

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 19-04  
(Piedmont International University)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** May 20, 2019

**Public Hearing:** Yes

**Advertising Date:** May 8, 2019 and May 15, 2019

**Advertised By:** Planning & Development

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

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### PURPOSE:

A request by Piedmont International University to rezone approximately 20.7 acres from a Conditional Zoning Institutional (CZ I) District to the Office Institutional (OI) District and the Single Family Residential-3 (R-3) 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, and south of Countryside 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 *approval* of this request as outlined in the attached staff report.
- B. On April 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-04. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 5-0.

## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Piedmont International University

### Zoning Map Amendment 19-04

At its April 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 20.7 acres to the Office Institutional (OI) District and the Single Family Residential-3 (R-3) District. All members of the Commission were present except for Mr. John McKenzie, Mr. Mark Walsh and Ms. Marie Stone. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

#### Speaking on the request:

Mr. Charles Petitt, President of Piedmont International University, 420 S. Broad Street, Winston-Salem, NC, applicant, spoke to the Commission. He stated that the college has consolidated its academic activities at its Winston Salem campus. They submitted this application to facilitate a pending sale of the various structures on the property.

The Commission asked if the proposed buyer will also purchase the various residential structures. Mr. Petitt stated a church is proposing to purchase the former college administrative/classroom building and one of the residential structures. The other residential structures are to be sold to other individual buyers/investors.

### Planning & Zoning Commission Action

#### Consistency & Reasonableness Statements

The Commission stated that the request is consistent with the Land Use Map designations and the Eastchester Corridor Plan. Additionally, the requested OI zoning district serves as a transition between more intense business zoning to the east and south, and residential zoning to the north and west. Furthermore, the request is reasonable and in the public interest because the requested zoning districts are consistent with the surrounding zoning pattern and, as applied, are compatible with the adjacent residential area.

#### Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-04, as recommended by staff, by a vote of 5-0.

**NOTE:** Member Wheatley recuse himself from the public hearing and discussion on this case due to a potential conflict of interest.

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

**STAFF REPORT  
ZONING MAP AMENDMENT 19-04  
April 23, 2019**

<b>Request</b>	
<b>Applicant:</b> Piedmont International University	<b>Owner:</b> Piedmont International University
<b>Zoning Proposal:</b> To rezone approximately 20.7 acres.	<b>From: CZ-I</b> Conditional Zoning Institutional District
	<b>To: OI</b> Office Institutional District <b>R-3</b> Single Family Residential-3 District

<b>Site Information</b>	
<b>Location:</b>	The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street, and south of Countryside Drive
<b>Tax Parcel Numbers:</b>	Guilford County Tax Parcels 199548 and 199576
<b>Site Acreage:</b>	Approximately 20.7 acres
<b>Current Land Use:</b>	Vacant college administrative/classroom structure, vacant single family dwellings and vacant multifamily structure.
<b>Physical Characteristics:</b>	Most of the site has a moderately sloping terrain with its highest elevations lying along the Eastchester Drive and N. Centennial Street frontages. The site drains northward to a pond in 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 that empties into Oak Hollow Lake.
<b>Water and Sewer Proximity:</b>	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.
<b>General Drainage and Watershed:</b>	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.
<b>Overlay District:</b>	Eastchester Gateway Corridor Overlay District Oak Hollow Lake Watershed Critical Area (WCA); Tier 2 and 3

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

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement:</b>	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
<b>Land Use Plan Map Classification:</b>	<p>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.</p> <ul style="list-style-type: none"> <li>• <b>Local/Convenience Commercial:</b> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.</li> <li>• <b>Institutional:</b> Public, quasi-public and institutional uses on large tracts are included in this classification.</li> <li>• <b>Low-Density Residential:</b> 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.</li> </ul>
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	This request is neither in conflict with the goals and objectives of the Land Use Plan nor does it promote those goals and objectives.
<b>Relevant Area Plan:</b>	<u>Eastchester Drive Corridor Plan – Phase I:</u> The plan, which covers a portion of the site along Eastchester Drive, reaffirmed the need identified in an earlier plan for the scenic corridor zoning overlay and recommended a traffic management study and reconsideration of land use designations due to the proposed construction of the Oak Hollow Mall in the vicinity at that time.
<b>Zoning History:</b>	<p>An institutional use type (John Wesley College) was established on the site in the 1980s and it obtained zoning approval in 1988 to add land area along N. Centennial Street for student housing (multifamily structure). The campus was expanded to its current configuration under a 1992 zoning approval.</p> <p>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 height up to 135 feet for an additional antenna array.</p>

	In 2018, the Conditional Zoning Institutional (CZ-I) District zoning was expanded and a special use permit approved to permit a major social service use, in a campus like setting, on the property. However, to date, the proposed social service user has not purchased nor utilized the special use approval.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	N. Centennial Street		Major Thoroughfare	1,050 feet
	Eastchester Drive		Major Thoroughfare	750 feet
Vehicular Access:	The applicant is proposing to use the existing driveway access points from N. Centennial Street and Eastchester Drive.			
Traffic Counts: <i>(Average Daily Trips)</i>	N. Centennial Street		4,000 ADT (NCDOT 2015 traffic count)	
	Eastchester Drive		32,000 ADT (NCDOT 2015 traffic count)	
Estimated Trip Generation:	None available			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not applicable	

School District Comment
The current CZ-I District and the proposed OI District both allow multifamily, single family attached (townhomes) and triplex/quadplex use types. The request to establish a OI and R-3 Districts will not further impact area schools.

### Details of Proposal

This 20.7 acre land area has historically been used as the campus of John Wesley College. With its 2017 merger with Piedmont International University, all educational activities have been moved to Piedmont International University's Winston-Salem campus and the property is being marketed for sale. Piedmont International University is proposing to sell the various residential structures along N. Centennial Street as separate residential properties. Since this property is no longer proposed to be used for a campus type land use and is to be subdivided into several smaller parcels, the current I District zoning is no longer appropriate.

The applicant has requested rezoning to establish a combination of OI District and R-3 District on the property. A church is proposing to purchase the approximate 20,000-square foot former college administrative/classroom structure and approximately 15.8 acres of the surrounding lands. The requested OI District will govern this area. The proposed OI District will also govern most of the N. Centennial Street frontage, except for approximately 2.3 acres at the northern limits of the property near adjacent residential neighborhoods, which is requested to be rezoned to R-3 District.

### Staff Analysis

The zoning site fronts along the Eastchester Drive commercial corridor and the Land Use Plan supports commercial uses along this frontage of the property. However, the property also serves as a transitional area between the commercial corridor and the residential neighborhoods to the north. The OI district can serve as a transitional district as it has been established to accommodate a wide

variety of moderate and high intensity office, institutional, and residential uses. In addition, the district permits health care, personal services, and retail uses with size limitations. Staff recommended that the applicant seek an OI District zoning as the requested religious institution (church) is a permitted use that district. Furthermore, based on the applicant's goal to divide the property, the OI District also permits single family detached and multifamily uses on individual lots.

Environmental features of the site consisting of a stormwater control device, perennial stream and watershed critical area impervious coverage restrictions will limit the intensity of development. Those environmental constraints in conjunction with establishing R-3 District zoning at the northern N. Centennial Drive frontage of the site will ensure that current and future development will be in harmony with the adjacent residential neighborhood.

**Consistency with Adopted Policy Guidance:**

**Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the purpose, goals, objectives, and policies of the City's adopted policy guidance.**

**The proposed zoning amendment is consistent with the Land Use Map designations and the Eastchester Corridor Plan. Additionally, the requested OI zoning district serves as a transition between more intense business zoning to the east and south, and residential zoning to the north and west.**

**Reasonableness/Public Interest:**

**Whether an approval of the zoning map amendment is reasonable and in the public interest.**

**The requested zoning districts are consistent with the surrounding zoning pattern and as applied are compatible with the adjacent residential area.**

**Recommendation**

**Staff Recommends Approval**

The Planning & Development Department recommends approval of the request to rezone approximately 18.4 acres to a OI District and to rezone approximately 2.3 acres to a R-3 District. This request will be compatible with the surrounding area and in conformance with adopted plans.

**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**

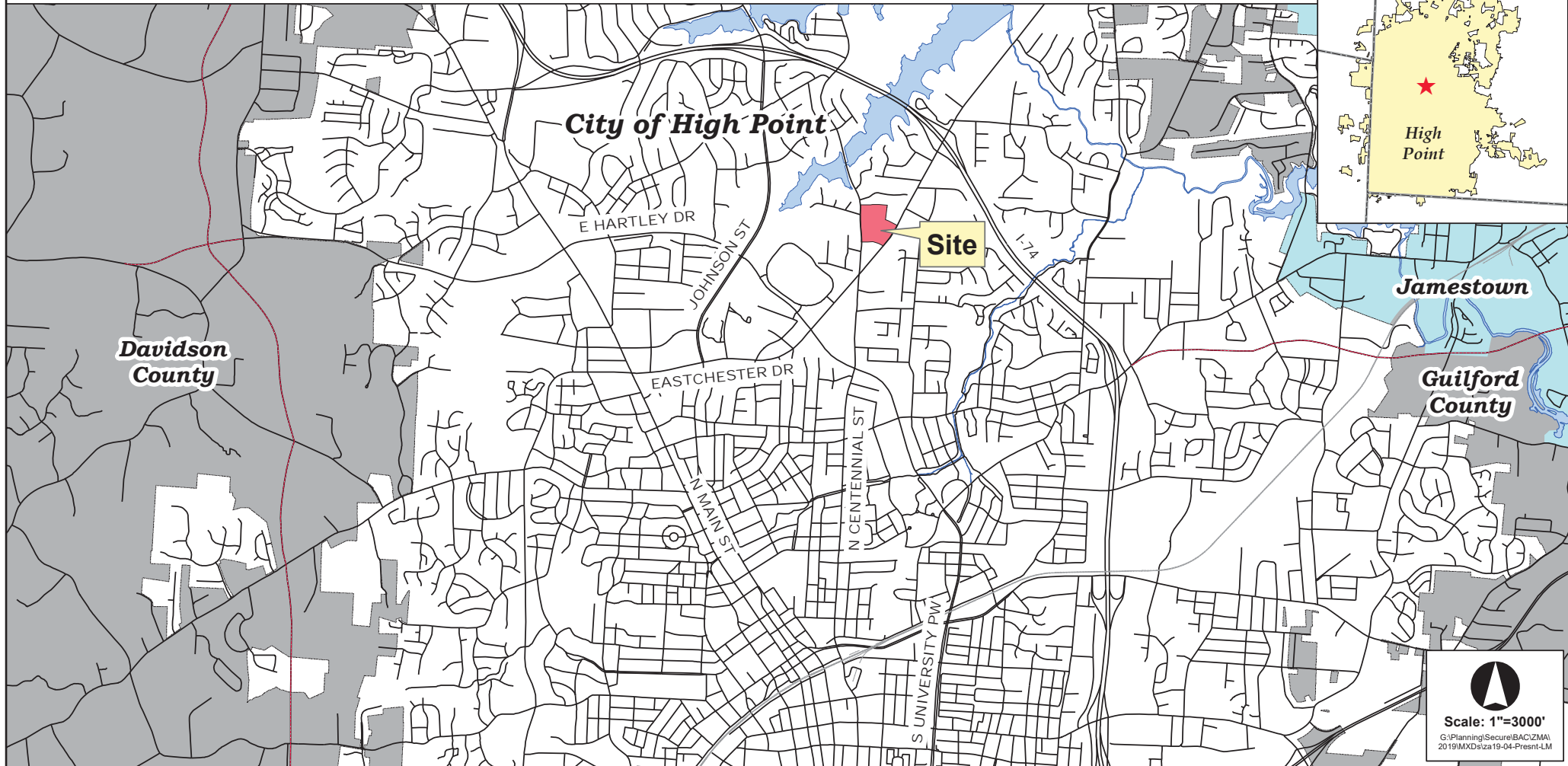
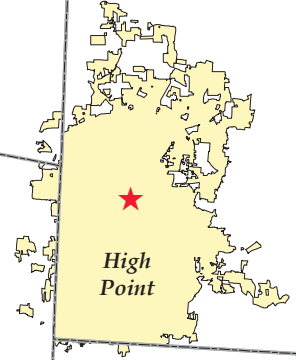
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-04

Applicant: Piedmont International University

## Vicinity Map



## Jamestown

## Guilford County

## Davidson County



Scale: 1"=3000'

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**Area 1 - To: Office Institutional (OI)**

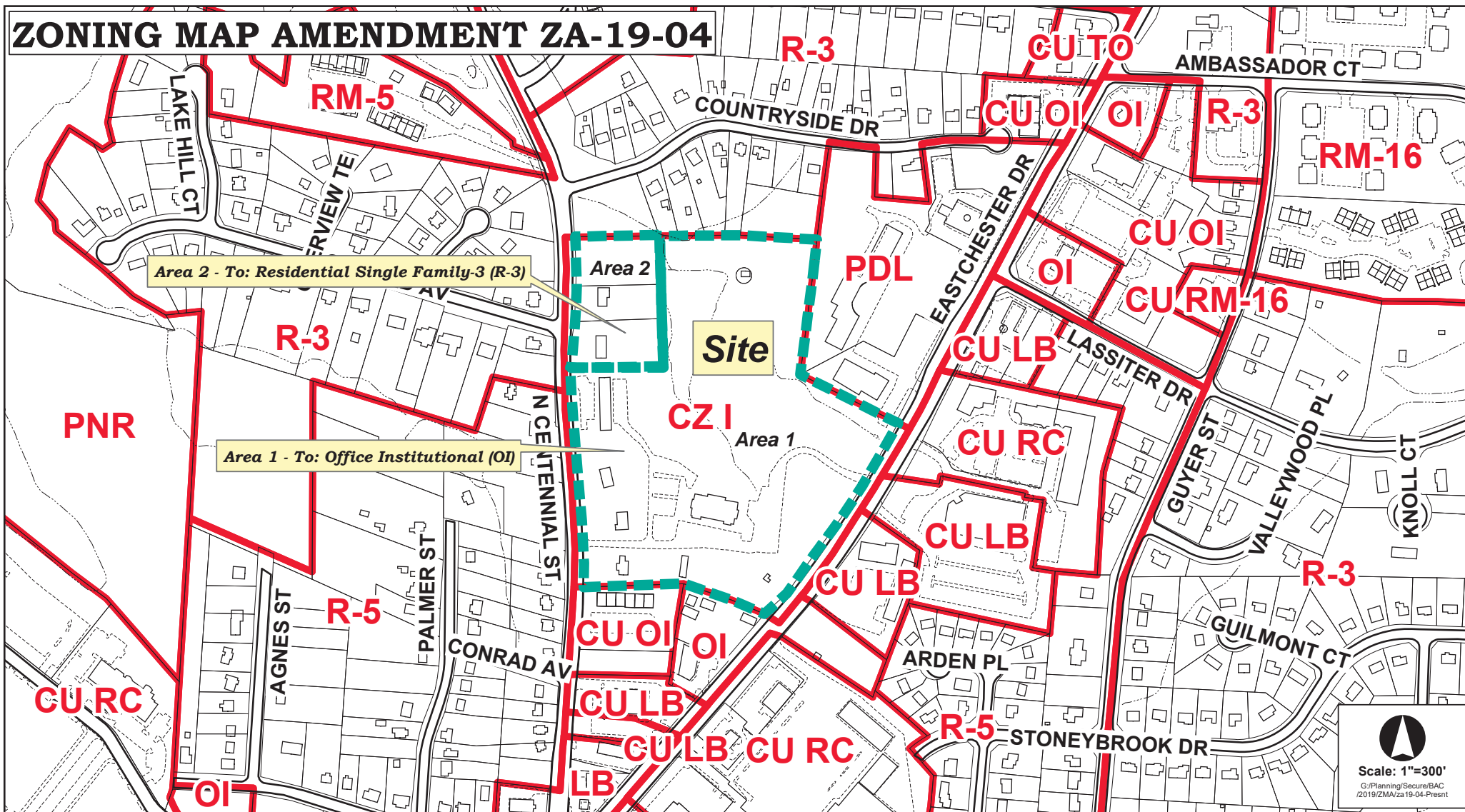
## Sites

CZ I

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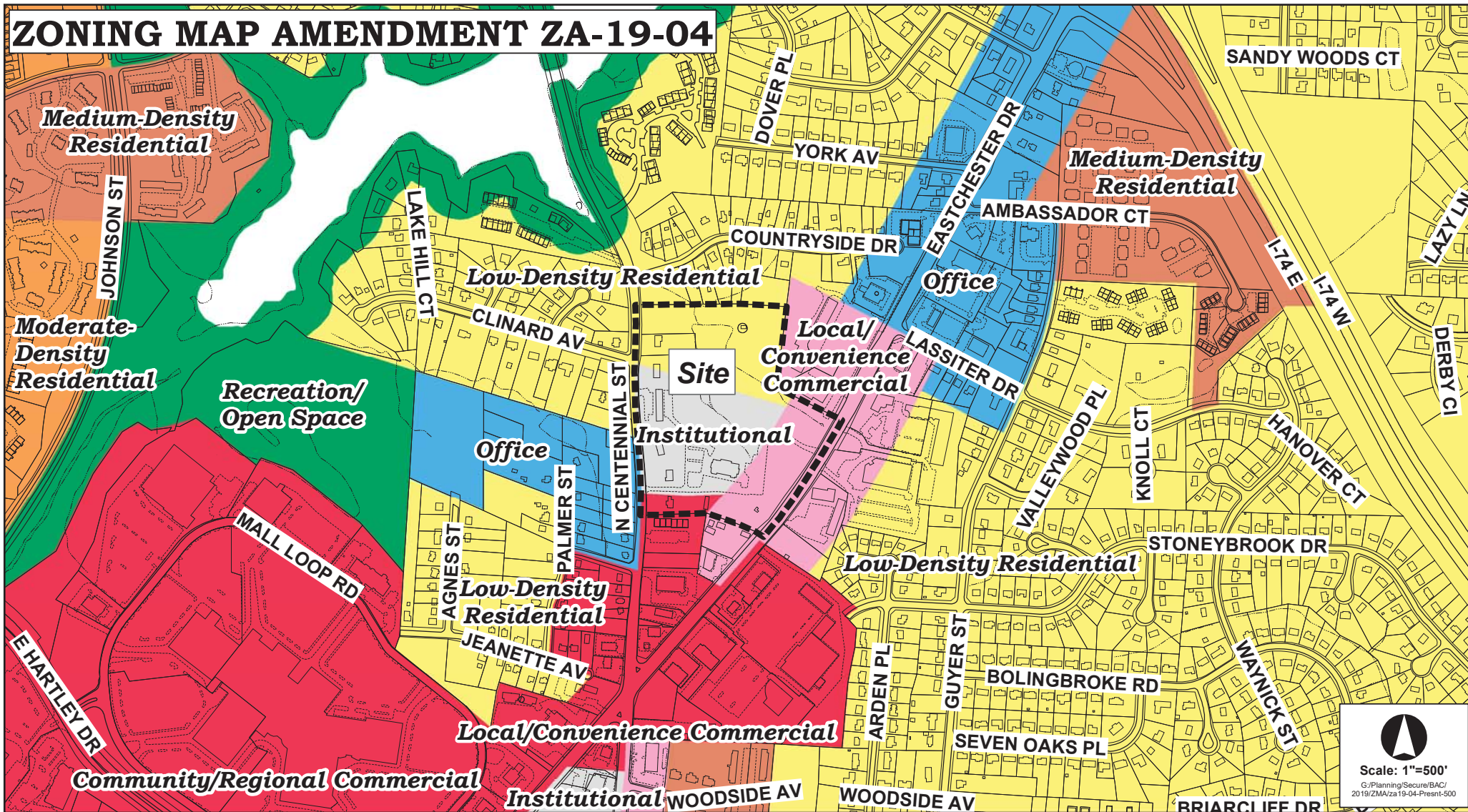
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# ZONING MAP AMENDMENT ZA-19-04



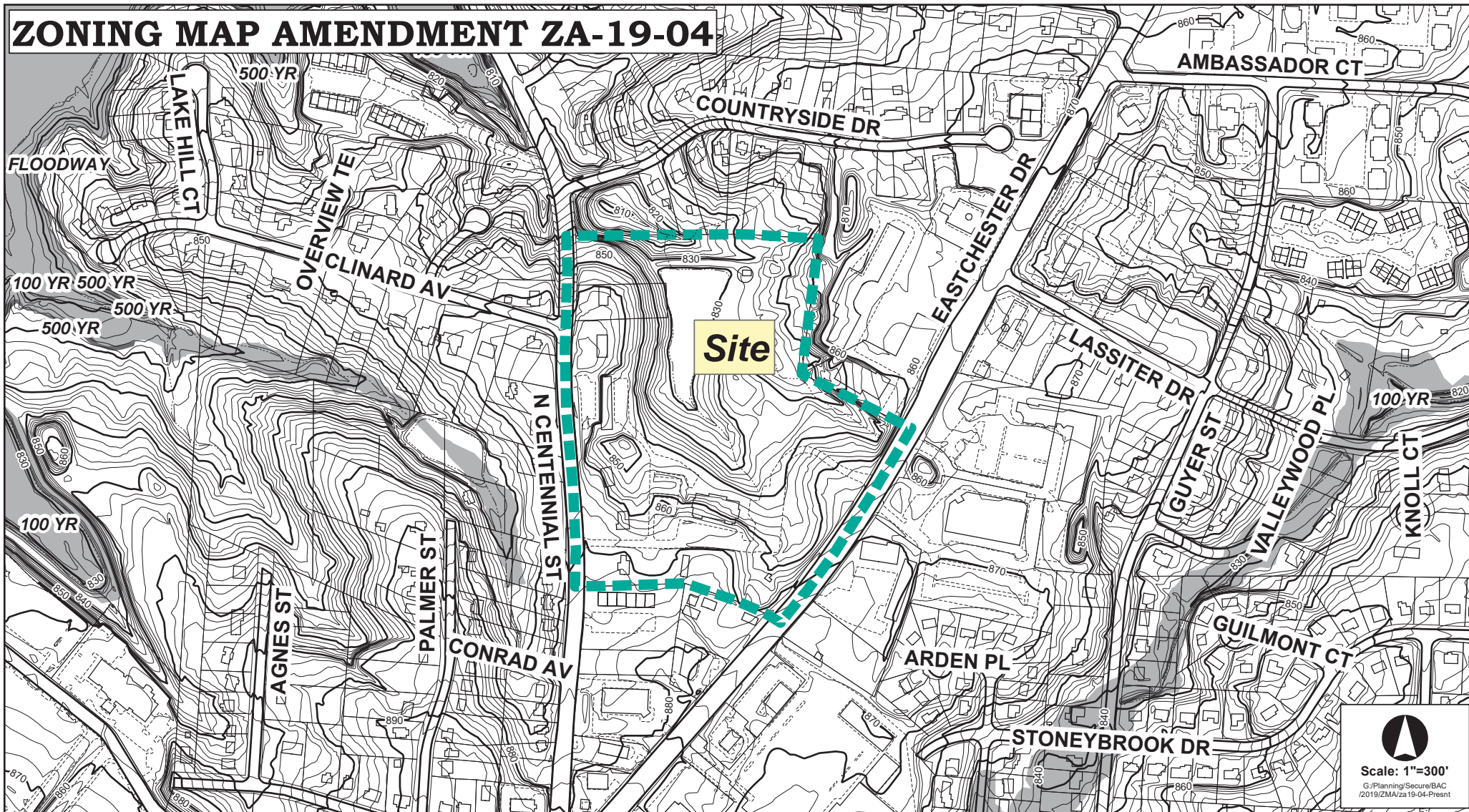


# ZONING MAP AMENDMENT ZA-19-04



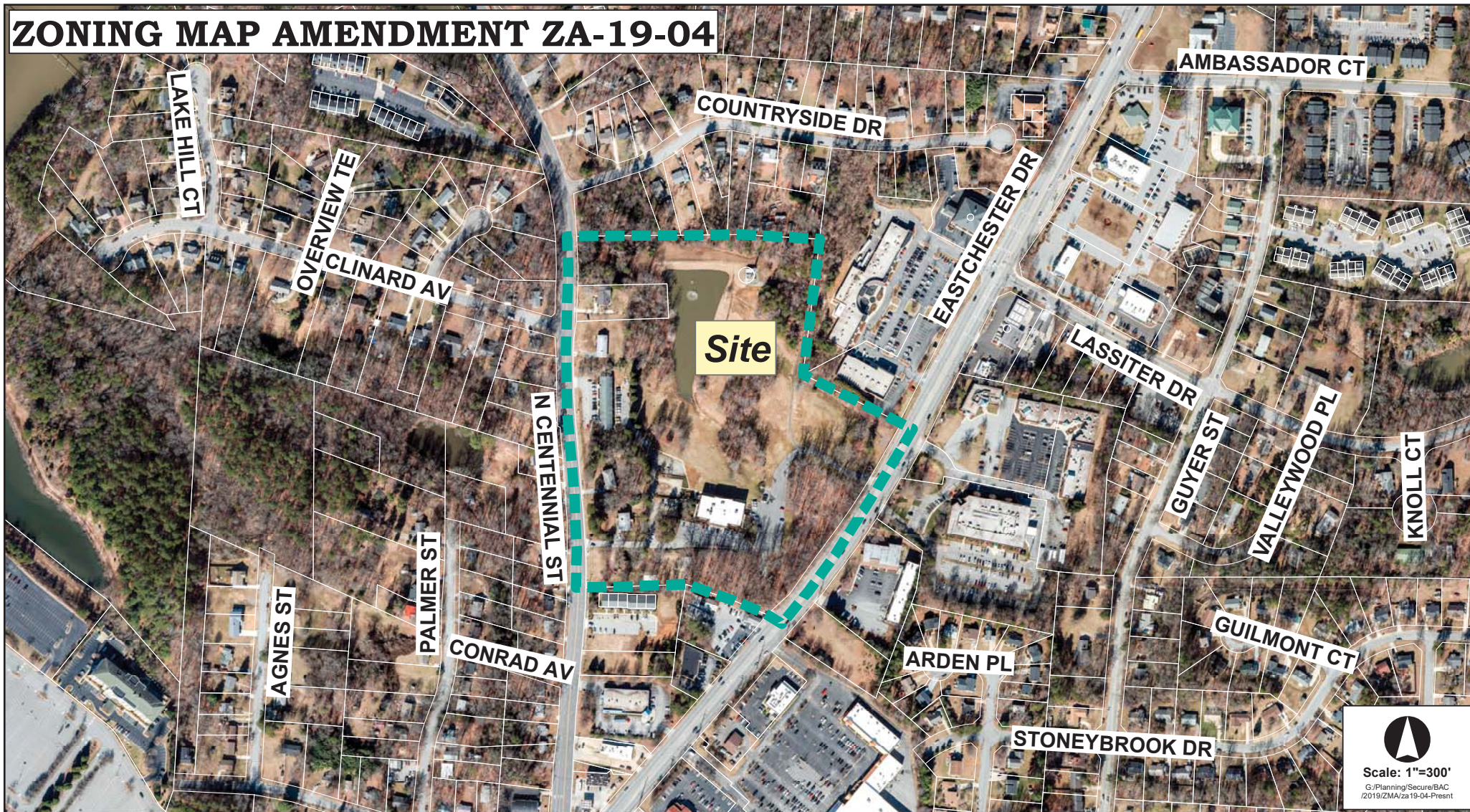


# ZONING MAP AMENDMENT ZA-19-04





# ZONING MAP AMENDMENT ZA-19-04



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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 April 23, 2019 and before the City Council of the City of High Point on May 20, 2019 regarding **Zoning Map Amendment Case 19-04 (ZA-19-04)** 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 April 14, 2019, for the Planning and Zoning Commission public hearing and on May 8, 2019 and May 15, 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 **May 20, 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: **Office Institutional (OI) District and Residential Single Family–3 (R-3) District**: The property is approximately 20.74 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 199548 and 199576.

#### **Area 1 - Office Institutional (OI) District (18.409 acres)**

Beginning at an existing iron pipe in the recorded western margin of Eastchester Drive, as shown on a map entitled “John Wesley College” and recorded in Plat Book 172, Page 143 in the Office of the Register of Deeds of Guilford County, N.C., said iron pipe being the recorded southeastern property corner of Grantor (now or formerly) John Wesley College dba Laurel University as described and recorded in Deed Book 3117, Page 829 and being the recorded southeastern corner of Lot 2 as shown on said map recorded in said Plat Book 172, Page 143 in said Guilford County Registry), said pipe also being on the recorded southeastern property corner of (now or formerly) Oak Hollow Acquisition, LLC as described and recorded in Deed Book 7571, Page 528 in said Guilford County Registry; thence, from said point of beginning, along Grantor’s recorded eastern property line and said recorded western margin of Eastchester Drive the following three bearing and distances: 1) South 31°12'55" West 218.77 feet to a new iron pipe; 2) along a curve to the right, having a radius of 3413.94 feet and a chord bearing & distances of South 37°46'41" West

432.17 feet to an existing monument; 3) South 42°37'28" West 78.01 feet to a computed point, said point being the recorded northeastern corner of Lot 1 as shown on said map recorded in said Plat Book 172, Page 143 in said Guilford County Registry and also being the recorded northeastern corner of (now or formerly) Howard Randall Rich and Mark Eugene Rich as described and recorded in Deed Book 6832, Page 2134 in said Guilford County Registry; thence, along Grantor's recorded southern property line and the recorded northern property line of said Rich the following four bearing and distances: 1) North 64°43'00" West 113.35 feet to a computed point; 2) North 69°04'59" West 161.79 feet to a computed point; 3) South 11°32'15" West 12.20 feet to an existing iron pipe; 4) North 84°34'01" West 307.60 feet to an existing iron pipe located on the recorded eastern margin of N. Centennial Street, said pipe also being the recorded northwestern lot corner of (now or formerly) Centennial Properties, LLC as described and recorded in Deed Book 6078, Page 108 in said Guilford County Registry and also being known as the recorded northwestern corner of Lot 4 as shown on a map entitle "Northwood Acres" and recorded in Plat Book 9, Page 46 in said Guilford County Registry; thence, along the recorded eastern margin of N. Centennial Street the following three bearing and distances: 1) along a curve to the left, having a radius of 2327.83 feet and a total chord bearing & distance of North 00°09'14" West 227.41 feet to an existing monument; 2) North 02°57'13" West 283.34 feet to a new iron pipe; 3) along a curve to the right, having a radius of 2255.83 feet and a chord bearing & distance of North 00°45'28" West 172.87 feet to a computed point; thence with a new proposed northern line for the proposed Lot 5 as shown on an unrecorded map entitled "Exclusion Plat for John Wesley College" South 86°41'09" East 234.14 feet to a computed point, said point will be the proposed northeastern lot corner of proposed Lot 5 and the proposed southeastern lot corner of proposed Lot 6; thence along with a new proposed eastern line for Lot 6 North 03°17'21" East 431.61 feet to a computed point, said point being located on the recorded northern property line of said Plat Book 172, Page 143 in said Guilford County Registry and also being located on the southern line of (now or formerly) City of High Point as described and recorded in Deed Book 2237, Page 715 in said Guilford County Registry; thence along the recorded northern plat line of said John Wesley College and the recorded southern property line of said City of High Point South 86°16'08" East 522.57 feet to a computed point, said point being the recorded southeastern property corner as shown on a map entitled "Charles E. Compton and Amanda Compton" and recorded in Plat Book 137, Page 90 and also being the recorded northeastern lot corner of Lot 2 of said Plat Book 172, Page 143 in said Guilford County Registry; thence along the recorded eastern property line of said John Wesley College and the recorded western property line of (now or formerly) Oak Hollow Acquisition, LLC as described and recorded in Deed Book 6787, Page 1767 and being the recorded southwestern lot corner of Lot B as shown on a map entitled "Oak Hollow Village" and recorded in Plat Book 167, Page 140 in said Guilford County Registry the following three bearing and distances: 1) South 09°51'05" West 56.94 feet to an existing iron pipe; 2) South 09°53'04" West 375.30 feet to an existing iron pipe; 3) South 59°43'24" East 353.09 feet to the point of beginning, containing an area of 18.409 acres, more or less.

**Area 2 - Residential Single Family-3 (R-3) District (2.331 acres)**

Beginning at a point in the recorded eastern margin of N. Centennial Street, as shown on a map entitled "John Wesley College" and recorded in Plat Book 172, Page 143 in the Office of the Register of Deeds of Guilford County, N.C., said point being the recorded northwestern property corner of Grantor (now or formerly) John Wesley College dba Laurel University as described and

recorded in Deed Book 3117, Page 829 and being the recorded northwestern corner of Lot 2 as shown on said map recorded in said Plat Book 172, Page 143 in said Guilford County Registry), said point also being on the recorded southwestern property corner of (now or formerly) City of High Point as described and recorded in Deed Book 2237, Page 715 in said Guilford County Registry; thence, from said point of beginning, along Grantor's recorded northern property line and the recorded southern property line of said City of High Point South 86°16'08" East 233.43 feet to a computed point; thence with a new proposed eastern lot line for the proposed lots 8, 7 & 6 the following three bearing breaks: 1) South 03°17'21" West 151.50 feet to a computed point; 2) South 03°17'21" West 110.00 feet to a computed point; 3) South 03°17'21" West 170.11 feet to a computed point, said point being the proposed southeastern lot corner of the proposed Lot 6; thence with a new proposed southern lot line of said Lot 6 North 86°41'09" West 234.14 feet to a computed point located on the recorded eastern margin of N. Centennial Street, said point being the proposed southwestern lot corner of the proposed Lot 6 and the proposed northwestern lot corner of the proposed Lot 5; thence running along the recorded eastern margin of N. Centennial Street the following three bearing and distances: 1) along a curve to the right, having a radius of 2255.83 feet and a chord bearing & distance of North 02°19'26" East 69.74 feet to an existing monument; 2) North 03°12'35" East 201.88 feet to an iron pipe; 3) North 04°03'25" East 161.72 feet to the point of beginning, containing an area of 2.331 acres, more or less.

#### SECTION 2

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 3

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

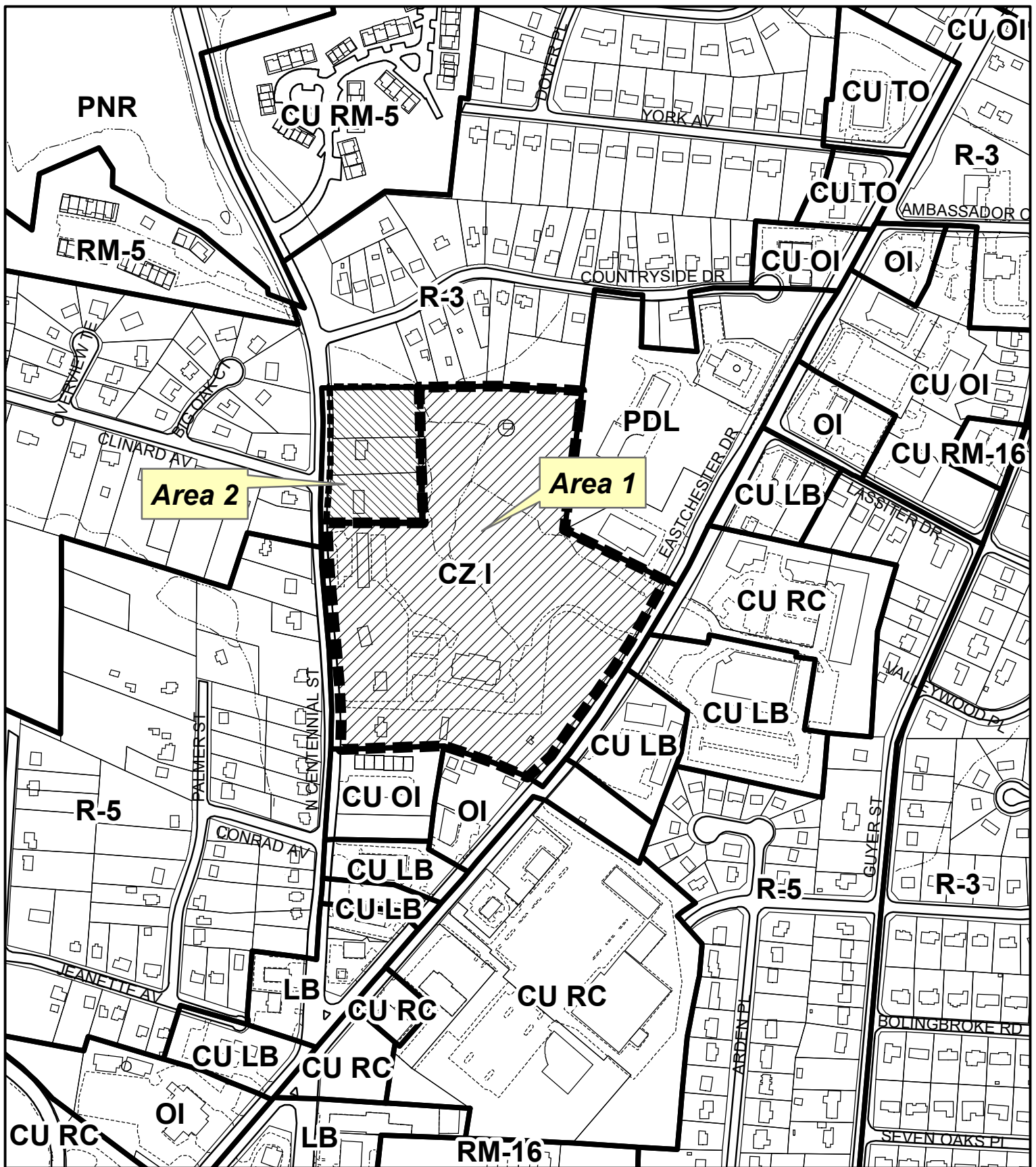
#### SECTION 4.

This ordinance shall become effective upon the date of adoption.

20<sup>th</sup> day of May, 2019.

Lisa B. Vierling, City Clerk





## ZONING MAP AMENDMENT ZA-19-04

From: Conditional Zoning Institutional (CZ I)

To: Area 1 - Office Institutional (OI)

Area 2 - Residential Single Family-3 (R-3)

Existing Zoning Boundary

Subject Property Boundary

Planning & Development  
Department

City of High Point



Scale: 1"=400'

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# **Citizens Information Meeting Report**

## **Rezoning Request ZA-19-04**

Submitted by: Chris L. Ronk, CFO  
Piedmont International University

## **Community Meeting Notes**

Meeting Held: 3/28/2019

RE: Rezoning Request ZA-19-04

Piedmont International University (PIU) conducted a Citizens' Information meeting in support of Rezoning Request ZA-19-04. The meeting was held at the former campus of John Wesley University (the property being sold). A copy of the invitation that was sent is attached along with the draft map and the labels used to mail the invitations.

Following are notes from the meeting:

- Charles Petitt (president of PIU) opened the meeting at 6:15pm
- Charles Petitt gave a summary of how the property was to be divided among three buyers and what the proposed use would be. The apartments and houses would remain as residences and the main campus property would be used as a church along with a house that would be used for a parsonage.
- Wayne Troxler (realtor) explained the zoning breakdown for each section.
- Pastor Harvey Rice of Maranatha Baptist Church (primary buyer) gave some background about him and his wife and their church. Pastor Rice emphasized that they want to enhance the community and welcomed those in attendance to stop by the church sometime and offered his services if he could ever assist.
- A resident inquired about the buyers of the property to be used as residences.
- A resident inquired when the church would be moving in and discussed zoning time frame.
- It was a positive meeting. The co-owner of car dealership beside the campus and the couple who lived across the street expressed their well wishes to the Pastor and offered their assistance to him.
- Meeting adjourned at 6:33

A copy of the sign-in sheet for this meeting is also attached.



## Sign In Sheet

### Citizens Information Meeting

March 28, 2019

John Wesley University

Campus Rezoning

Name:

Address:

Wayne Troxler  
Charles & Dawn Pettit  
Marc Cutrell  
Stephanie Price  
John Mott  
Brenda Corder  
Jason Dyke  
Harvey Rice  
Thursday Rice  
Marc Cutrell

1903-L Ashwood Ct GSO  
4234 Thomasville Rd WS  
2112 Carlisle Way  
1040 Clinard Ave  
1040 Clinard Avenue  
1127 Eastchapel Dr HP  
3796 Filton Drive GSO  
3796 Filton Drive GSO  
5801 Election Oak Dr



# PIEDMONT

## INTERNATIONAL UNIVERSITY

OFFICE OF THE PRESIDENT

DR. CHARLES PETITT

March 22, 2019

RE: Rezoning Request ZA-19-04

Piedmont International University would like to invite you to a community meeting on Thursday, March 28th at 6:00pm on the former campus of John Wesley University (JWU). The meeting is being held to inform and discuss a rezoning request of the former campus. The areas to be rezoned are indicated on the enclosed map for your reference. The rezoning request will change "Area 1" to "Office Institutional" (OI) in order to facilitate the sale of most of this property to a local church. The apartment complex is included in "Area 1" but is being sold separately. The smaller area will be rezoned to "Residential Single Family-3" (R-3) so the existing houses can be converted back to family residences for a prospective buyer. All of the properties in question are currently zoned as "Conditional Zoning Institutional" (CZ I).

The Rezoning Application was submitted earlier this month for a scheduled regular meeting of the City of High Point Planning & Zoning Commission scheduled for April 23, 2019 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 March 28<sup>th</sup> at 6:00pm to discuss our application. We will be meeting in the main building on the JWU campus located at 1215 Eastchester Drive in High Point. 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. Please do not hesitate to call me if you have questions.

Sincerely,

Dr. Charles W. Petitt  
President





**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](http://www.buildhighpoint.com)



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

BAILEY, JOSEPHINE W  
2118 ARDEN PL  
HIGH POINT NC 27265

BARLEY, ANNIE JUANITA  
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; 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

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

KING MANAGEMENT GROUP INC  
2310 N CENTENNIAL ST SUITE 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 SUITE 102  
HIGH POINT NC 27265

MABE, R WAYNE; OF CAROLYN I WAYNE  
GENERATION-SKIPPING MARITAL TRUST; MABE,  
BRADLEY TODD; OF CAROLYN I MABE  
GENERATION-SKIPPING FAMILY TRUST F/B/O  
BRADLEY TODD MABE; MABE, BRIAN WAYNE; OF  
CAROLYN I MABE GENERATION-SKIPPING FAMILY  
TRUST F/B/O BRIAN WAYNE M

MOXLEY, RONALD E  
1040 CLINARD AVE  
HIGH POINT NC 27265

NGUYEN, SUC; NGUYEN, LAN ; NGUYEN, PETER  
HUNG; NGUYEN, VICTORIA LAN  
2310 #103 N CENTENNIAL ST  
HIGH POINT NC 27265

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

OAK HOLLOW ACQUISITION LLC  
65 HARRISTOWN RD SUITE 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

SECU\*RE INC  
119 N SALISBURY ST  
RALEIGH NC 27603

SHERWOOD, HARRY JAY; SHERWOOD, LAUREN  
MICHELLE  
2800 BIG OAK 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

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 SUITE 520  
DURHAM NC 27701

TTB LLC  
6847 SHIELDS DR  
OAK RIDGE NC 27310

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