

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-11
(High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by High Point University to rezone approximately 37 acres from the Residential Single Family-5 (R-5) District, the Residential Multifamily-16 (RM-16) District, the Limited Business District (LB) District, a Conditional Zoning Limited Business (CZ-LB) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request as outlined in the attached staff report.
- B. On July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-11. 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

High Point University

Zoning Map Amendment 19-11

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 37 acres to a Conditional Zoning Institutional (CZ-I) District. All members of the Commission were present except for Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was the applicant's representative, Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University. Mr. Kitley provided an overview of the request. He stated six people attended their community meeting on this request and he also received phone calls from eight additional people. There were no negative comments. Mr. Kitley also noted that the University completed the purchase of 1202 N. Centennial Street and that parcel will be incorporated into the campuses at a later date.

Commission member Kirkman asked if the University intends to keep single-family residential structures or if they will be replaced by dormitories in the future. Mr. Kitley responded that there are currently no plans to develop the zoning site at this time.

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 19-11, as recommended by staff, by a vote of 5-0.

Consistency & Reasonableness Statements

The Commission vote 5-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because, subject to approval of the Plan Amendment 19-01, the proposed CZ-I District is consistent with policy and Land Use Plan of the Core City Plan. Furthermore, the request is reasonable and in the public interest given that the University acquired all but two parcels within the area bounded by North Centennial Street, East Lexington Avenue, Panther Drive and East Farriss Avenue, the rezoning to a CZ-I District is consistent in the manner of previous University-related rezonings. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-11
July 23, 2019**

Request	
Applicant: High Point University	Owners: High Point University, Jonathan L. Baldwin and Lloyd V. Price
Zoning Proposal: To rezone approximately 37 acres.	From: R-5 Residential Single Family-5 RM-16 Residential Multifamily-16 LB Limited Business District CZ-LB Conditional Zoning Limited Business CZ-I Conditional Zoning Institutional <hr/> To: CZ I Conditional Zoning Institutional

Site Information	
Location:	The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.
Tax Parcel Number:	Guilford County Tax Parcels 182382 through 86; 182388 through 95; 182397 through 182458; 182460 through 182469, 223668, 223669 and 223670.
Site Acreage:	Approximately 37 acres.
Current Land Use:	Single family dwellings, multifamily dwellings, office, and open space.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream, running in a north to south direction, bisects the eastern portion of the site. The steeper terrains lie along this stream corridor.
Water and Sewer Proximity:	There are 6-inch City water lines and 8-inch City sewer lines within the public street surrounding and running through the zoning site.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the requirements of the City Lake General Watershed Area. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	RC	Retail Center District	Large retail establishment (shopping center)
South:	CZ I R-5	Conditional Zoning Institutional District Residential Single Family-5 District	High Point University campus, single family detached dwellings and High Point Greenway
East:	I	Institutional District	High Point University campus
West:	R-5 LB	Residential Single Family-5 District Limited Business District	Single family detached dwellings, convenience store with fuel sales and elementary school

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following objective of the Community Growth Vision Statement is relevant to this request: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Map Classification:	The area has the following land use designations: <u>Low-Density Residential:</u> 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. <u>Local/Convenience Commercial:</u> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. <u>Recreation/Open Space:</u> Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #2: Encourage development that enhances and preserves established neighborhoods.
Relevant Area Plan: <i>Core City Plan</i>	<u>Neighborhood Planning Principles – Discernible Boundaries:</u> Do not allow neighborhoods to get chipped away at their edges by incompatible uses and development forms. Employ design measures to accentuate their boundaries through features such as gateway treatments and street tree plantings.
Zoning History:	Starting in the early 2000s High Point University embarked on a campus growth campaign that has resulted in approximately 25 zoning approvals, totaling over 111 acres, which expanded the footprint of the campus westward to N. Centennial Street, eastward to N. University Parkway and southward to Barbee Avenue/Boundary Avenue/Willow Place.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	N. Centennial Drive	Major Thoroughfare	1,350 feet
	E. Lexington Avenue	Major Thoroughfare	930 feet
	Panther Drive	Private Drive	1,650 feet
	E. Farriss Avenue	Local	150 feet
Vehicular Access:	Vehicle access will be provided from the existing public streets and a private drive access point. Access from N. Centennial Street will be from Guilford Avenue and E. Farriss Avenue, and access from E. Lexington Avenue will be from Fifth Street and Panther Drive.		
Traffic Counts:	N. Centennial Drive	9,200 ADT (2017 NCDOT traffic counts)	
(Average Daily Trips)	E. Lexington Avenue	9,400 ADT (2017 NCDOT traffic counts)	
Estimated Trip Generation:	Not applicable		

Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not applicable
Conditions:	Vehicular Access: <u>N. Centennial Street:</u> A maximum of two (2) points of vehicular access shall be permitted to N. Centennial Street. These access points shall generally align with the existing intersection of N. Centennial Street and E. Farriss Avenue, and the intersection of N. Centennial Street and Guilford Avenue. <u>E. Lexington Avenue:</u> A maximum of two (2) points of vehicular access shall be permitted to E. Lexington Avenue. These access points generally align with the existing intersection of E. Lexington Avenue and Fifth Street, and the intersection of E. Lexington Avenue and Panther Drive (private 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

High Point University submitted this Zoning Map Amendment to expand the boundary of their main campus. The University purchased or has pending contracts to purchase all the parcels within this area except for two parcels. Now that they own most of the parcels and have made a “good faith” effort to purchase the two remaining properties, they are petitioning to add 37 acres to their campus and have submitted both a Land Use Map Amendment and a Zoning Map Amendment application for this area.

If approved, the main campus area will be bounded by E. Lexington Avenue to the north; S. University Parkway to the east; Boundary Avenue/Barbee Avenue to the south and N. Centennial Street to the west. Included with this application is a conditional zoning ordinance in which the University included similar development conditions from their previous zoning approvals abutting N. Centennial Street.

Staff Analysis

Section 2.4.5.(C) of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. 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.

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.

Subject to approval of Plan Amendment 19-01, the proposed CZ-I District is consistent with policies of the Land Use Plan and the Core City Plan.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

Given that the University acquired all but two parcels within the area bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue, the rezoning to a CZ-I District is consistent in the manner of previous University-related rezonings.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ This zoning map amendment contains 98% of this residential neighborhood, with only two parcels not being included. It does not partially intrude or chip away at the edges of this neighborhood.
 - ❖ Future University development within the rezoning site will trigger requirements to install proper screening and perimeter landscaping yards where the development either surrounds or is adjacent to residences.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. Zoning conditions offered by the applicant include higher development standards established by the University as a part of previous campus expansions abutting N. Centennial Street. Conditions offered include decorative perimeter fencing, lot combination, limitation on size and architectural design criteria for townhome style dormitories and limiting vehicular access. Also, standards in the Development Ordinance pertaining to exterior lighting, screening of mechanical equipment/dumpsters and parking lot landscaping will also assist in mitigating impacts to nearby lands.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat. This addition to the campus is within the City Lake General Watershed Area and development will be subject to the watershed regulations. Also, environmental standards of the Development Ordinance will ensure required stream buffers are provided along both sides of the perennial stream running through the site.

Mitigation #3	<p>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</p> <p>The site is within an area adequately served by City of High Point utilities and municipal services.</p>
Mitigation #4	<p>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <ul style="list-style-type: none"> ❖ The zoning site abuts the High Point University campus to the south and east, a commercial development to the north (across W. Lexington Avenue) and a residential subdivision to the west (across N. Centennial Street). The N. Centennial Street right-of-way, a 65-foot to 70-foot wide thoroughfare, provides separation between the campus and the adjacent residential area to the west. ❖ University development adjacent to the two remaining single family residences will require installation of a Type B perimeter landscape yard, with an average width of 15 feet. Furthermore, the applicant has offered a condition to install and opaque fence in these planting yards. The combination of the landscaping and fencing will mitigate adverse effects to these remaining dwellings.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

The University has purchased all but two parcels in this area. Perimeter commercial establishments were razed, and the single family and multifamily structures are being used in a manner consistent with current zoning, but for the housing of students. These actions have changed the character and residential composition of this area.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will results in development that promotes a logical, preferred, and orderly development pattern.

There have been numerous Zoning Map Amendments approved by the City Council that have established policy as to the manner that University-related expansions should occur. Expansion should abut the existing campus, should consist of an entire block being rezoned and incorporated into the campus at the same time, and should avoid piecemeal intrusion into residential neighborhoods. This Zoning Map Amendment is consistent with these policies.

Recommendation

Staff Recommends Approval

Subject to approval of Plan Amendment 19-01, the Planning & Development Department recommends approval of the request to rezone this 37-acre area to the CZ-I District.

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 Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-11

Applicant: High Point University

Vicinity Map

High Point



Davidson
County

Jamestown

Site

City of High Point

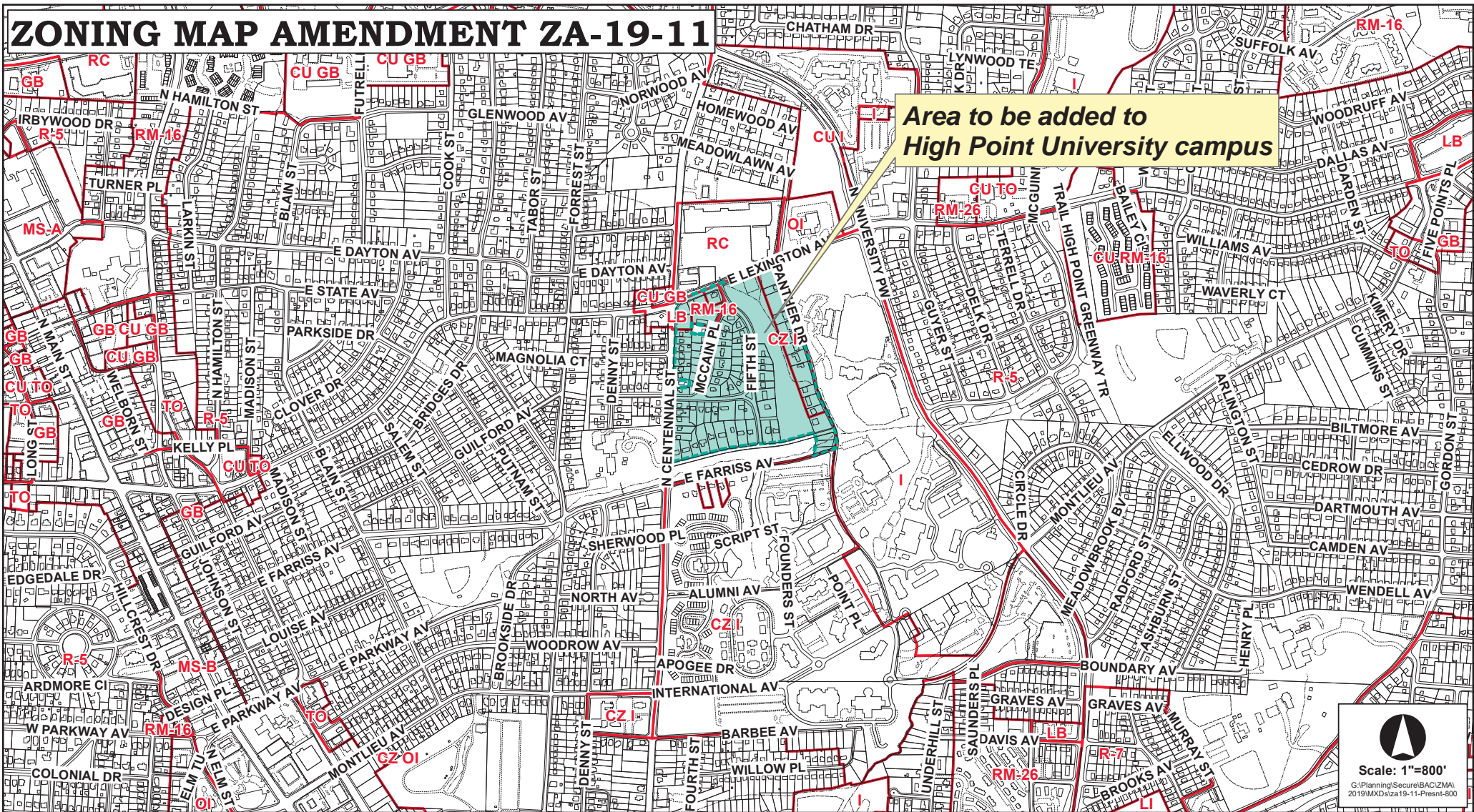
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County



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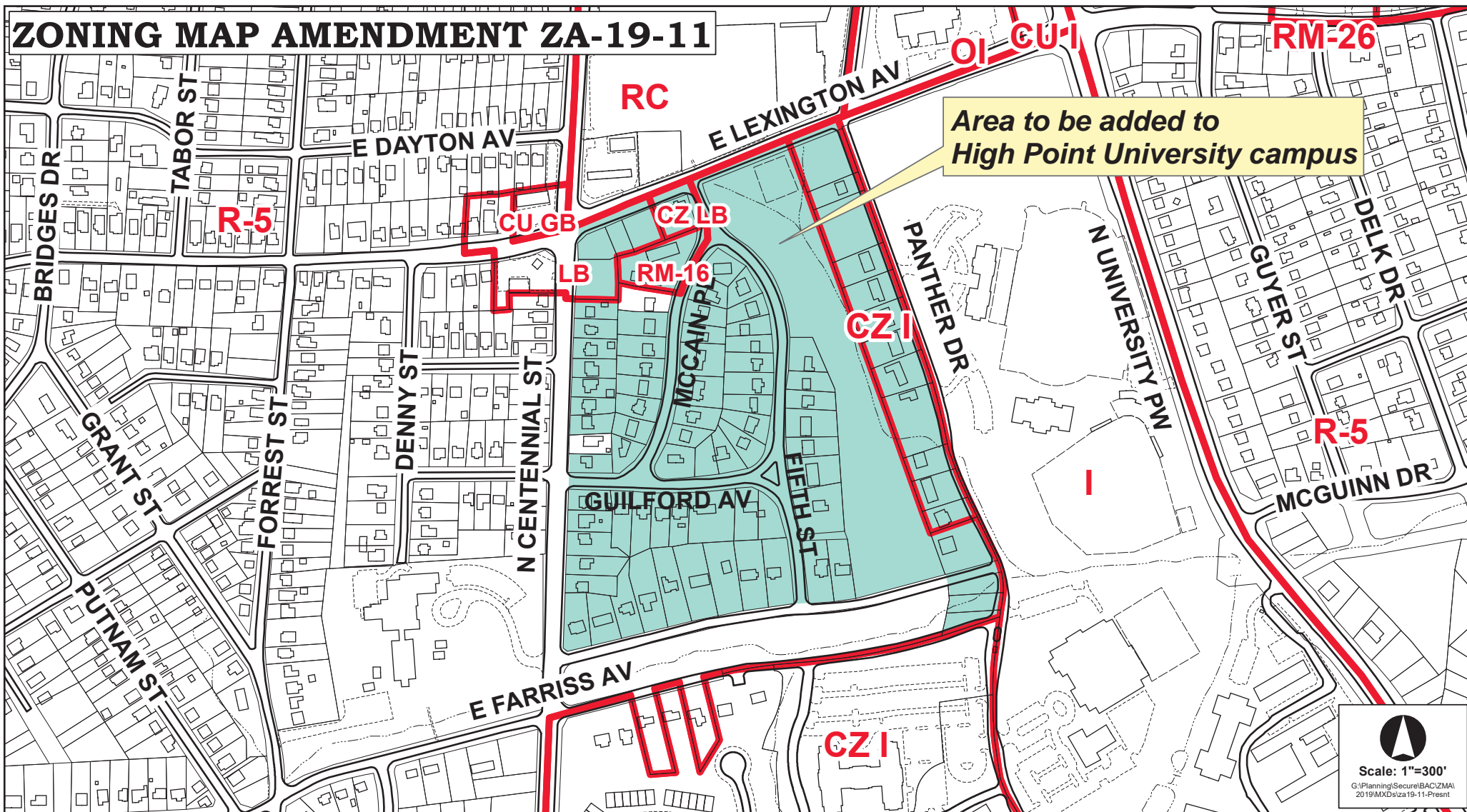
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ZONING MAP AMENDMENT ZA-19-11



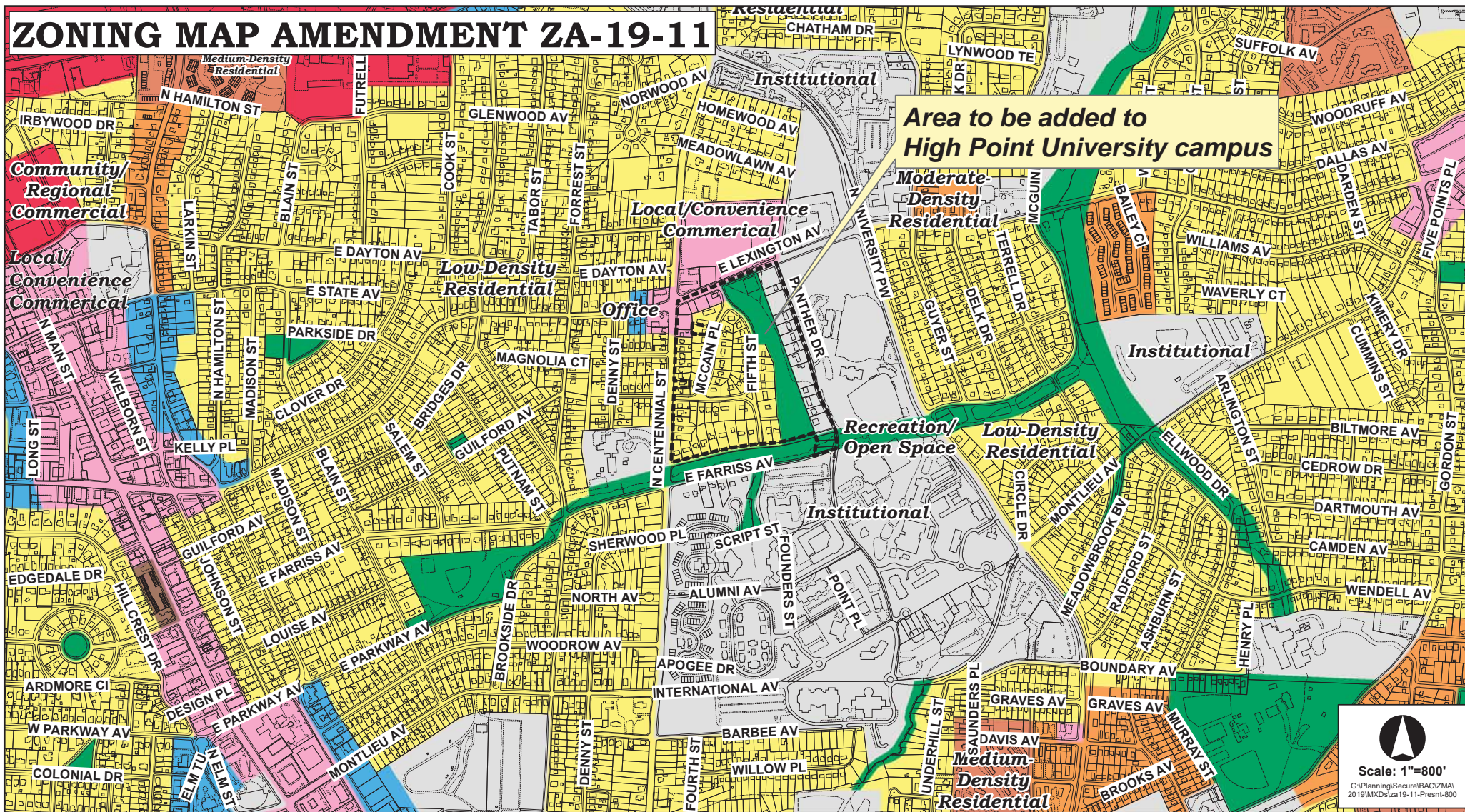
Area to be added to
High Point University campus

ZONING MAP AMENDMENT ZA-19-11



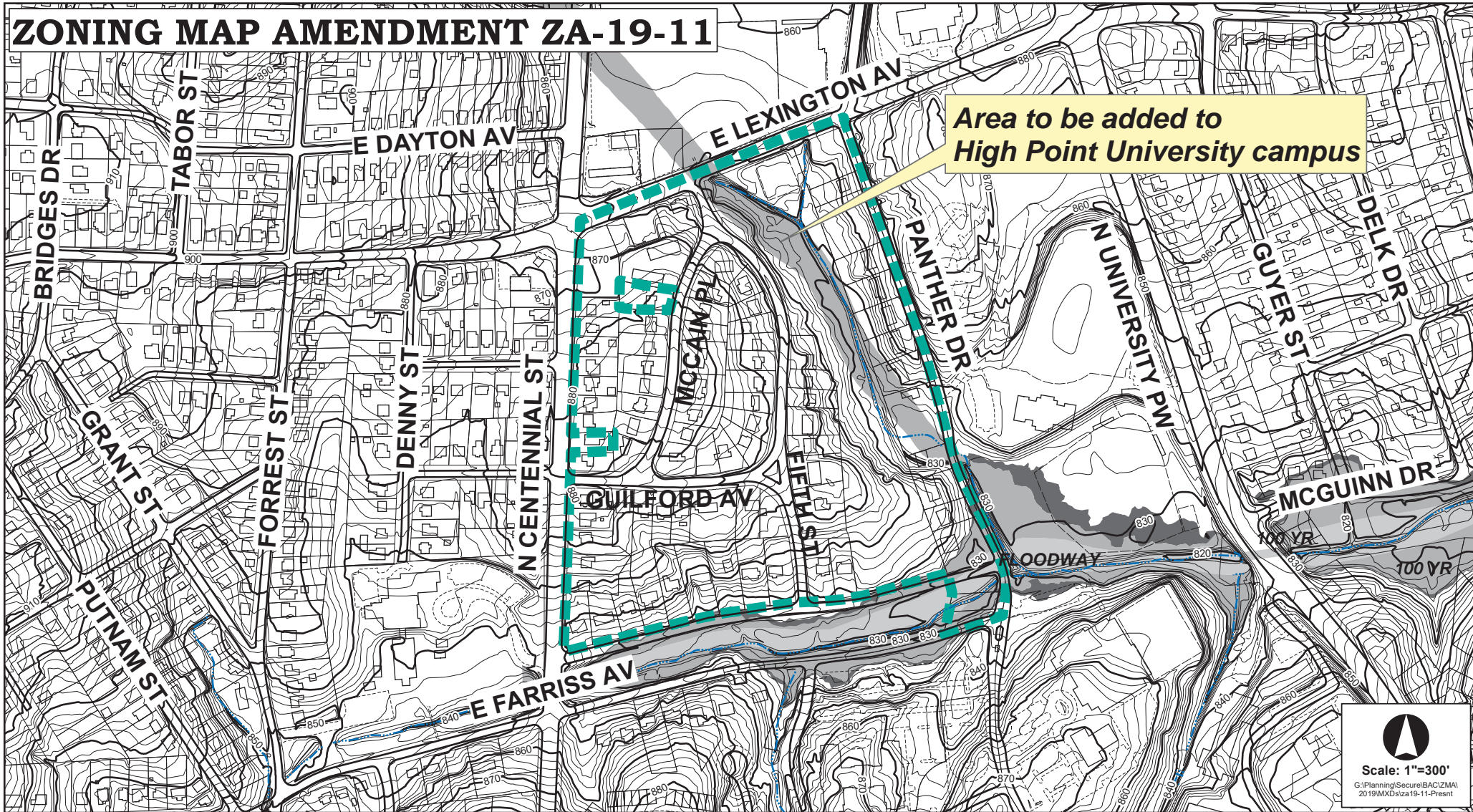
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ZONING MAP AMENDMENT ZA-19-11



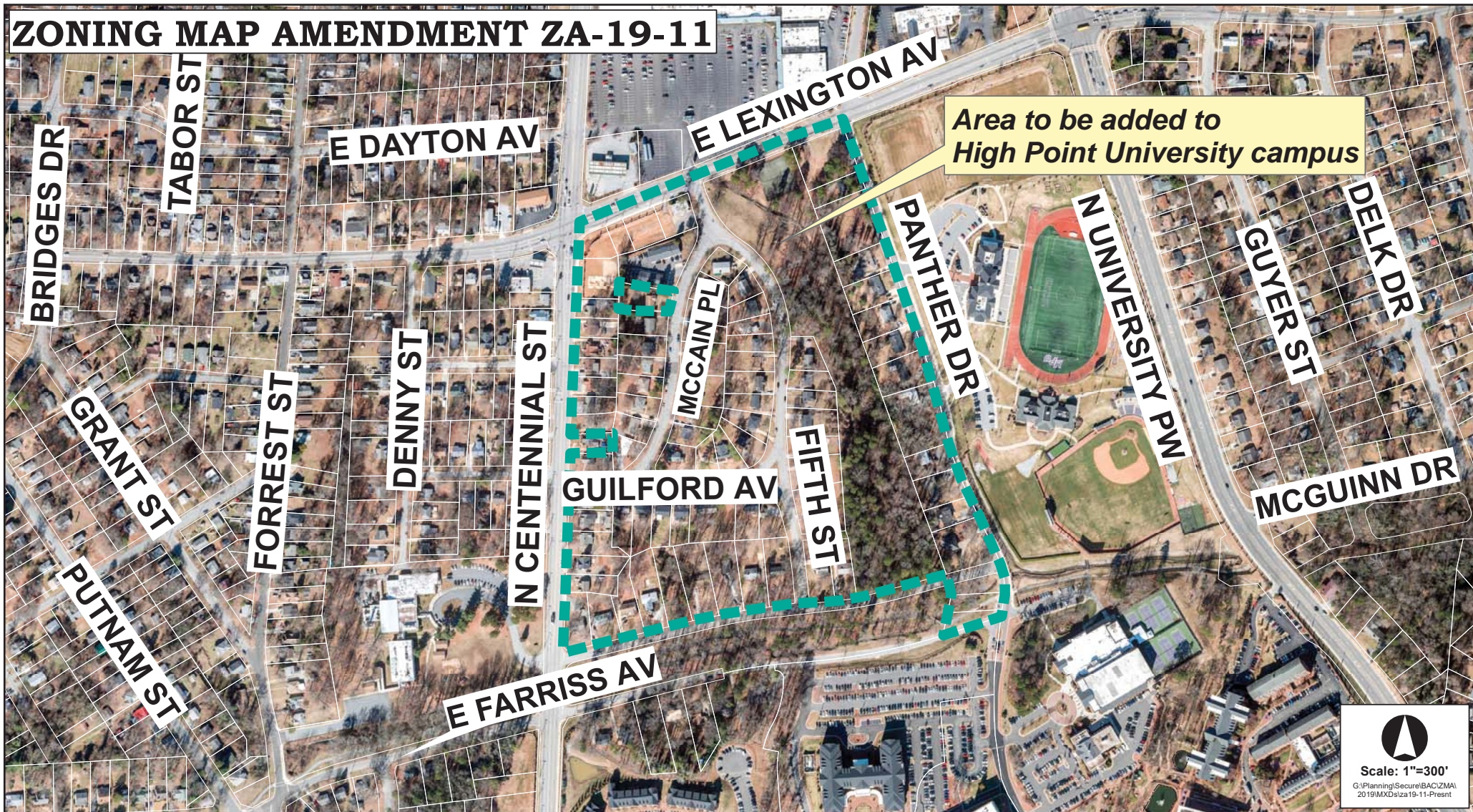
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ZONING MAP AMENDMENT ZA-19-11



Area to be added to
High Point University campus

ZONING MAP AMENDMENT ZA-19-11



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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-11 (ZA-19-11)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 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 **August 19, 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 Institutional (CZ-I) District**. The property is approximately 37 acres and bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue. The property is also known as Guilford County Tax Parcels 182382, 182383, 182384, 182385, 182386, 182388, 182389, 182390, 182391, 182392, 182393, 182394, 182395, 182397, 182398, 182399, 182400, 182401, 182402, 182403, 182404, 182405, 182406, 182407, 182408, 182409, 182410, 182411, 182412, 182413, 182414, 182415, 182416, 182417, 182418, 182419, 182420, 182421, 182422, 182423, 182424, 182425, 182426, 182427, 182428, 182429, 182430, 182431, 182432, 182433, 182434, 182435, 182436, 182437, 182438, 182439, 182440, 182441, 182442, 182443, 182444, 182445, 182446, 182447, 182448, 182449, 182450, 182451, 182452, 182453, 182454, 182455, 182456, 182457, 182458, 182460, 182461, 182462, 182463, 182464, 182465, 182466, 182467, 182468, 182469, 223669 and 223670,

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES:** The College or University Use Type (Education Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development

and dimensional requirements of the Institutional (I) and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. General Standards for the entire zoning site.

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

2. N. Centennial Street Development Standards

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

- a. All buildings shall have a hip or gable pitched roof design.
- b. The size of each building(s) shall be limited to a maximum building footprint of 7,500 square feet.
- c. Except for where approved vehicular access points are located, parking, and vehicle circulation areas shall be located to the interior of the site so that buildings are located between the N. Centennial Street right-of-way and any parking or vehicle circulation areas. This shall not preclude placement of parking between buildings fronting along N. Centennial Street.

B. Landscaping, Buffers, and Screening:

1. Fencing:

a. Perimeter decorative fencing

- i If fencing is installed along the N. Centennial Street or the E. Lexington Avenue frontage of the zoning site, the decorative perimeter fencing (brick & wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed. Said fencing is not required to be installed over streams and culverts.
- ii Along the N. Centennial Street frontage of the zoning site the perimeter fencing shall be setback a minimum of five (5) feet from the right-of-way line.

- b. Where the zoning site abuts a residentially zoned parcel(s), an opaque fence shall be installed in the required planting yard adjacent to the residential parcel.

C. Transportation

1. Vehicular Access:

1. N. Centennial Street

A maximum of two (2) points of vehicular access shall be permitted to N. Centennial Street. These access points shall generally align with the existing intersection of N. Centennial Street and E. Farriss Avenue (northern portion of ROW), and the intersection of N. Centennial Street and Guilford Avenue.

2. E. Lexington Avenue

A maximum of two (2) points of vehicular access shall be permitted to E. Lexington Avenue. These access points generally align with the existing intersection of E. Lexington Avenue and Fifth Street, and the E. Lexington Avenue and Panther Drive (private drive) intersection.

2. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

____th day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

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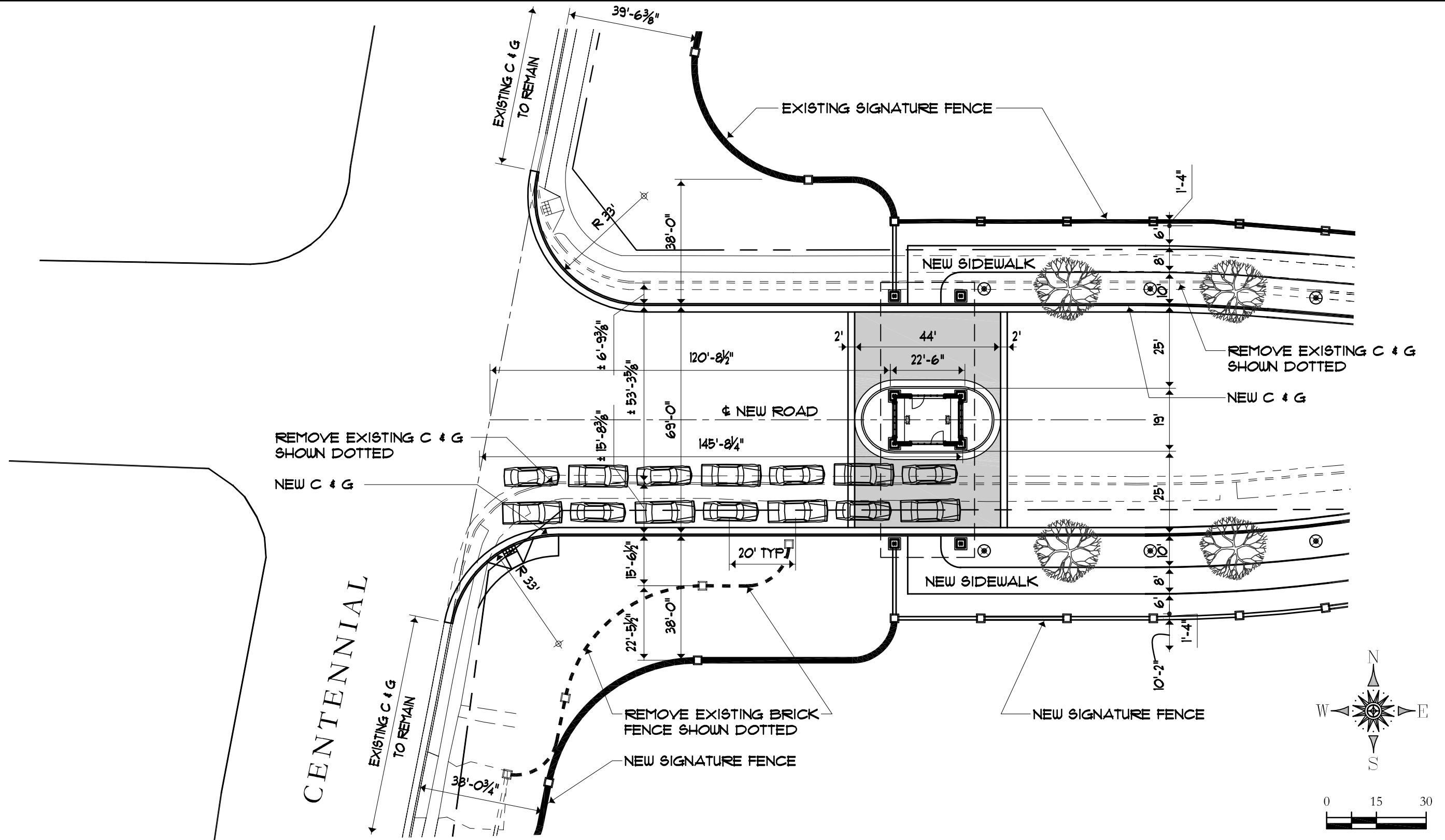


Exhibit "A"

CENTENNIAL ENTRY PLAN

HIGH POINT UNIVERSITY

4-4-2014

**WALTER
ROBBS
CALLAHAN
& PIERCE**
Architects, PA

Suite 301
Winston-Salem, NC
Telephone
Fax

530 North Trade Street
27101
336-725-1371
336-725-1465

MERCER ARCHITECTURE INC.
1015 HUTTON LN, SUITE 106
HIGH POINT, NC 27262
PHONE: (336) 885-1200
FAX: (336) 885-1201

Citizens Information Meeting Report Zoning Map Amendment 19-11

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

July 1, 2019

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

From: Barry Kitley
Director of Community Relations

Re: Rezoning Case ZA-19-11
Citizens Information Meeting, June 26, 2019, 6:00 P.M.

High Point University conducted a Citizens' Information Meeting in support of Rezoning Case ZA-19-11. The meeting was held at High Point University in the Webb Conference Center. Letters of invitation were mailed to 56 residents on June 18, 2019 (sample letter is attached). The application is for Rezoning Case ZA-19-11, which includes the rezoning from R5, RM-16, and CZ-LB to Conditional Zoning Institutional (I) District (CZ-I) of lots within the area bounded by Centennial Street, Lexington Avenue, Panther Drive, and Farriss Avenue. Barry Kitley, Director of Community Relations, and Dan Pritchett of Jamestown Engineering Group, Inc., represented the University.

Mr. Kitley informed the attendants that other than the construction of the University's signature fencing along Centennial Street, there are no immediate plans for new facilities at the site, and that it will continue to be utilized for student housing. It was a very positive meeting with specific discussion focused on the following:

- Many of the attendants questioned the University's future expansion plans, and if the University was interested in purchasing additional property near the University's current boundaries.
- An attendant questioned the possibility of dumpsters being located adjacent to Centennial Avenue. It was explained that the City's Development Ordinance includes provisions for landscaping and walls to screen these facilities, if any, from views outside the site.
- An attendant questioned if new access to the site was to be provided. It was explained that transportation conditions of the rezoning would maintain access points in the same general location as they exist now.

A copy of the Sign-in Sheet for this case is also attached.

June 18, 2019

Homeowner
Address
City, State, Zip

Re: High Point University Rezoning Request
Zoning Map Amendment ZA-19-11

Greetings! High Point University would like to invite you to a community meeting on Wednesday, June 26, 2019, at 6:00 pm on the High Point University Campus. The meeting is being held to inform and discuss a rezoning request of approximately 27.4 acres bounded by Farriss Avenue, Centennial Street, Lexington Avenue, and Panther Drive from a residential Single Family – 5 (R-5) District to an Institutional District. The area to be added to the University's campus is indicated on the attached map for your reference. The rezoning request will annex the properties into the current CZI site allowing for improvements consistent with campus properties contiguous to the sites. 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.

The Rezoning Application is to be presented at the regular meeting of the City of High Point Planning & Zoning Commission scheduled for July 23, 2019 at 6:00 pm. 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 June 26, 2019, at 6:00 pm to discuss our application. We will be meeting at the Webb Conference Center. Please see attached map for directions and parking. Please do not hesitate to call me if you have questions, Barry Kitley, at 336-841-9363.

Sincerely,

Barry Kitley
Director of Community Relations

Citizens Information Meeting
June 26, 2019
High Point University
Guilford, McCain, Fifth Streets Area Rezoning

Address

A. Sheffield	921 Rosewood
D. Barnes 336 882-4423	1108 Guilford Ave
J. M. Warr	" "
Alice Farrell	1106 Guilford Ave.
Lorance Farrell	1116 Guilford Ave
Patrick Long 336-4914558	1109 Guilford Ave

- Elizabeth Brauns, 810 E. Farriss Ave on 6/19/19
- Cindy Richard, 1202 N. Centennial St on 6/19/19
- Antoinet Embree, 1205 N. Centennial St on 6/19/19
- Pamro Lawrence, 1114 Denny St on 6/20/19
- Kenneth Yarrington, 918 E. Dayton Ave on 6/26/19
- Sherry Roach, 1109 N. Centennial St on 6/26/19