

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-17
(Maryfield, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 7, 2019

Public Hearing: Yes

Advertising Date: September 25, 2019, and
October 2, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Maryfield, Inc. to rezone approximately 72 acres from a Conditional Use Planned Development Residential (CU-PDR) District to a Planned Development Periphery (PDP) District. The site is located north of Greensboro Road, west of Penny Road and east of Manor 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 September 24, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-17. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Maryfield, Inc.

Zoning Map Amendment 19-17

At its September 24, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 72 acres to a Planned Development Periphery (PDP) District. All members of the Commission were present except for Mr. Ray Wheatley and Mr. Mark Walsh. 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. Ellis Martin, attorney, Fox Rothschild LLP, 300 N. Greene Street, Suite 1400, Greensboro, Sister Lucy, administrator of Maryfield, Inc, and Mr. Alex Toye, architect, 423 Westport Road, Kansas City MO, spoke in favor to the commission. Sister Lucy provided an overview of the history of the Maryfield (aka Pennybyrn) retirement facility. She stated they have operated at this location since the 1940s and have been a good neighbor to abutting uses. Mr. Martin and Mr. Toye provided an overview of the proposal to expand the land area of the retirement community and to construct a three-story addition to the existing assisted living facility. They also outlined conditions being offered to ensure compatibility with surrounding uses.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 19-17, as recommended by staff, by a vote of 6-0.

Consistency & Reasonableness Statements

The Commission voted 6-0 to approve the following statement: That the Zoning Map Amendment is consistent because the development is designated Institutional by the Land Use Plan, which is reflective of the existing Continuing Care Retirement Community. Furthermore, the request is reasonable because expansion of the retirement community is mitigated by the proposed development standards.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-17
September 24, 2019**

Request	
Applicant: Maryfield, Inc.	Owners: Maryfield, Inc. Poor Servants of the Mother of God, Inc.
Zoning Proposal: To rezone approximately 72 acres.	From: CU-PDR Conditional Use Planned Development Residential R-5 Residential Single Family – 5 <hr/> To: PD-P Planned Development-Periphery

Site Information	
Location:	The site is located north of Greensboro Road, west of Penny Road and east of Manor Drive.
Tax Parcel Number:	Guilford County Tax Parcels 176232, 176235, 177157, 185025, 185034 and 185035
Site Acreage:	Approximately 72 acres
Current Land Use:	The site is developed as a continuing care retirement community known as Pennybyrn.
Physical Characteristics:	The property has a gentle to moderately sloping terrain. The western and northern boundaries of the site are impacted by perennial streams and by 100 & 500-year flood plain areas associated with the abutting lake.
Water and Sewer Proximity:	There are both 8-inch City water and sewer lines adjacent to the site along Penny Road, Greensboro Road and Manor Drive. Private water and sewer lines tie into the perimeter public lines. These private lines are maintained by the property owner and serve the retirement community.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the City Lake Watershed Critical Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is 24% or more of the site and for single family detached residential developments with a density of two (2) units per acre or greater.
Overlay District:	City Lake Watershed Critical Area (Tiers 3 & 4)

Adjacent Property Zoning and Current Land Use			
North:	PNR	Parks & Natural Resources	City Lake
South:	PDM	Planned Development-Mixed	Undeveloped
East:	SFR C	Single Family Residential Commercial (<i>both in the Town of Jamestown</i>)	Single family dwellings and various commercial uses
West:	R-3 R-5	Residential Single Family – 3 District Residential Single Family – 5 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1C: Protect the city's water supply through compatible use and design innovations and minimizing the disturbance of land.
Land Use Plan Map Classification:	Most of the site has an Institutional land use designation. This classification includes public, quasi-public and institutional uses on large tracts. There are smaller areas designated Low-Density Residential and Recreation/Open Space at the northern and northwestern portion of the site adjacent to the lake and a single family subdivision.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan:	Not Applicable
Zoning History:	<u>Zoning Map Amendment 01-23 and 05-12:</u> A nursing home/retirement facility had existed on the current zoning site for several decades. In 2001 and 2005, the applicant obtained zoning approvals to expand the land area and variety of elderly housing and care options for this facility. <u>Zoning Map Amendment 13-02:</u> In 2013, the 64 acres lying south of the zoning site, along the south side of Greensboro Road, was zoned to allow a mixed use development. This approval permits commercial uses along the Greensboro Road frontage of the site and a combination of twin homes, townhomes and single family dwelling on the remainder area of that development.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Greensboro Road		800 Feet
	Penny Road		740 Feet
	Manor Drive		1,275 Feet
Vehicular Access:	Via driveway access from Greensboro Road and Penny Road.		
Traffic Counts: (Average Daily Trips)	Greensboro Road		15,000 ADT (NCDOT 2017 trip count)
	Penny Road		8,400 ADT (NCDOT 2017 trip count)
	Manor Drive		Not applicable
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not applicable
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.

Planned Development District Overview

A. Purpose and Intent of the Planned Development (PD) Districts

The Planned Development (PD) districts are established to allow development under unified control while utilizing more flexible standards and procedures than would otherwise result from a strict application of a general district and development. The PD districts are intended to encourage innovative land planning and site design concepts that will produce a high quality, unified project that will not negatively impact adjacent land.

All PD zoned developments are subject to Section 3.7.3 of the Development Ordinance (Standards Applied to All Planned Development Districts) and the specific standards of the respective PD district. Furthermore, all PD districts must comply with Chapter 5 (Development Standards), Chapter 6 (Environmental Standards) and Chapter 7 (Subdivision Standards) of the Development Ordinance.

B. Planned Development-Periphery (PD-P) District

The PD-P district was established to encourage the use of innovative and creative design to provide a mix of different residential, nonresidential, and institutional uses in close proximity to services, recreation uses, and open space resources on lands outside the Core City Area.

Details of Proposal

The applicant is proposing an expansion of the existing Pennybyrn retirement community that will include the construction of a new building and expansion of the land area of their campus. Prior expansions focused on establishing City zoning to the area being added to the campus. The applicant is also seeking to rezone the previously approved portions of the Pennybyrn development. This development was granted a Conditional Use Planned Development Residential (PDR) District under the former Development Ordinance, which was adopted in 1992. In January 2017, the City adopted a new Development Ordinance. The new Development Ordinance reorganized and streamlined the Planned Development process. As the former PDR District no longer exists, the requested PD-P District proposes to bring the existing and the proposed expansion area under the standards of the newly adopted Development Ordinance.

Relevant conditions of the former conditional use permit pertaining to building setback, access and perimeter landscaping will be carried forward in this new zoning request. This request does not change the established continuing retirement use, but it will update the master plan and development standards as follows:

Existing CU-PDM District	Proposed NEW PD-P District
<u>Use and land area of the site</u> Continuing Care Retirement Community (CCRC) and associated accessory uses.	No change in use. The land area is being expanded by approximately 2 acres. A 0.8-acre area is being added to the west along Manor Drive and approximately 1.2 acres is being added to the west next to the existing residential cottages.
<u>Dwelling units</u> There are currently 133 units, including independent living units and nursing/assisting living beds.	The proposed new building will increase their capacity to 175 units (independent living units and nursing/assisting living beds). However, density will be subject to the standards of the Institutional (I) district which permits up to 16 dwelling units per acre.

<u>Building Height</u> The current conditional use permit lists the maximum allowable height of each specific building. Current building heights range from 2 to 3 stories or 35 to 46 feet in height.	<p>Rather than focusing on the height of each building the proposed updated conditional zoning ordinance focuses on establishing perimeter setback and landscaping standards to ensure compatibility. Thus, regardless of the height of a structure, development will be compatible with adjacent uses.</p> <p>Development shall be subject to building height standards of the I district. There is no maximum building height in the I district; however, additional building setbacks are required for structures over 50 feet in height.</p> <p>Also, the PD district standards prohibits structures over 50 feet in height, when within 50 feet of a residential zoning district.</p>
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Staff Analysis

The advisability of establishing a planned development district is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a PD district, the City Council shall weigh the relevance of and consider the following:

- Standards Applied to all Planned Development Zoning Districts (Section 3.7.3).
- Standards for type of planned district requested (PD-P District Section 3.7.6).

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 planned development district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The development is designated Institutional by the Land Use Plan, which is reflective of the existing continuing care retirement community.

Reasonableness/Public Interest:

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

Expansion of the retirement community is mitigated by the proposed development standards.

Compatibility with Surrounding Areas

- Whether the proposed PD 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 master plan map, statement of intent and the standards document 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 development falls under the Residential Use classification of the Development Ordinance as a Continuing Care Retirement Community (CCRC) use. A CCRC is a retirement community configured as a single unified campus that includes independent living dwellings, assisted living facilities, and skilled nursing facilities that are owned and operated by a private company that provides a continuum of care to residents of the community. It may include on-site dining, medical care, and recreation and social facilities. The expansion of this development will not introduce use types that are not already established on the site or surrounding area, and based on the statement of intent, development standards and PD master plan, development will be compatible with the surrounding development pattern.
- ❖ Except for were the Pennybyrn campus expands into the Town of Jamestown corporate limits, a minimum 50-foot building setback is to be provided along the Penny Road and Greensboro Road frontage of the site. A minimum 20-foot setback and a minimum 30-foot wide Type B perimeter planting yard will still be provided from all other perimeter boundaries of the site. Also, where the site abuts residential zoning (within 50 feet), a maximum building height of 50 feet is required

Consistency with PD District Standards

- Whether the proposed PD district meets the standards of Section 3.7.3, Standards Applied to All Planned Development Districts.
- Whether the proposed PD district meets the standards of Section 3.7.5, PD-CC District if in the Core City Area, or the standards of Section 3.7.6, PD-P district if outside the Core City Area
- ❖ The PD master plan, statement of intent and development standards sufficiently address the requirements, including allowable uses, mandatory use mix, density and building height.
- ❖ The request meets the requirements of the PD-P district. The property exceeds the minimum area requirement and is located outside the Core City Area.

Mitigation of Impacts: Whether the applicant's proposed PD district, including the proposed use(s), standards and PD master plan will satisfactorily:

- 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.;
- Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
- 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;
- Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.
- ❖ Previously adopted access conditions are being carried forward to limit access to Penny Road, Greensboro Road and Pennybyrn Circle. Furthermore, standards in the Development Ordinance pertaining to exterior lighting, screening of mechanical equipment/dumpsters and perimeter landscaping will also assist in mitigating impacts to nearby lands.
- ❖ The site is within the City Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance which will mitigate any stormwater-related impacts.
- ❖ The stream running through the northwestern portion of the site is subject to stream buffer standards of the Development Ordinance.

- ❖ The site is within an area currently served by City of High Point utilities and municipal services. The proposed two acre expansion and allowance of building heights over three stories will have no adverse impacts on municipal services.
- ❖ No adverse impacts on adjacent lands have been identified as the zoning proposal provides for only a minor expansion of the campus land area and will maintain the previously established building setback and landscaping standards. Also, no new vehicular access points are proposed.

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 PD zoning district that support the application.

The Land Use Plan supports institutional uses at this location, where primary access is oriented toward Greensboro Road and Penny Road. A variety of land uses are supported in this area as this site is situated at the signalized intersection of two major thoroughfares and adjacent parcels along Greensboro Road are zoned for, and have developed with, commercial uses. Furthermore, a mixed-use development is currently under construction on the opposite side of Greensboro Road. This mixed use development includes commercial, multifamily, townhome, and single family land uses.

Promotes a Preferred Development Patterns

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

This area has developed with a variety of institutional, commercial and residential use types. The applicant's planned development request to expand the existing retirement community will be consistent with the development pattern that has been established in this area.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone approximately 72 acres to the PD-P District. As conditioned, the requested PD-P District 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.

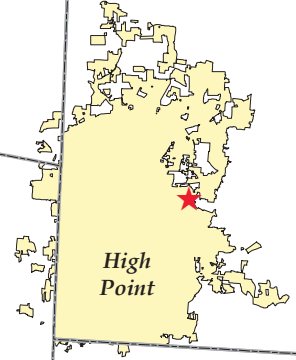
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-17
Applicant: Maryfield, Inc.

Vicinity Map



High Point

Jamestown

Guilford County

City of High Point

Site

Davidson County

JOHNSON ST

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

S UNIVERSITY PWY

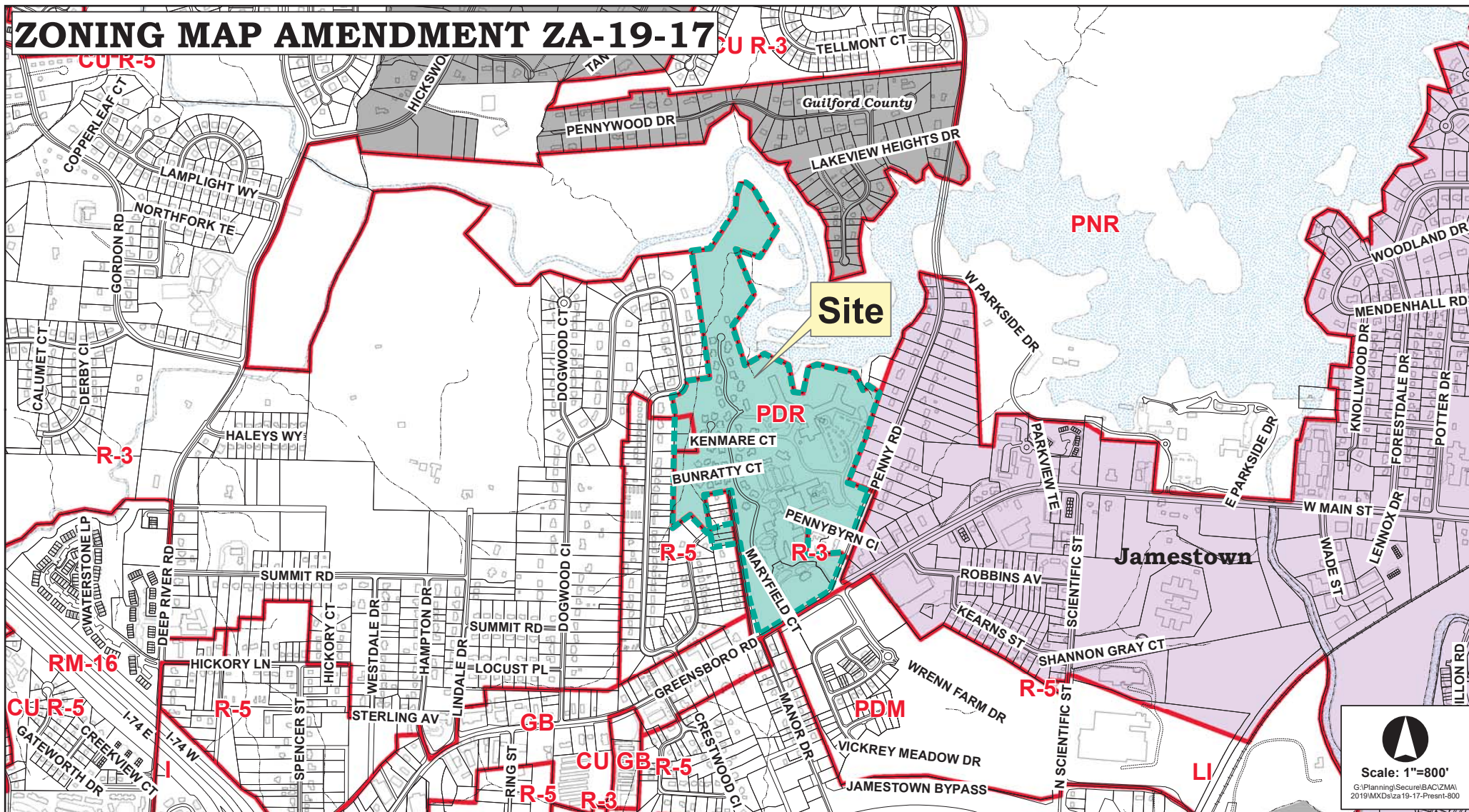
GREENSBORO RD



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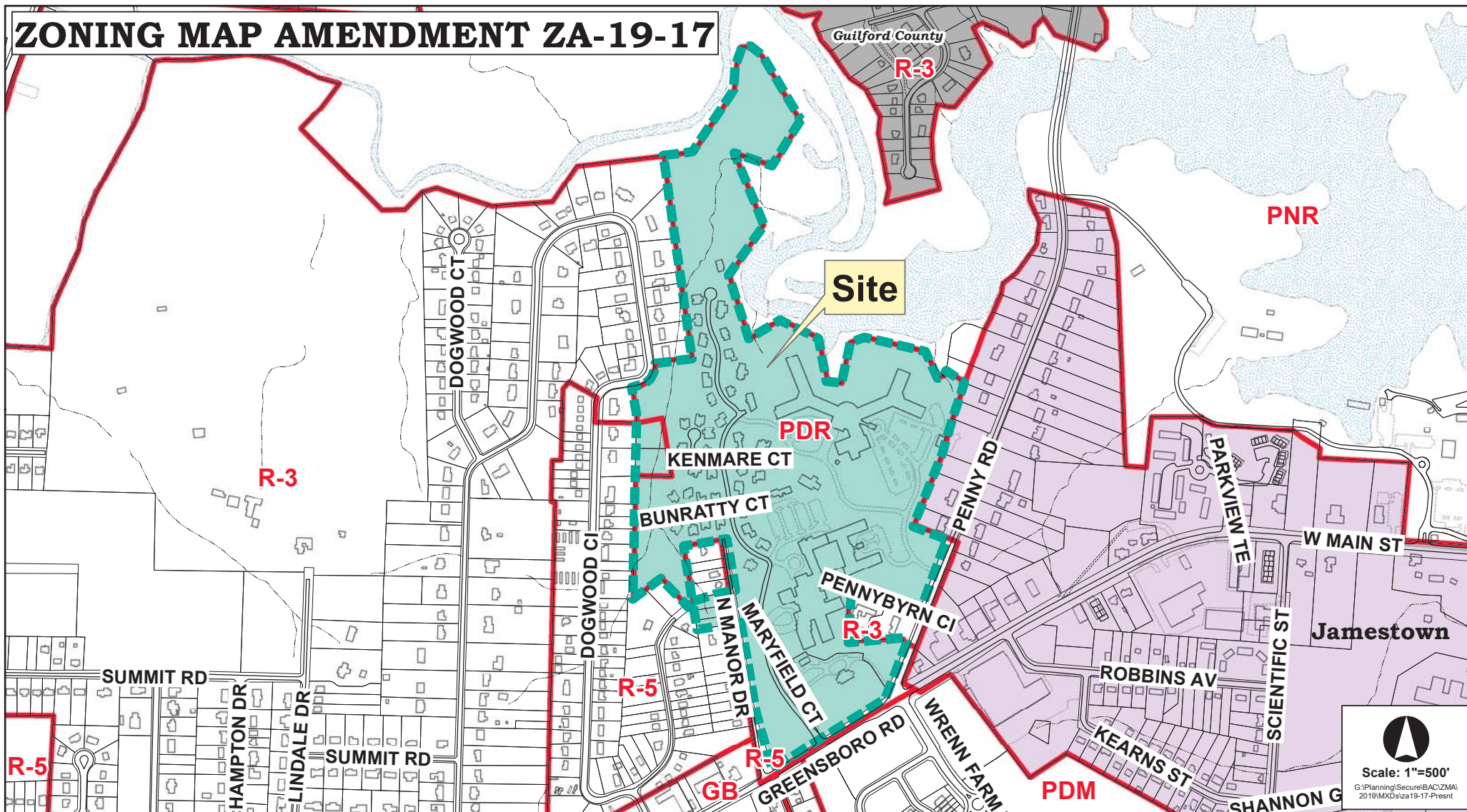
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ZONING MAP AMENDMENT ZA-19-17



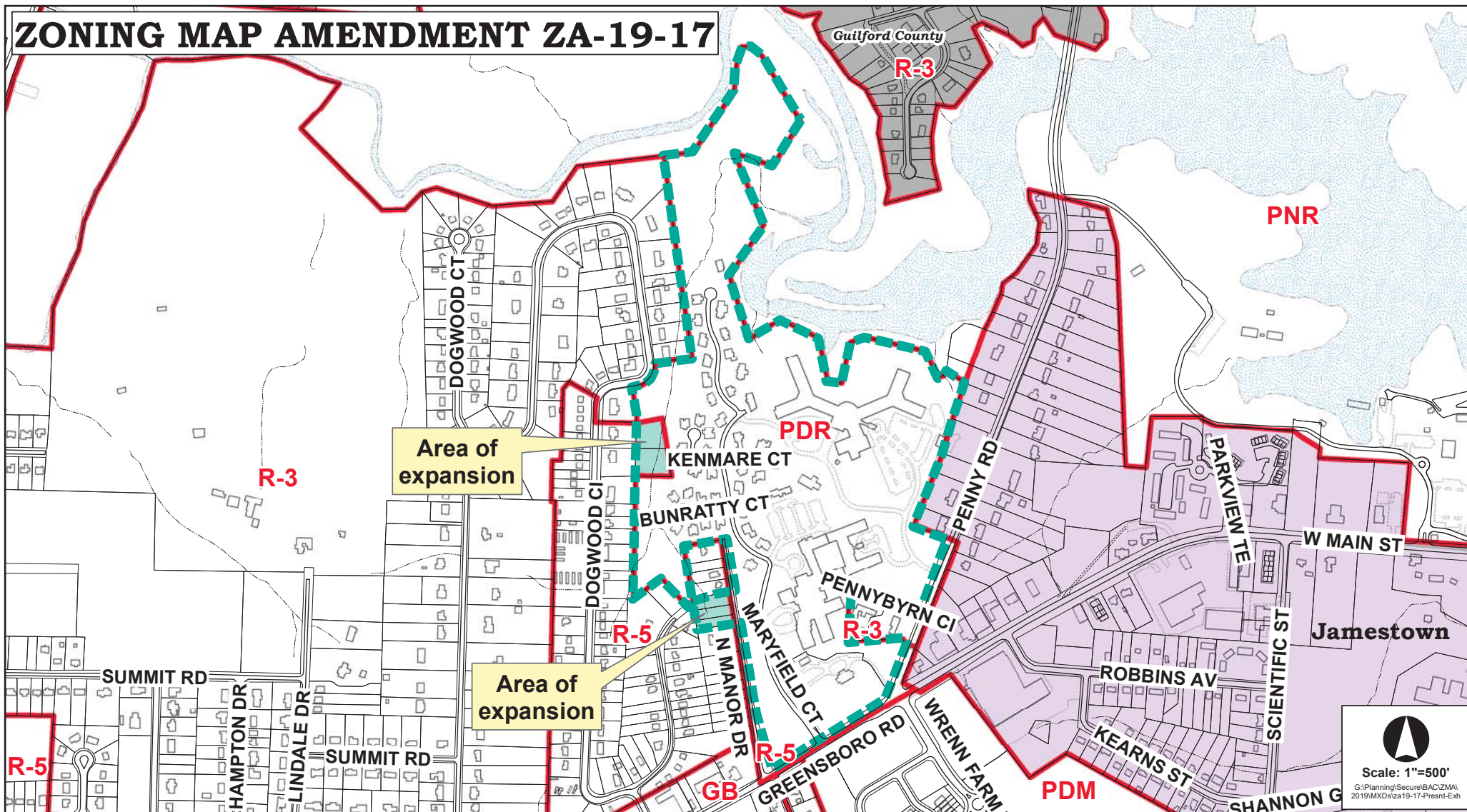
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ZONING MAP AMENDMENT ZA-19-17

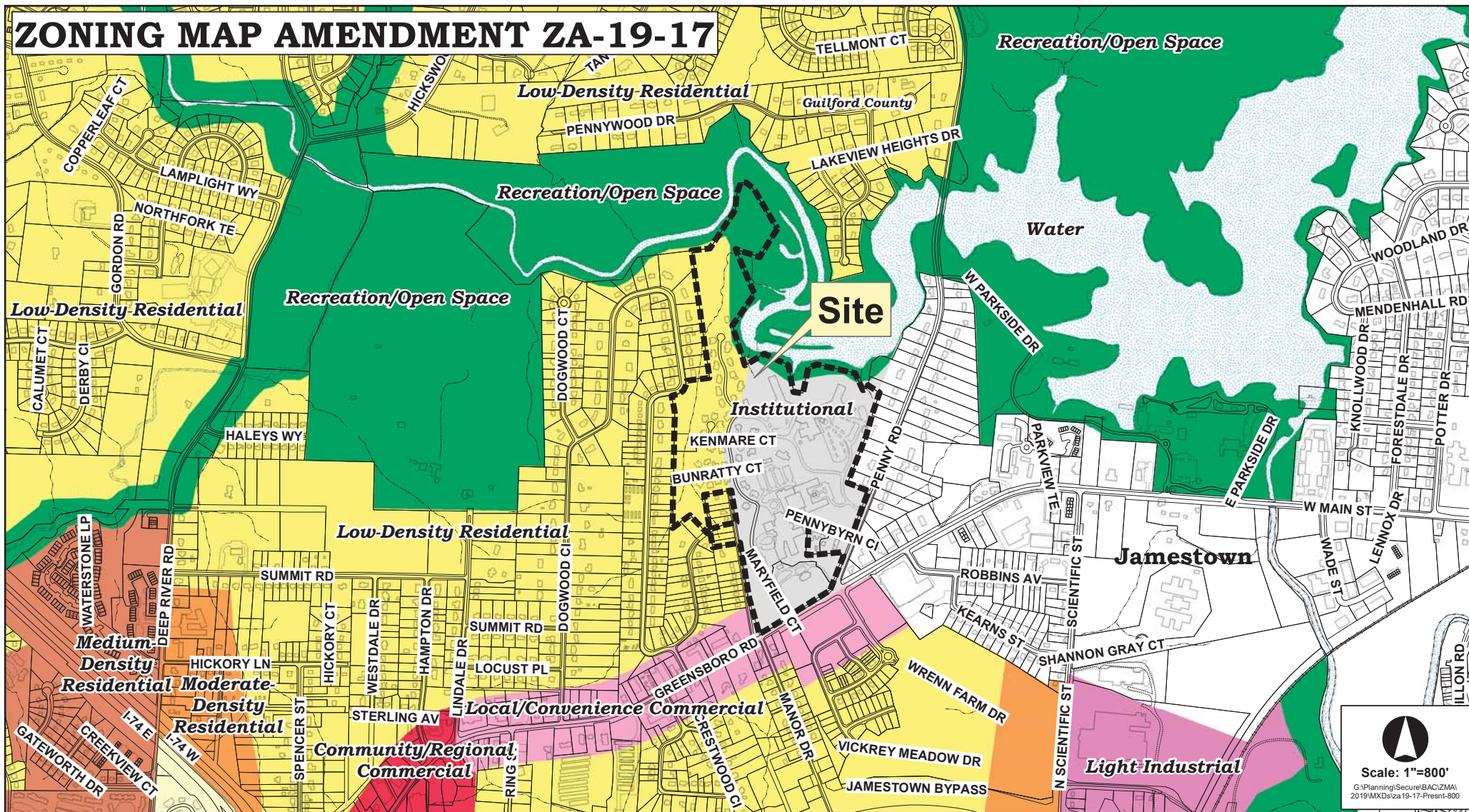


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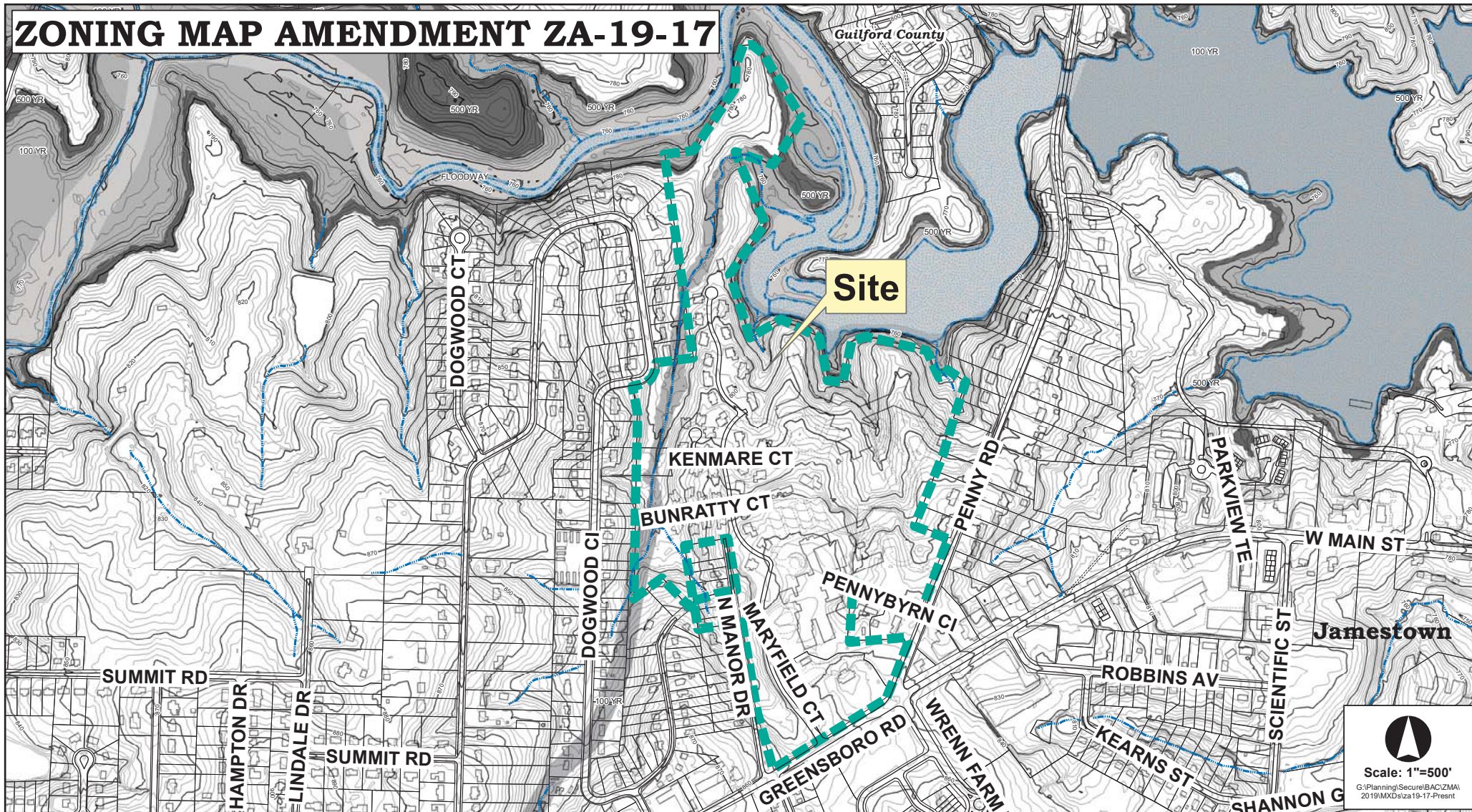
ZONING MAP AMENDMENT ZA-19-17



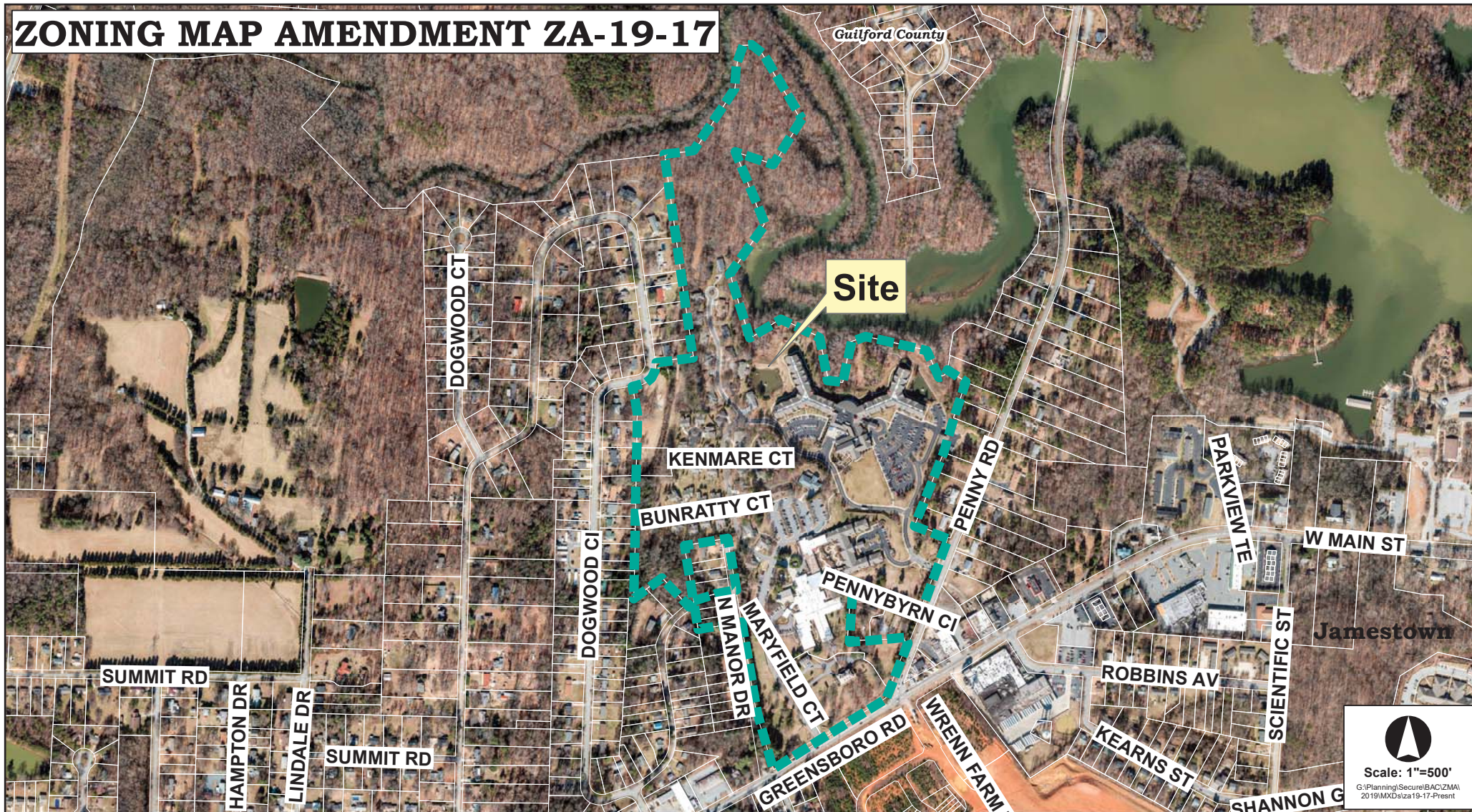
ZONING MAP AMENDMENT ZA-19-17



ZONING MAP AMENDMENT ZA-19-17



ZONING MAP AMENDMENT ZA-19-17




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Pennybyrn at Maryfield

Planned Development

Statement of Intent:

The intent of this project is to expand the existing CCRC campus independent living facility from 133 residential dwelling units currently, to 175 units (maximum density as permitted by the Institutional District), and to provide for reasonable future growth consistent with this Statement. The current Pennybyrn CCRC community is a single unified campus containing independent living dwellings (cottages), a multi-story independent living building, assisted living facility attached to the original skilled nursing facility. The current campus includes accessory uses for minor personal services (salon, massage, etc.); minor retail services (banking, etc.); minor eating establishments; sports and fitness center (Pool, spa, fitness gym, etc.); minor assembly; minor cultural and crafts facilities; adult day care; minor medical care facility; guest lodging; and convent. These services may change, modified, or expanded over time, consistent with the underlying zoning, as customary accessory uses change for typical CCRCs.

Development Standards:

Development on the planned development site will be consistent with the Master Plan Map and adhere to these development standards

Development Standards:**Part 1. USES:****A. Permitted uses**

- 1) Continuing Care Retirement Community (CCRC) and associated accessory uses.
- 2) Accessory uses shall be located within the CCRC facilities building(s) and shall consist of certain support and community based service uses incidental to the CCRC use. The primary purpose of an accessory uses shall be to serve the CCRC development's population and their visitors; however, service to the general public is not precluded. Stand-alone accessory uses, on separate lots, shall be prohibited.
- 3) Religious Institution
- 4) Major and Minor wireless telecommunication facility use type as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) District, and the specific conditions listed in this ordinance.

Part 2. CONDITIONS:**A. Development, Dimensional & Density Standards:**

1. Maximum Density:
Maximum density shall subject to standards of the Institutional (I) District.
2. Minimum Perimeter Setbacks
 - a) There shall be a minimum fifty (50) foot setback along the Greensboro Road and Penny Road rights-of-way. All other external property setbacks shall be a minimum of twenty (20) feet, except as provided in 2.b. There shall be no internal setback within the zoning site except as required by the State building code.
 - b) No building setbacks shall be required where the zoning site abuts portions of the Maryfield CCRC Campus within the Town of Jamestown corporate limits.
3. Maximum Building Height: Building height shall subject to standards of the Institutional (I) District, except as noted below:
 - a) In no instance shall the maximum building height exceed 50 feet within 50 feet of an abutting single-family residential zoning district.

B. Landscaping, Setback and Buffers: Landscaping shall be provided in accordance with Section 5.5 of the Development Ordinance, except as provided below.

1. No landscaping shall be required where the zoning site abuts portions of the Maryfield CCRC campus within the Town of Jamestown corporate limits.
2. Except for where the zoning site abuts parcels along Pennybyrn Circle or abuts a public right-of-way, a minimum 30-foot wide Type B perimeter planting yard shall be provided. The perimeter planting yard shall be supplemented as necessary to achieve a Type B planting yard rate.

C. Transportation

1. Vehicular Access: The portion of the site that lies within the city limits of High Points shall be allowed three (3) points of access:
 - a. One (1) point of access shall be allowed to Penny Road.
 - b. One (1) point of access shall be allowed to Greensboro Road.
 - c. One (1) point of access shall be allowed to Pennybyrn Circle. When Pennybyrn Circle is improved to the City of High Point street standards. This access shall serve as access for maintenance and emergency response vehicles to the eastern side of the existing Health Care Building.
2. The Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

D. Lot Combination

Except for Guilford County Tax Parcel 176235 (1315 Greensboro Road), all parcels owned by Maryfield Inc. that abuts the zoning site, including those outside the High Point Corporate limits, shall be combined into one (1) lot prior to subdivision or development.

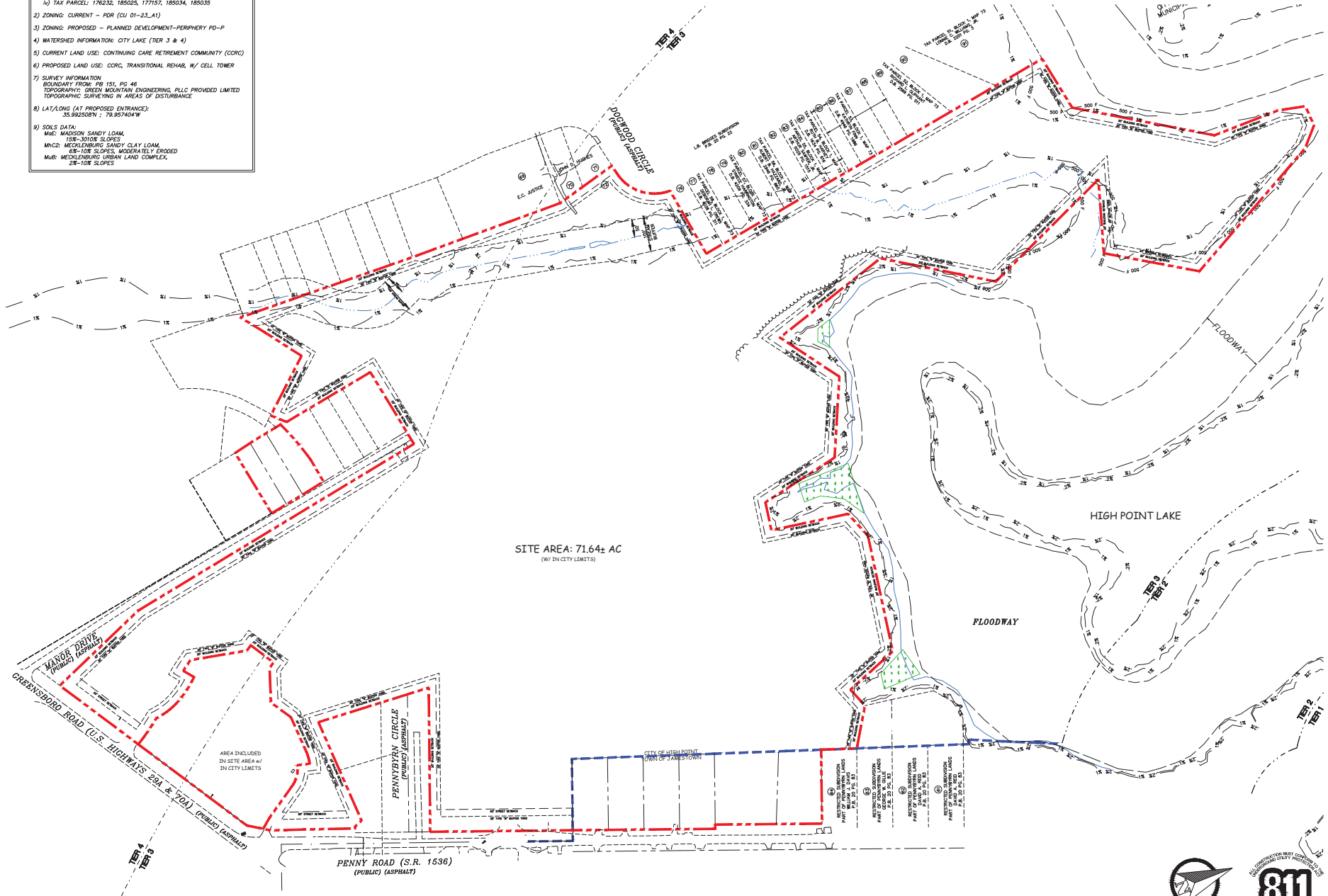
E. Signage/Common Signage Plan:

The location of signage on the rezoning site shall be in accordance with the approved Common Signage Plan for the zoning site. The previously approved Common Signage Plan shall be updated to show the location of additional proposed signage on the subject property. Sign drawings consistent with the Common Signage Plan criteria, for obtaining sign permits, shall be required prior to the issuance of building permits.

OVERALL SITE DATA:

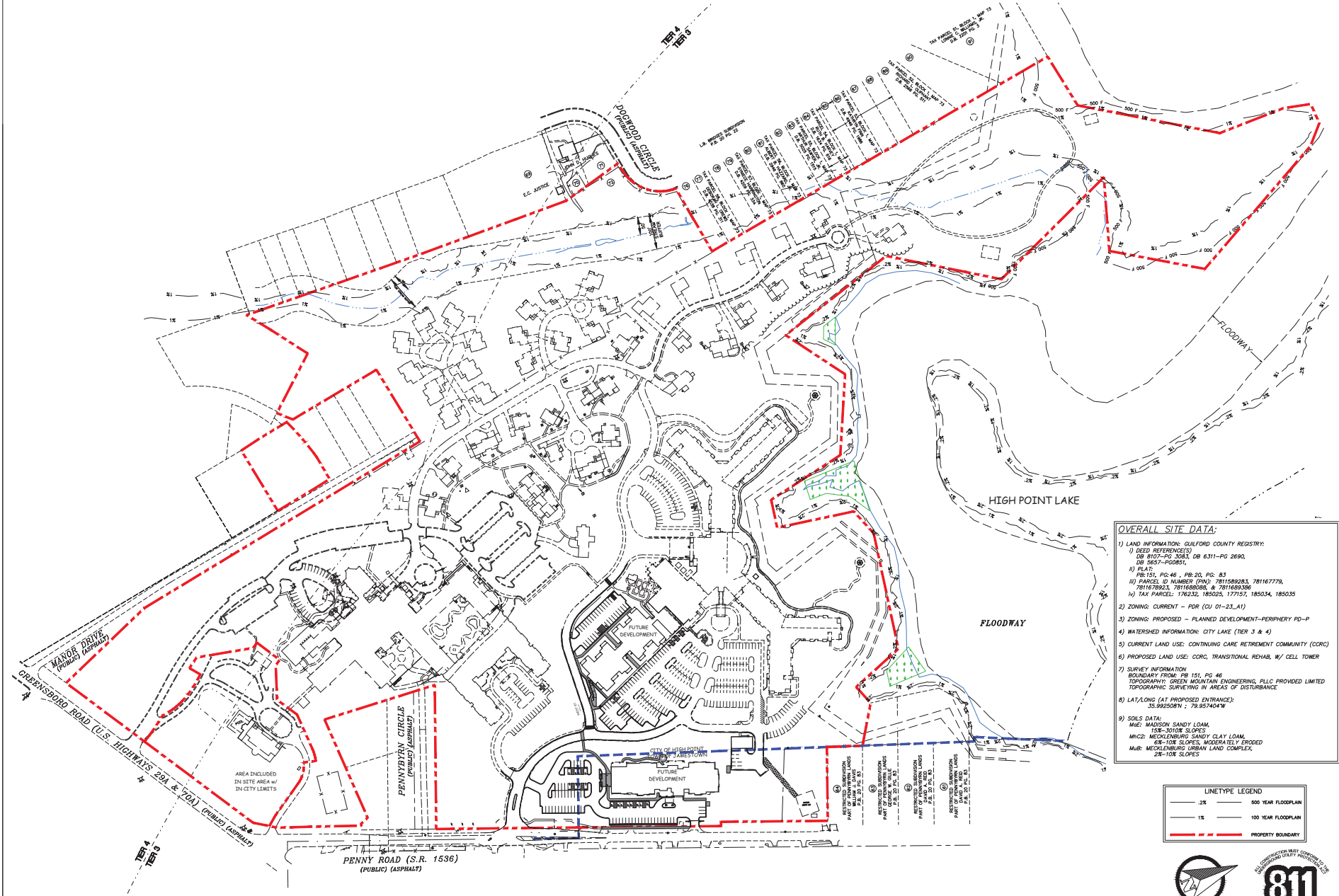
- 1) LAND INFORMATION: GULFORD COUNTY REGISTRY:
 1) DEED REFERENCE(S)
 DB 8107-PG 5085, DB 6311-PG 2690,
 DB 5657-PG0851,
 1) PLAT:
 PB 151, PG 46, PB 20, PG 83
 10) PARCEL ID NUMBER (PIN): 7811589283, 781167779,
 7811678923, 7811680488, & 7811689386
 14) TAX PARCEL: 176232, 185025, 177157, 185034, 185035
 2) ZONING: CURRENT - PDR (CU 01-23_A1)
 3) ZONING: PROPOSED - PLANNED DEVELOPMENT-PERIPHERY PD-P
 4) WATERSHED INFORMATION: CITY LAKE (TIER 3 & 4)
 5) CURRENT LAND USE: CONTINUING CARE RETIREMENT COMMUNITY (CCRC)
 6) PROPOSED LAND USE: CCRC, TRANSITIONAL REHAB, W/ CELL TOWER
 7) SURVEY INFORMATION
 BOUNDARY FROM: PB 151, PG 46
 TOPOGRAPHY: GREEN MOUNTAIN ENGINEERING, PLLC PROVIDED LIMITED
 TOPOGRAPHIC SURVEYING IN AREAS OF DISTURBANCE
 8) LAT/LONG (AT PROPOSED ENTRANCE):
 35.9925087N ; 79.9574041W
 9) SOILS DATA:
 MISC. MADISON SANDY LOAM,
 15%-30% SLOPES
 MISC. MECKLENBURG SANDY CLAY LOAM,
 6%-10% SLOPES, MODERATELY ERODED
 MISC. MECKLENBURG URBAN LAND COMPLEX,
 2%-10% SLOPES

LINETYPE LEGEND	
---	2% 500 YEAR FLOODPLAIN
---	1% 100 YEAR FLOODPLAIN
---	PROPERTY BOUNDARY



OVERALL SITE PLAN
Pennybryn at Marynfield
 109 Penny Road
 High Point, North Carolina 27260

JOB NO:	19-175
DATE:	09.12.2019
ISSUE RECORD:	REZONING
REVISIONS:	
BUFFERS & SETBACKS EXHIBITS	
EXHIBIT-A	

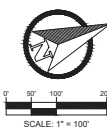


OVERALL SITE DATA:

- 1) LAND INFORMATION: GULFPORT COUNTY REGISTRY;
 (i) DEED REFERENCE(S):
 DB 8107-PG 3083, DB 6311-PG 2690,
 DB 5657-PG 0851
 (ii) PLAT:
 PG-151, PG-46, PG-20, PG-83
 (iii) PARCEL ID NUMBER (PIN): 7811882283, 7811677779,
 7811878823, 7811688808, & 7811689356
 (iv) TAX PARCEL: 178232, 185025, 177157, 185034, 185035
- 2) ZONING: CURRENT - PDR (CU 01-23_A1)
- 3) ZONING: PROPOSED - PLANNED DEVELOPMENT-PERIPHERY PD-P
- 4) WATERSHED INFORMATION: CITY LAKE (TIER 3 & 4)
- 5) CURRENT LAND USE: CONTINUING CARE RETIREMENT COMMUNITY (CCRC)
- 6) PROPOSED LAND USE: CCRC, TRANSITIONAL REHAB, W/ CELL TOWER
- 7) SURVEY INFORMATION
 BOUNDARY FROM: PG 151, PG 46
 TOPOGRAPHY: GREEN MOUNTAIN ENGINEERING, PLLC PROVIDED LIMITED
 TOPOGRAPHIC SURVEYING IN AREAS OF DISTURBANCE
- 8) LAT/LONG (AT PROPOSED ENTRANCE):
 35.992508N ; 79.957404W
- 9) SOILS DATA:
 MGC: MAUSON SANDY LOAM,
 15%-30% SLOPES
 MHC2: MECKLENBURG SANDY CLAY LOAM,
 6%-10% SLOPES, MODERATELY ERODED
 MUB: MECKLENBURG URBAN LAND COMPLEX,
 2%-10% SLOPES

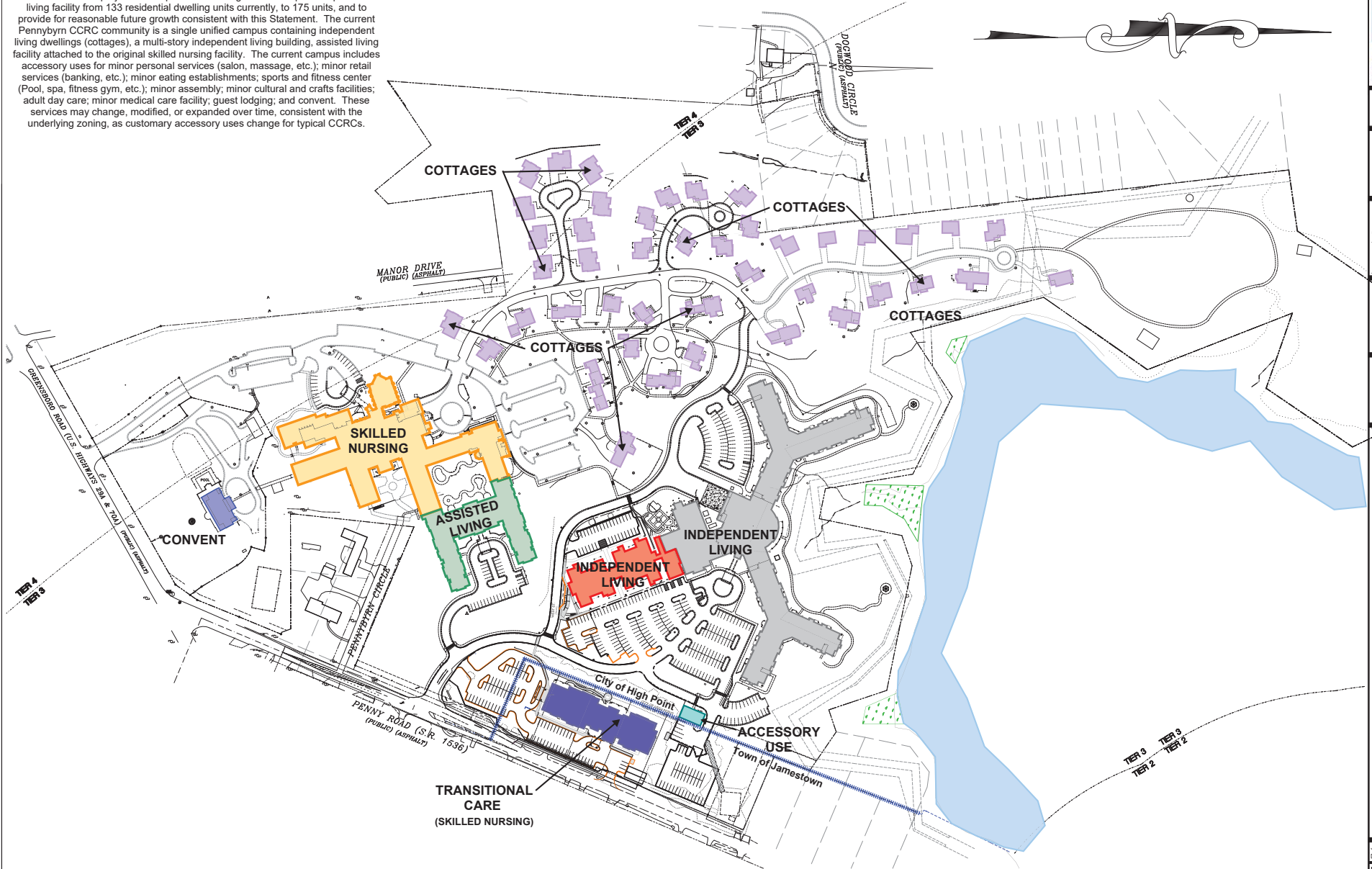
LINE TYPE LEGEND

2% 500 YEAR FLOODPLAIN
 1% 100 YEAR FLOODPLAIN
 --- PROPERTY BOUNDARY



Statement of Intent:

The intent of this project is to expand the existing CCRC campus independent living facility from 133 residential dwelling units currently, to 175 units, and to provide for reasonable future growth consistent with this Statement. The current Pennybryn CCRC community is a single unified campus containing independent living dwellings (cottages), a multi-story independent living building, assisted living facility attached to the original skilled nursing facility. The current campus includes accessory uses for minor personal services (salon, massage, etc.); minor retail services (banking, etc.); minor eating establishments; sports and fitness center (Pool, spa, fitness gym, etc.); minor assembly; minor cultural and crafts facilities; adult day care; minor medical care facility; guest lodging; and convent. These services may change, modified, or expanded over time, consistent with the underlying zoning, as customary accessory uses change for typical CCRCs.



Overall Campus Master Development Plan

No Scale



JOB NO: 19-179
DATE: 09.10.2019

ISSUE RECORD:
P & Z Submittal

REVISIONS:

NO.	DESCRIPTION	DATE

Site Plan

SDP -1.01

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 September 24, 2019 and before the City Council of the City of High Point on October 7, 2019 regarding **Zoning Map Amendment Case 19-17 (ZA-19-17)** 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 September 15, 2019, for the Planning and Zoning Commission public hearing and on September 25, 2019 and October 2, 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 **October 7, 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: **Planned Development-Periphery (PD-P) District**. The property is approximately 72 acres, and generally located north of Greensboro Road, west of Penny Road and east of Manor Drive. The property is also known as Guilford County Tax Parcels 176232, 176235, 177157, 185025, 185034 and 185035.

SECTION 2

That this Planned Development District shall be subject to the Master Plan and the Statement of Intent & Development Standards which are a part of this zoning district.

SECTION 3

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 4

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

SECTION 5.

This ordinance shall become effective upon the date of adoption.

7th day of October, 2019.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-17

Submitted by: Thomas E. Terrell, Jr on behalf of
Maryfield, Inc.

Neighborhood Communications Report

Maryfield, Inc.

Submitted by
Thomas E. Terrell, Jr.
August 27, 2019

1. Letter of Invitation

The letter attached as Exhibit A was sent to all neighbors owning property within 300 feet of the site. The letter included a copy of the official citizens' information statement.

The letter provided ample direct, personal contact information for neighbors with questions prior to the meeting. Phone numbers and emails were provided so that recipients could directly contact Tom Terrell (applicant's attorney).

2. Recipients

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

3. Neighborhood Meeting

The Neighborhood Meeting was held from 5:30 to 7:00 In Ilderton Hall at Pennybyrn. Attending the meeting from Maryfield were Sister Lucy Hennessey, SMG, Richard Newman, Vonda Hollingsworth, Jamie Forbis, Rob Creel, and Melissa Miller; also Alex Toye (Development and Design Team), Shannon Barrett and Mark Ford (Construction), Joe O'Buch (Engineering), and Matthew Johnson, City of Jamestown.

Only 3 members of the community came. The sign in sheet is attached as Exhibit C.

Alex Toye described the master plan and showed the display boards to Matthew Johnson, Planning Director, City of Jamestown. Mr. Toye stated that there will be additional minor adjustments. The following comments were made during the discussion with Mr. Johnson:

- Matthew Johnson inquired about the storm water runoff plans. Joe O'Buch explained by showing on the boards what the storm runoff water treatment process will be.
- Jamestown officials prefer electronic documents be sent to them. Matthew will inform Alex of the dates pertaining to the application process.
- Matthew noted that sidewalks will be required in front of the entire property line. Pennybyrn can request a variance to the requirement. He does not anticipate the current sidewalk plan to be an issue.
- The parking and landscaping plans do not have to be included in the zoning documents, but will be part of the final submittal of the landscape plans.
- The September Planning Board date has been scheduled for September 16, 2019 at 6:30 p.m. in the Council Chambers.

- Alex inquired as to any requirements regarding trash enclosures. Matthew directed him to the City of Jamestown website under the Public Services tab. He stated that it contains a list of requirements.
- Jamestown has an 11:00 p.m. to 7:00 a.m. noise ordinance. Pennybyrn performs generator tests at 9:00 a.m. so this will not pose a problem. There are no screening requirements for generators.

4. Specific Questions/Concerns/Comments from Neighbors

Nicole and Jeffrey Hammond – The Hammonds live on Willowood Drive, High Point, NC. They wanted to know if Pennybyrn planned to purchase their property in the future. They also asked if there would be any road closures during the project. Joe O'Buch explained that there would not be any complete road closures, but the project may require some periodic lane closures on Penny Road. They also asked if there would be any disruption in their power or water services during construction. Mr. Toye explained that new services would be tapped into existing services and would not require a disruption in their power or water. The Hammonds were pleased with the plans shown.

Robin Hackley – Ms. Hackley lives on Dogwood Circle, High Point, NC. She dropped by just to see what the plans were. She had no questions or concerns and expressed that she was impressed with the project.

Exhibit A



Fox Rothschild LLP
ATTORNEYS AT LAW

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

July 12, 2019

Dear Neighbor,

I represent Maryfield, Inc. (Pennybyrn) that will soon file rezoning applications with the City of High Point and the Town of Jamestown to make some modest changes to its campus. You are receiving this letter because you own property within 300 feet of the High Point campus or 500 feet of the adjoining properties that lie within Jamestown.

Maryfield has been a proud mainstay of this community since its founding by the Poor Servants of the Mother of God in 1947. Pennybyrn now supports a gorgeous 71-acre campus with carefully maintained landscaping and serves aging populations in a variety of ways.

The rezoning request to the Town of Jamestown will be for conditional zoning to enable development of a transitional rehab center providing short term recovery after surgery or hospital stay on lots just north of the main entrance on Penny Road. The High Point rezoning will amend the current district to allow construction of independent living units within the heart of the campus.

Enclosed is a map and statement prepared by the City of High Point about its rezoning process. If applications are timely filed, this matter will be heard by the High Point Planning and Zoning commission on September 24 at 6:00 p.m. and the City Council at 5:30 on November 4th. Both meetings will be in the City Council chambers at the High Point Municipal Building at 211 S. Hamilton St. The Jamestown Planning Board and Town Council both meet at 6:30 in the council chambers at 301 E. Main Street. Dates are to be determined.

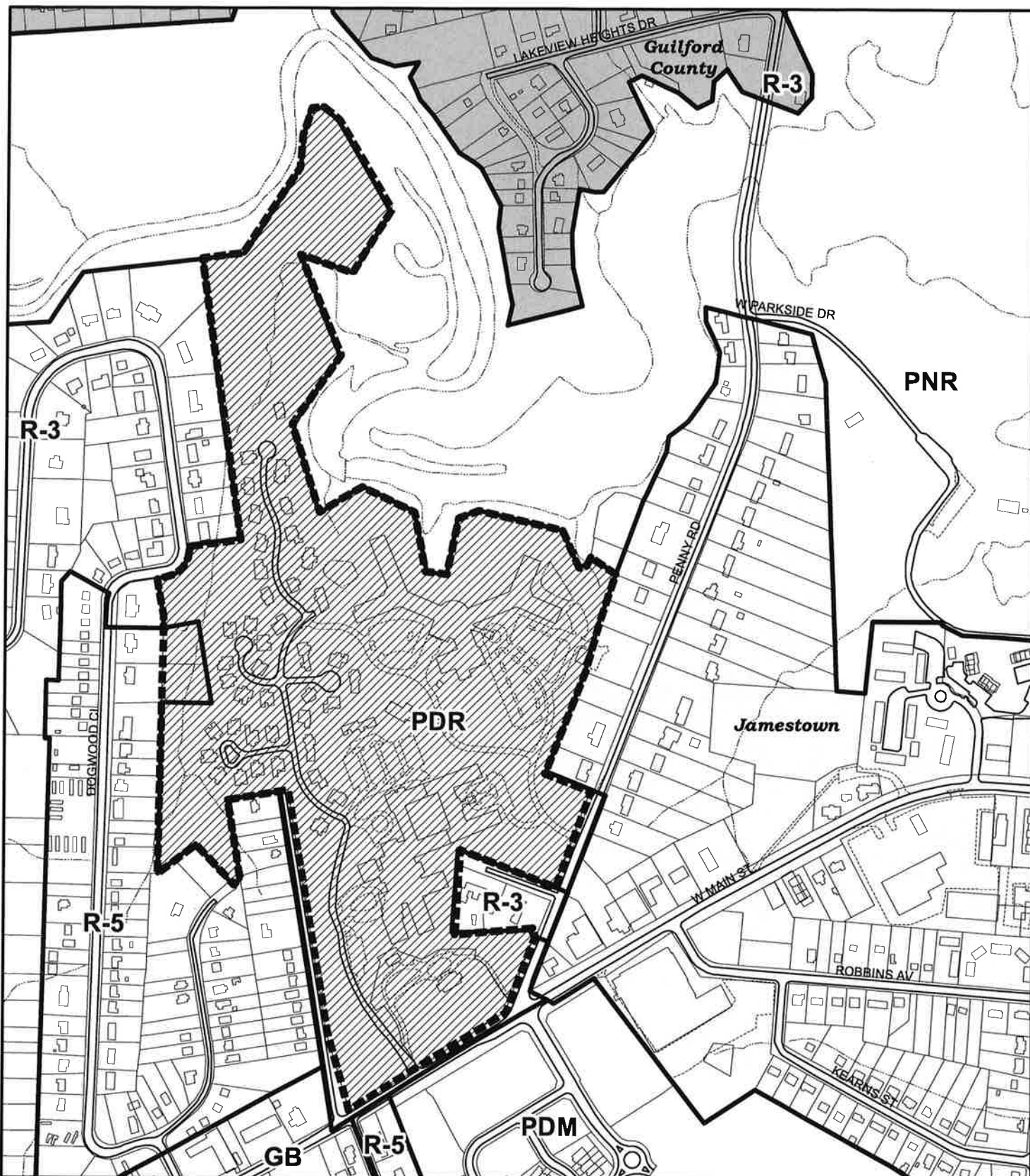
In the meantime, we invite you to a neighborhood meeting to be held at Pennybyrn between 5:30 and 7:00 on July 30th to learn more about these exciting projects. We will do this on a casual drop-in-when-you-can basis. Enter the gates on Penny Road and come to the main entrance at the end of the parking lot. You will be directed to Ilderton Hall. If you have a question before then, please call me at 336-378-5412 (direct number) or email me at tterrell@foxrothschild.com.

Very truly yours,

Thomas E. Terrell, Jr.

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



ZONING MAP AMENDMENT ZA-19-

From:
To:

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=500'

G:\Planning\Secure\BAC\ZMA\2019\MXDs\za19-

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.

Exhibit B

AGUILERA- RODRIGUEZ, CESAR;AGUILERA,
KARINA
101 MANOR DR
HIGH POINT NC 27260

AIKENS, R KEITH;AIKENS, W ANDY
PO BOX 780
TRINITY NC 27370

ANDERSON III, JAMES T;ANDERSON, AMBER W
900 W RAY AVE
HIGH POINT NC 27262

ANDREWS, RICHARD
4030 WATERVIEW RD
HIGH POINT NC 27265

ATKINS, BRENDA R;ATKINS JR, LARRY W
PO BOX 304
JAMESTOWN NC 27282

AZAR, JOHN L
4205 W FRIENDLY AVE
GREENSBORO NC 27410

BARNES, MILTON FLOYD;BARNES, KAY M
737 DOGWOOD CIR
HIGH POINT NC 27260

BASS, HAROLD B;BASS, EDNA RUTH B
3912 KALLORAMO DRIVE
GREENSBORO NC 27407

BEACOM JR, ROBERT ALAN;BEACOM, JENNIFER M
PO BOX 5272
HIGH POINT NC 27262

BEAUCHAMP, THERESE A
634 DOGWOOD CIR
HIGH POINT NC 27260

BMRS PROPERTIES LLC
1713 W LEXINGTON AVE
HIGH POINT NC 27262

BMS INVESTMENT PROPERTIES RP LLC
PO BOX 1752
HIGH POINT NC 27261

BONDAT, PHILIPPE;BONDAT, SHOLEH
114 PENNY RD
HIGH POINT NC 27260

BROWNING, MARY A
8 CEDAR CREEK
JAMESTOWN NC 27282

BURDEN, RODGER JOHN;BURDEN, RUTH
ELIZABETH
129 PENNY RD
HIGH POINT NC 27260

BURTON, SUSAN M
220 WILLOWOOD DR
HIGH POINT NC 27260

BYRD JR, JAMES O;BYRD, MARY L
1202 PENNYWOOD DR
HIGH POINT NC 27265

CAMERON, MYRON C;CAMERON, MAVIS A
130 PENNY ROAD
HIGH POINT NC 27260

CARMICHAEL, TED AARON
605 DOGWOOD CIR
HIGH POINT NC 27260

CAVI CORP HOLDINGS LLC
1415 S ELM ST
HIGH POINT NC 27260

CHANDLER, MAURICE D;BOLEJACK, CYNTHIA M
609 DOGWOOD CIRCLE
HIGH POINT NC 27260

CHASE, SHANEEKA D
626 DOGWOOD CIR
HIGH POINT NC 27260

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

CLARK, HAROLD RAY;CLARK, FRED A
731 DOGWOOD CIR
HIGH POINT NC 27260

COLEMAN, LEO SR;COLEMAN, MARY J;COLEMAN,
ANGEL L
132 PENNY RD
JAMESTOWN NC 27282

COOK, BOYD E;COOK, SHERRY L A
226 WILLOWOOD DR
HIGH POINT NC 27262

CREWS, DEBORAH L
629 DOGWOOD CIR
HIGH POINT NC 27260

CULLOM, TABATHA J
522 DOGWOOD CIR
HIGH POINT NC 27260

DAH, CHA;PLO, MU
622 DOGWOOD CIR
HIGH POINT NC 27260

DAVIS, AMIE H
123 PENNY RD
HIGH POINT NC 27260

DIX, SARAH WOOD
3101 GROOMETOWN RD
GREENSBORO NC 27407

DURLAND, BONNIE M
1037 N MANOR DR
HIGH POINT NC 27260

EDWARDS, ROBERT THOMAS;EDWARDS, NICOLE
S
3102 WINNFELD DR
HIGH POINT NC 27265

ELLENBOGEN, DANIEL;ELLENBOGEN, MARY
128 PENNY RD
HIGH POINT NC 27260

FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265

FINN, DENNIS R;FINN, KATHRYN A
619 DOGWOOD CIR
HIGH POINT NC 27260

FLOWERS BAKING CO OF HIGH POINT INC
1919 FLOWERS CIRCLE
THOMASVILLE GA 31757

FORD, BRENDA T;FORD, RICKY W
230 WILLOWOOD DR
HIGH POINT NC 27260

FORTNEY, AUSTIN P - PIEDMONT RESTAURANT
GROUP
3302 OLDE SEDGEFIELD WAY
GREENSBORO NC 27407

GATE CITY MANAGEMENT LLC
P O BOX 28
SUMMERFIELD NC 27358

GIACOMO, LEONARD MILES
800 S 14TH STREET
WILMINGTON NC 28401

GILLESPIE, CLAYTON;GILLESPIE, ROSETTA M
1212 PENNYWOOD DR
HIGH POINT NC 27265

GILLILAND, CHRISTOPHER R
126 PENNY RD
JAMESTOWN NC 27282

GLOVER JR, HAROLD L;NESSLER, KATHY G
102 OLD INDIAN TRAIL
LEXINGTON NC 27292

HAMMOND, JEFFREY II;HAMMOND, NICOLE
224 WILLOWOOD DR
HIGH POINT NC 27260

HARRELL, STEVEN
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

HARRELL, STEVEN;SLOAN, STUART
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

HARRINGTON, SYNIECE E;HARRINGTON,
BARBARA ANN
627 DOGWOOD CIRCLE
HIGH POINT NC 27260

HENDERSON, CLARA ANN
1027 MANOR DR
HIGH POINT NC 27260

HINSHAW, MATTHEW GLEN;HINSHAW, DEBRA J
624 DOGWOOD CIR
HIGH POINT NC 27260

HOBE WAHAB, ABD AL
133 PENNY RD
HIGH POINT NC 27260

HOWARD, JAMES JR
618 DOGWOOD CIR
HIGH POINT NC 27260

JARRELL, MICHAEL L;JARRELL, CAROL A;ETAL,
JOEL BROWNIE
708 VINEBURY LN
HIGH POINT NC 27265

JEMSITE DEVELOPMENT LLC
PO BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
JEFFERSON NC 28640

JEMSITE DEVELOPMENT LLC
JEMSITE DEVELOPMENT LLC
PO BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
JEFFERSON NC 28640

JOHNSON, JEFFREY KEITH
621 DOGWOOD CIR
HIGH POINT NC 27260

KELLAM, DAVID LEE;KELLAM, FELECIA G
1208 PENNYWOOD DR
HIGH POINT NC 27265

KELUBIA, LAVERNE E;KULUBIA,
SMARTFEONUKWU I
687 DOGWOOD CIR
HIGH POINT NC 27260

KIANDOST, MARK
PO BOX 2316
JAMESTOWN NC 27282

KNIGHT, STEPHANIE
127 PENNY RD
HIGH POINT NC 27260

KROLL, MICHAEL DAVID
636 DOGWOOD CIR
HIGH POINT NC 27260

KRYSIK, ANDREZEJ;KRYSIK, IRENA
520 DOGWOOD CIR
HIGH POINT NC 27260

LAIN, ROBERT J
200 EDINBURG DR # F
CARY NC 27511

LAIN, ROBERT J;LAIN, JAMES RAY;NESBIT LAIN,
JUDITH JOYCE
200 EDINBURG DR #F
CARY NC 27511

LAZO, LUIS E
688 DOGWOOD CIR
HIGH POINT NC 27260

LLEWELLYN, ROBERT J
693 DOGWOOD CIR
HIGH POINT NC 27260

MACABUAG, ANGELITO;MACABUAG, ELSIE
125 PENNY ROAD
HIGH POINT NC 27260

MAGAR, BISHNU MAYA
692 DOGWOOD CIR
HIGH POINT NC 27260

MANGUM, NORA L;WITCHER, REBECCA M
1212 GREENSBORO RD
HIGH POINT NC 27260

MARYFIELD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

MASON, SHERRILL J
1004 OAKHURST AVE
HIGH POINT NC 27262

MIKLES JR, PHIL S;MIKLES, LISA G
1451 MANOR DRIVE
HIGH POINT NC 27260

MIKLES, PHIL SCOTT;MIKLES, LETTY L
1039 N MANOR DR
HIGH POINT NC 27260

MILLER, GREGORY STEPHEN;MILLER, VICKIE W
118 PENNY RD
HIGH POINT NC 27260

MIRWANI, LUTRICIA
675 DOGWOOD CIR
HIGH POINT NC 27260

MOORE, MARK T;MOORE, JILL
4500 OAKMOOR DR
GREENSBORO NC 27406

MOSS SR, TIMOTHY EARL
PO BOX 2435
JAMESTOWN NC 27282

NESBIT, JUDITH JOYCE LAIN
1625 JOHN KNOX DR APT M102
COLFAX NC 27235

OLASIN, MICHAEL;OLASIN, BARBARA
715 SUMMIT RD
HIGH POINT NC 27265

OLIPHANT, RICHARD L;OLIPHANT, DOROTHY J
617 DOGWOOD CIR
HIGH POINT NC 27260

PIERCE, NORMA D
PO BOX 873
JAMESTOWN NC 27282

PLYLER, MICHAEL
5453 CRESCENTVIEW PKWY
RALEIGH NC 27606

POLLARD, KEVIN MICHAEL
694 DOGWOOD CIR
HIGH POINT NC 27260

POOR SERVANTS OF THE MOTHER OF GOD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

PRICE, WILMER HEIRS
105 FORESTDALE DR
JAMESTOWN NC 27282

PUCKETT, JAMES MICHAEL;PUCKETT, TAFFY W
800 W MAIN ST
JAMESTOWN NC 27282

RATTANA, KEOKAHLAYA;RATTANA, OUN
1516 HOMEWOOD AVE
HIGH POINT NC 27262

RICHARDSON, SHARON T
305 ARBORFIELD RD
RANDLEMAN NC 27317

RISSLER, JAMES L;RISSLER, PATRICIA A
6004 NEW BAILEY TRL
GREENSBORO NC 27455

ROAN, THIEN THANH
2204 PLAINVIEW DRIVE
HIGH POINT NC 27265

ROBINSON, BILLY LEWIS
120 PENNY RD
HIGH POINT NC 27260

ROBINSON, DENISHA RENEE;ROBINSON, HAZEL
GALES;ROBINSON, JAMES
1017 MANOR DR
HIGH POINT NC 27260

SALGADO, SARA
4035 WINDSTREAM CT
JAMESTOWN NC 27282

SALSICH, BRADLEY E;SALSICH, NANCY J
233 WILLOWOOD DR
HIGH POINT NC 27260

SAWYER, ARTHUR JR
623 DOGWOOD CIR
HIGH POINT NC 27262

SECHREST, JULIA PINKERTON;SECHREST,
TIMOTHY DWIGHT
625 DOGWOOD CIR
HIGH POINT NC 27260

SERRANO, RYAN A;SERRANO, BRITTANY S
698 DOGWOOD CR
HIGH POINT NC 27260

SFR MT LLC
1209 ORANGE ST
WILMINGTON DE 19801

SHAWKAT, HILAL
5404 EMERALD SPRINGS CT
GREENSBORO NC 27407

SIMPSON, BETTY S
110 PENNY RD
HIGH POINT NC 27260

SMITH, RONALD W;SMITH, JANICE L
PO BOX 799
TRINITY NC 27370

SQUIRES, DOUGLAS H
122 PENNY RD
HIGH POINT NC 27260

STREBA, DANIEL
696 DOGWOOD CR
HIGH POINT NC 27260

TRIPLE C HOLDINGS LLC
506 OVERBROOK DR
HIGH POINT NC 27262

VALLADARES, DONATO RAFAEL
733 DOGWOOD CIR
HIGH POINT NC 27260

WARD, GRAYSON LEE;WARD, JOYCE E
837 DOGWOOD CIR
HIGH POINT NC 27260

WHITAKER JONES, ROBIN VICTORIA
638 DOGWOOD CIR
HIGH POINT NC 27260

WILLIAMS LAND DEVELOPMENT INC
2990 #604C BETHESDA PL
2990 #604C BETHESDA PL
WINSTON-SALEM NC 27103

WILLIARD INVESTMENT LLC
499 S WRENN ST
HIGH POINT NC 27260

ZAREMBA, PAUL D
628 DOGWOOD CIR
HIGH POINT NC 27260

Exhibit C

PLEASE SIGN IN

[illegible]