AVE
GREENSBORO NC 27408

LATTA, MICHAEL K ; LATTA, REBECCA J
1935A EASTCHESTER DR
HIGH POINT NC 27265

MANUEL, DEIDRE JAN P
1937 EASTCHESTER DR UNIT A
HIGH POINT NC 27265

MEREDITH, J DARRELL ; MEREDITH, CAROLE A
1935 EASTCHESTER DR APT C
HIGH POINT NC 27265

NATUZZI AMERICAS INC
130 W COMMERCE AVE
HIGH POINT NC 27260

PATEL, RAJENDRA V
618 GUILFORD COLLEGE RD
GREENSBORO NC 27409

SHARKEY, DIANA
1933 EASTCHESTERER DR #B
HIGH POINT NC 27265

SMITH, BRETT P
1933-C EASTCHESTER DR
HIGH POINT NC 27265

STATON, ANDREA ; WILLIAMS, JACQUELINE A
3719 APPLE ORCHARD COVE
HIGH POINT NC 27265

TWO, GREAT KIDS
1971 EASTCHESTER DR
HIGH POINT NC 27265

WOODIN, KATHLEEN ; WOODIN, RALPH III
1935 EASTCHESTER DR #B
HIGH POINT NC 27265

ZOELLINGER, HANS D ; ZOELLINGER, ROSWITHA
1933 EASTCHESTER DR UNIT D
HIGH POINT NC 27265

EXHIBIT C

Citizen Meeting Attendees 1925 Eastchester Drive Rezoning (ZA-18-23)		DATE: 1/8/19
NAME	ADDRESS	SIGNATURE
Vand	Unit A 1945 Eastchester Dr.	KENNETH C GRACZ
Kathleen Gracz	" "	Kathleen Gracz
Rebecca Latta	rebeccal@northstate.net 1935 N Eastchester Dr	Rebecca Latta
MIKE LATTA	MIKE@NORTHSTATE.NET	Mike Latta