

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 20-01**
(*High Point University*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: March 16, 2020

Public Hearing: Yes

Advertising Date: March 4, 2020, and
March 11, 2020

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by High Point University to rezone approximately 6.5 acres from the Conditional Use Institutional (CU-I) District and the Residential Single Family-5 (R-5) District to the Conditional Zoning Institutional (CZ-I) District. The site is located north of E. Lexington Avenue between N. University Parkway and Meadowlawn/Homewood Avenue.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their February 25, 2020 public hearing. All members of the Commission were present except for Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval as outlined in the staff report.

Speaking on the request:

Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University, 4115 Ponce De Leon Drive, High Point, spoke in favor of the request. Mr. Kitley provided an overview of the proposal and a summary of the Citizen Information Meeting the University held with adjacent property owners. In conclusion, Mr. Kitley addressed a question from the Commission as to the type of fencing to be installed next to the residential neighborhood. He stated it would mostly likely be some form of low maintenance trex fencing, which they have used at other locations where the campus abuts single family homes.

No one spoke in opposition to the request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 8-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-0 to approve the following statement:

That Zoning Map Amendment 20-01 is consistent with the City's adopted policy guidance because the Land Use Plan primarily classifies the zoning site for Institutional land use, and the requested CZ-I District supports the land use policies of the University Area Plan. Furthermore, the request is reasonable and in the public interest because previous City Council decisions have supported Institutional zoning for significant portions of the site and on adjacent lands along this segment of N. University Parkway.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-20-01
February 25, 2020**

Request	
Applicant: High Point University	Owner: High Point University
Zoning Proposal: To rezone approximately 6.5 acres	From: R-5 Residential Single Family-5 District
	CU-I Conditional Use Institutional District
	To: CZ-I Conditional Zoning Institutional District

Site Information	
Location:	The site is located north of E. Lexington Avenue between N. University Parkway and Meadowlawn/Homewood Avenue.
Tax Parcel Numbers:	Guilford County Tax Parcels 182482, 182502 and 182534
Site Acreage:	Approximately 6.5 acres
Current Land Use:	A single family dwelling lies at the western portion of the site fronting along Homewood Avenue. The remaining land area is undeveloped.
Physical Characteristics:	The site has a gentle to moderate sloping terrain and contains no noteworthy features.
Water and Sewer Proximity:	A 24-inch City water line lies adjacent to the site along N. University Parkway and a 6-inch City water lines lie along Meadowlawn Avenue and Homewood Avenue. An 8-inch City sewer line lies adjacent to the site along Meadowlawn Avenue and Homewood Avenue.
General Drainage and Watershed:	The site drains in a southerly 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:	CU-I	Conditional Use Institutional District	University (<i>student housing</i>)
South:	OI	Office Institutional District	Major personal service use (funeral home) and University (<i>Convention Center/Arena</i>)
	I	Institutional District	
East:	CU-I	Conditional Use Institutional District	University (<i>student housing and former church</i>)
	CZ-I	Conditional Zoning Institutional District	
West:	R-5	Residential Single Family -5 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	<u>Obj. 1H</u> : Support the continued growth of the City’s educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Map Classification:	The site has an Institutional land use designation, which is intended to accommodate public, quasi-public and institutional uses on large tracts.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is 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.
Relevant Area Plans: <i>Core City Plan</i> <i>University Area Plan</i>	<p>Core City Plan <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.</p> <p>University Area Plan <u>Growth Areas</u>: This area is within a designated university growth area. <u>Goal 3</u>: Ensure compatibility between the edge of campus and the surrounding neighborhood. <u>Policy 3.3</u>: Where existing vegetation does not exist, provide landscaping that delineates the campus and residential properties and provides sufficient separation between the university and adjacent residential areas. <u>Policy 3.6</u>: New campus development should be contiguous to the existing campus and consist of an entire sub-area. <u>Policy 3.7</u>: Mitigate the impacts of new campus development on adjacent properties through the provision of conditions with rezoning requests. <u>Policy 4.2</u>: Provide sufficient parking on campus so that there is minimal “spillover” into the surrounding residential areas.</p>
Zoning History:	<ul style="list-style-type: none"> ❖ In 2007, Zoning Map Amendment 07-25 was approved, which expanded the High Point University campus north of E. Lexington Avenue to establish student housing along the east and west sides of N. University Parkway. Six (6) acres of this current application were included in this past amendment. ❖ In 2019, the adjacent church, along the opposite side of N. University Parkway, was rezoned to permit college and university uses.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	N. University Parkway	Major Thoroughfare	1,150 ft.
	E. Lexington Avenue	Major Thoroughfare	115 ft.
	Meadowlawn Avenue	Local Street	250 ft.
	Homewood Avenue	Local Street	50 ft.

Vehicular Access:	Vehicle access is proposed from N. University Parkway and Meadowlawn Avenue.		
Traffic Counts: (Average Daily Trips)	N. University Parkway	8,200 ADT (NCDOT 2017 count)	
	E. Lexington Avenue	9,400 ADT (NCDOT 2017 count)	
	Meadowlawn Avenue	None, counts not conducted on local streets.	
	Homewood Avenue	None, counts not conducted on local streets.	
Estimated Trip Generation:	Not applicable, trips are associated with an existing use.		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not applicable
Conditions:	<ol style="list-style-type: none"> One point of vehicular access shall be allowed to N. University Parkway. Two points of access shall be allowed to Meadowlawn Avenue. <ol style="list-style-type: none"> An entrance-only access point serving the parking lot (entrance-only access to tax parcel 182482). Access point serving tax parcel 182536 (student housing tract). No access permitted to Homeland Avenue. 		
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 has submitted this zoning map amendment application to facilitate the construction of a surface parking lot to serve the Qubein Arena and Conference Center, which is currently under construction on the opposite corner of E. Lexington Avenue. This rezoning site includes two residentially-zoned parcels from the abutting single family subdivision and a 6-acre parcel with a CU-I District zoning that restricts its use to an athletic field and requires all access to be from N. University Parkway.

With the submittal of this current zoning request, High Point University is requesting to remove the use restriction and to allow access to the property from N. University Parkway and Meadowlawn Avenue. Their intent is to have primary vehicular access for the general public from N. University Parkway and access from Meadowlawn Avenue for shuttles buses, via a one-way loop drive that does not connect to the parking lot portion of the site (Exhibits A and B). Included with this submittal is a conditional zoning ordinance in which the applicant has offered conditions pertaining to allowable uses, lot combination, and restrictions on the number, location and design of vehicular accesses. They have also offered a condition to install an opaque fence in the planting yard next to residentially-zoned lands.

Staff Analysis

Section 2.4.6.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.

The Land Use Plan primarily classifies the zoning site for Institutional land uses and as conditioned, the requested CZ-I District supports the land use policies of the University Area Plan.

Reasonableness/Public Interest:

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

Previous City Council decisions have supported Institutional zoning for a significant portion of this site and on adjacent lands along this segment of N. University Parkway.

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.
- ❖ The Institutional zoning district and university land uses are already established in this area. A 6-acre portion of this current request was part of a larger 18-acre 2007 zoning request that expanded the High Point University campus north of E. Lexington Avenue, along N. University Parkway, and north of Homewood Avenue.
 - ❖ The current CU-I District zoning governing the site requires the installation of a Type B planting yard, with an opaque fence, next to the abutting residential subdivision. This perimeter fencing standard is being carried forward under this new zoning request.
 - ❖ The proposed access drive from Meadowlawn Avenue, via the parcel at 1129 Meadowlawn Avenue, is not a new concept for the abutting residential neighborhood. This parcel was originally denoted as a public street on the recorded subdivision map that established this neighborhood in 1950. A public street was never constructed in that right-of-way. In 2007, a request to withdraw the dedication of public use was approved and the land area associated with this right-of-way was transferred to the heirs of the property owner that established this subdivision.

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	<p>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.</p> <ul style="list-style-type: none"> ❖ Any new construction on the site will trigger standards of the Development Ordinance pertaining to exterior lighting, parking lot landscaping and screening of mechanical equipment/dumpsters. ❖ The condition to install an opaque fence in the planting yard next to the residential subdivision will mitigate impact from vehicle headlights into the adjacent residential subdivision.
Mitigation #2	<p>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</p> <p>The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>
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> <ul style="list-style-type: none"> ❖ Primary access to the site will be from N. University Parkway, a 4-lane major thoroughfare roadway. ❖ The applicant has offered a condition to prohibit access to Homewood Avenue and to restrict the manner in which access is permitted to Meadowlawn Avenue. Vehicular access to Meadowlawn Avenue is to be configured as a one-way loop driveway to a drop-off/pick-up area with no vehicular interconnectivity to the proposed arena parking lots.
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 applicant has offered conditions pertaining to access, landscaping and fencing to mitigate impact on the adjacent residential neighborhood. ❖ To minimize the impact from exterior lighting, the Development Ordinance requires the submittal of an exterior lighting plan that certifies lighting is installed in a manner that minimizes adverse effects on adjacent land uses due to excessive light intensity or light trespass.

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.

Previous zoning approvals, from 2007 and 2017, established the expansion of university land uses to properties along N. University Parkway, north of E. Lexington Avenue.

Promotes a Preferred Development Pattern

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

Established policy guidance for university expansion is that lands 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:

The Planning and Development Department recommends approval of the request to rezone this 6.5-acre area to the CZ-I District. As conditioned, the 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 Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-01

Applicant: High Point University

Vicinity Map

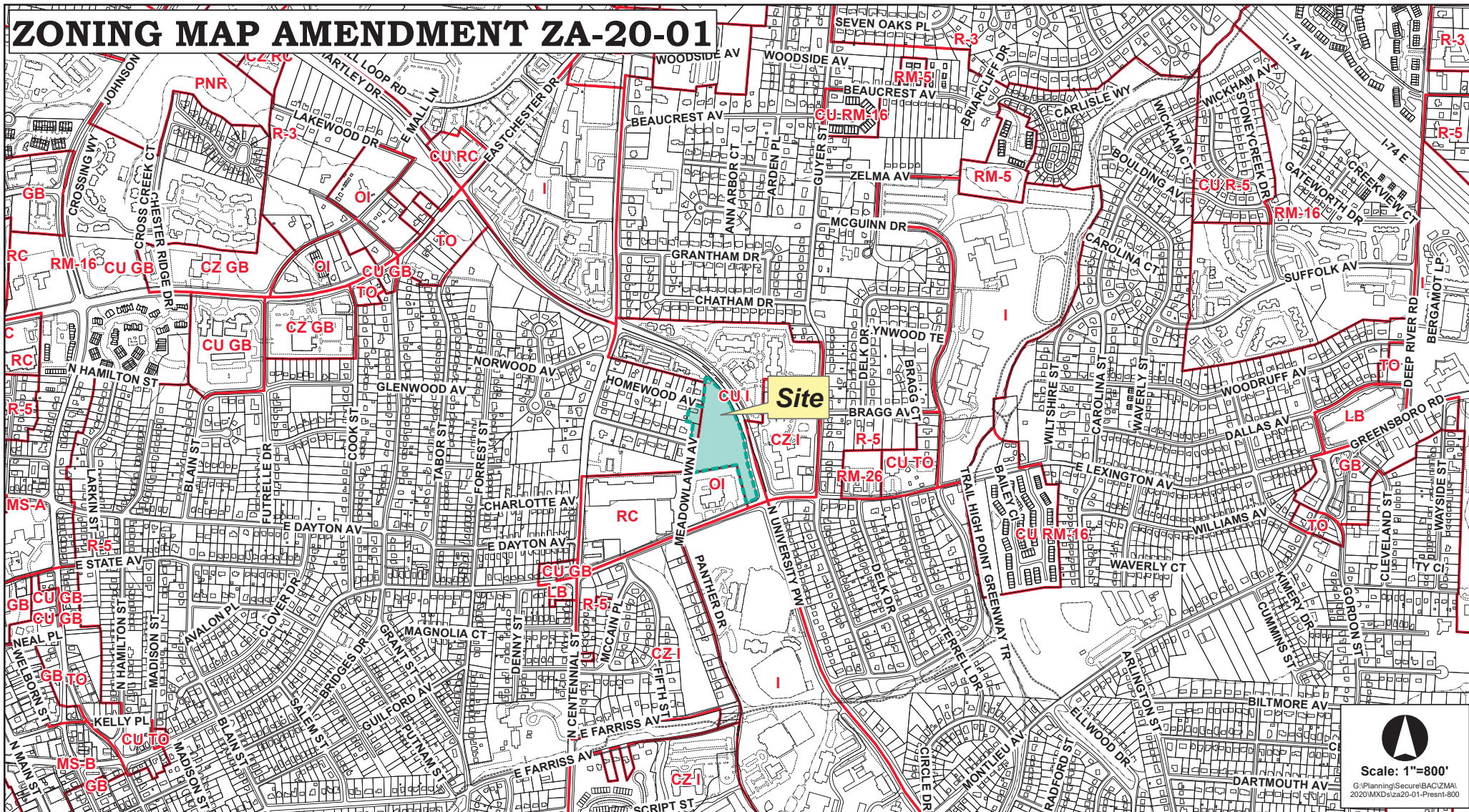
High Point

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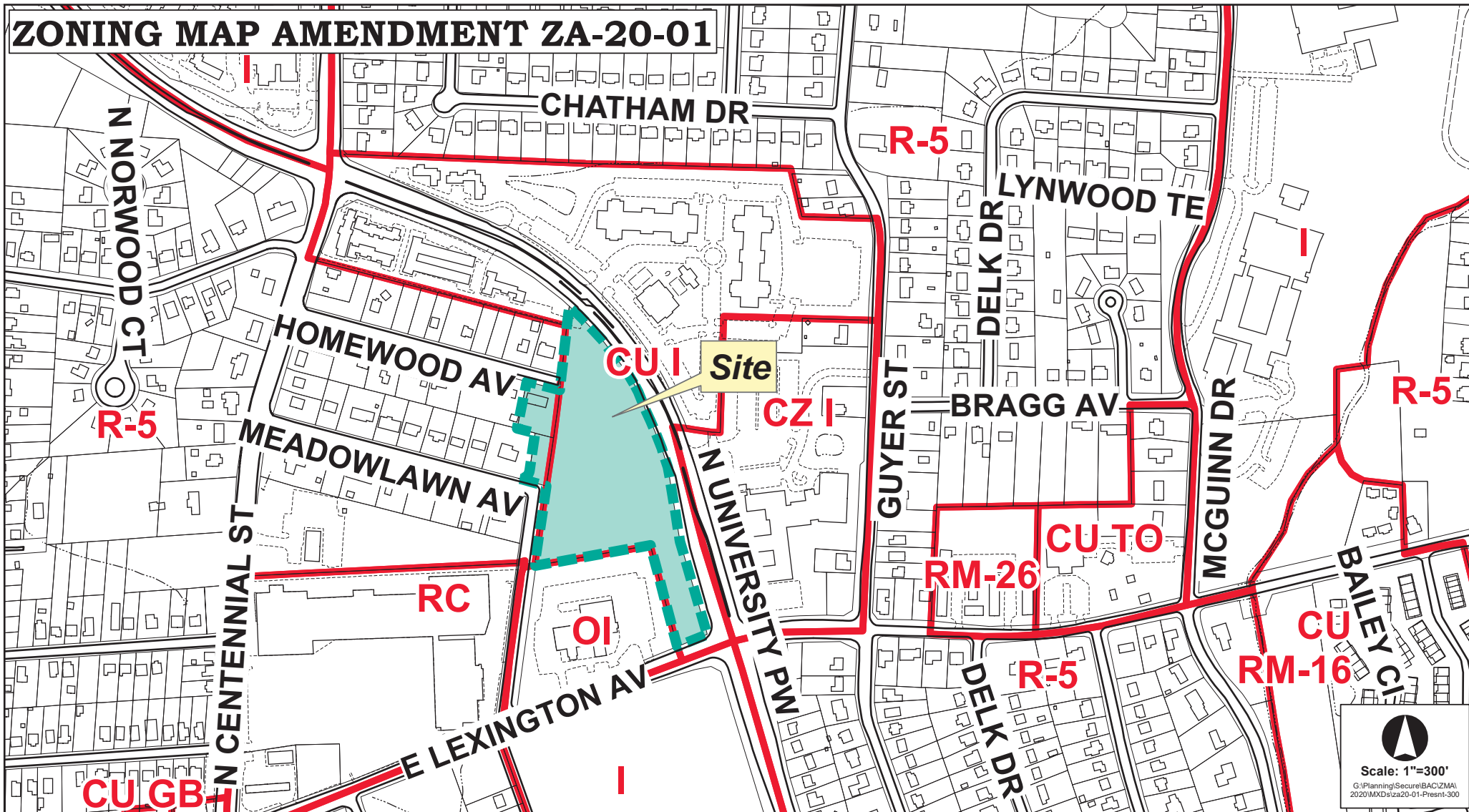
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ZONING MAP AMENDMENT ZA-20-01

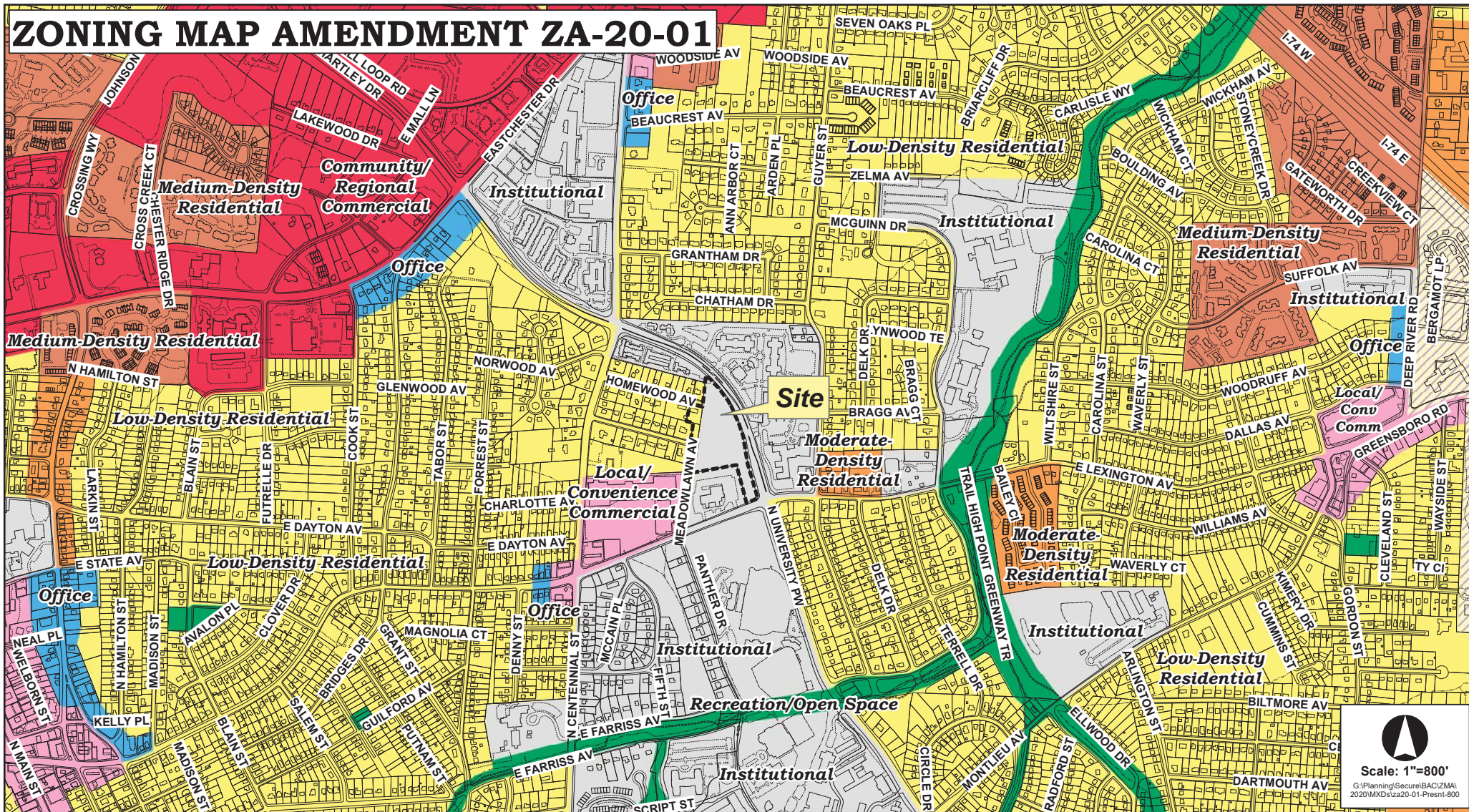


ZONING MAP AMENDMENT ZA-20-01



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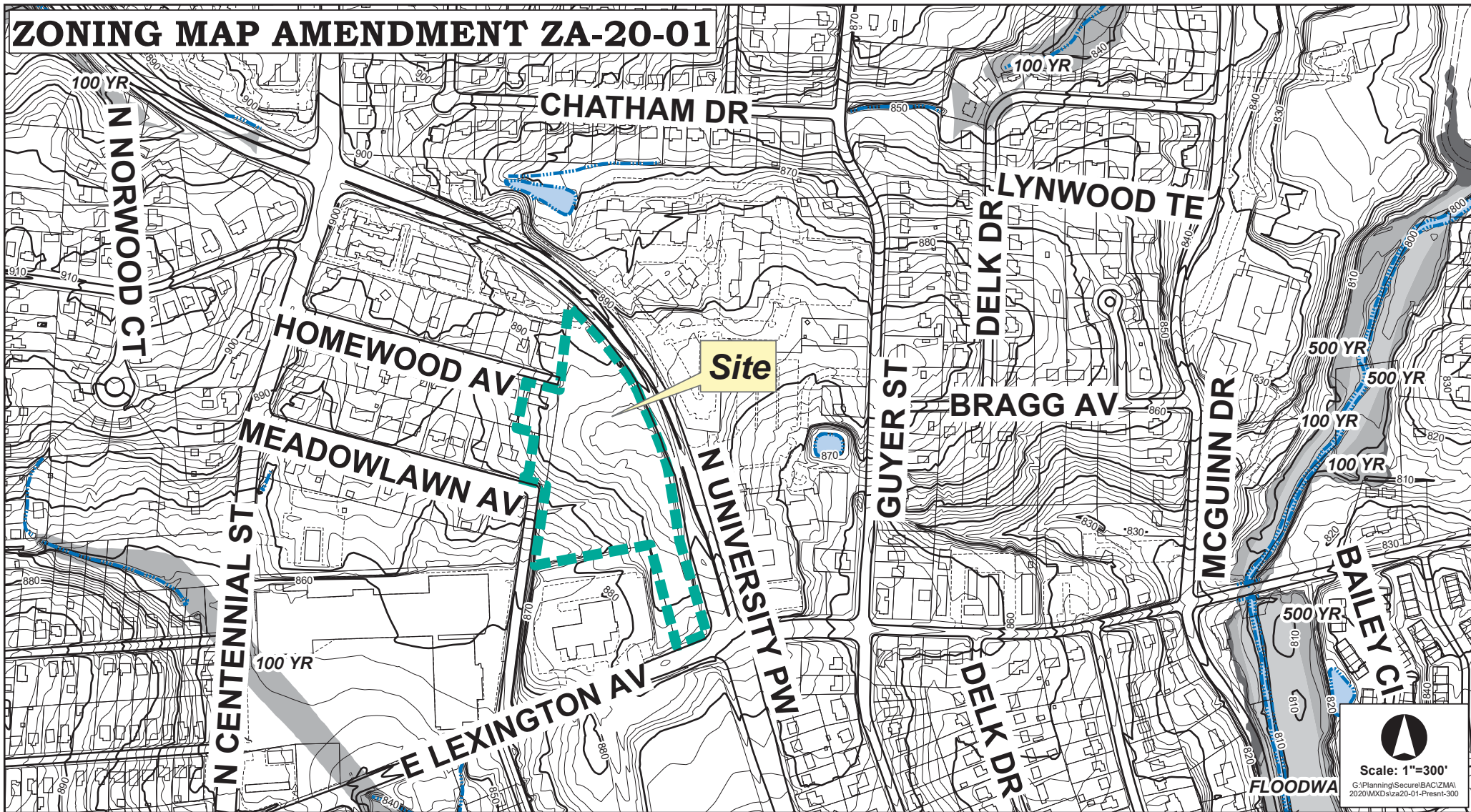
ZONING MAP AMENDMENT ZA-20-01



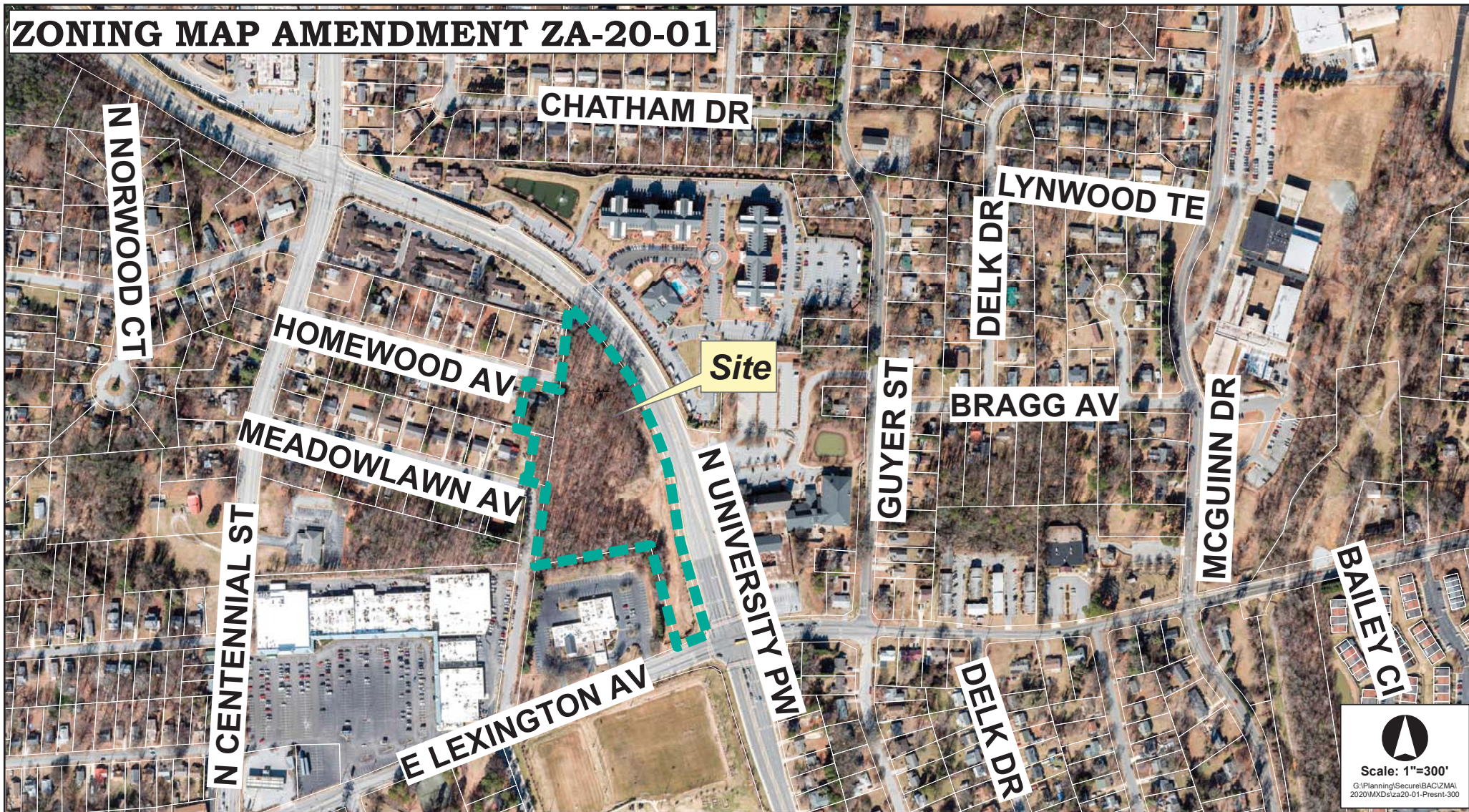
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ZONING MAP AMENDMENT ZA-20-01



ZONING MAP AMENDMENT ZA-20-01



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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 February 25, 2020 and before the City Council of the City of High Point on March 17, 2020 regarding **Zoning Map Amendment Case ZA-20-01 (ZA-20-01)** 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 February 16, 2020, for the Planning and Zoning Commission public hearing and on March 4, 2020 and March 11, 2020, 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 **March 16, 2020**.

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 7 acres, located north of E. Lexington Avenue between N. University Parkway and Meadowlawn/Homewood Avenue (1301 N. University Parkway, 1129 Meadowlawn Avenue and Homewood Avenue). The property is also known as Guilford County Tax Parcels 182482, 182502 and 18534.

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. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
- B. Landscaping, Buffers and Screening: Where the zoning site abuts residentially zoned parcel(s), a minimum five (5) foot high opaque fence shall be installed in the required planting yard.
- C. Transportation Conditions.
 - 1. Vehicular Access:
 - a. N. University Parkway: Vehicular access shall be restricted to the two (2) existing access points; 1) a northern access serving student housing (Norwood Avenue - private drive) and 2) a southern access point that aligns with a median opening (located approximately 575 feet north of the E. Lexington Avenue intersection).
 - b. Meadowlawn Avenue: One (1) point of vehicular access shall be allowed to Meadowlawn Avenue. A one-way loop circulation drive with an entrance-only and exit-only configuration is considered as one access point.
 - i. This access point shall be installed in a manner generally depicted in Exhibits “A & B”. A one-way entrance loop designed to serve as a passenger pick-up and drop-off for new facilities within Guilford County Tax Parcel 182482.
 - ii. Except for allowing an exit-only access drive for Guilford County Tax Parcel 182536 (student housing tract), the driveway layout shall be designed to be separated from all land uses, vehicle circulation and parking areas serving the zoning site.
 - iii. This condition shall only apply while all parcels fronting along Meadowlawn Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
 - c. Homewood Avenue: No access permitted to Homewood Avenue. This condition shall only apply while all parcels fronting along Homewood Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
 - 2. Other Transportation Conditions: The City of High Point Transportation Director shall approve the exact location and design of all access points 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.

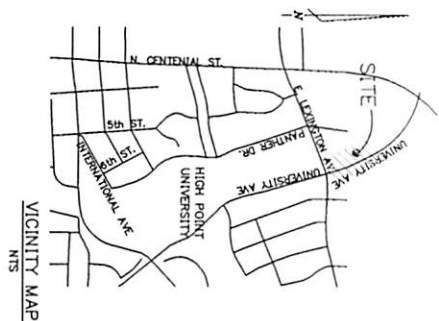
Adopted by the City Council
City of High Point, North Carolina
The 16th day of March, 2020

By: _____

Jay W. Wagner, Mayor

ATTEST:

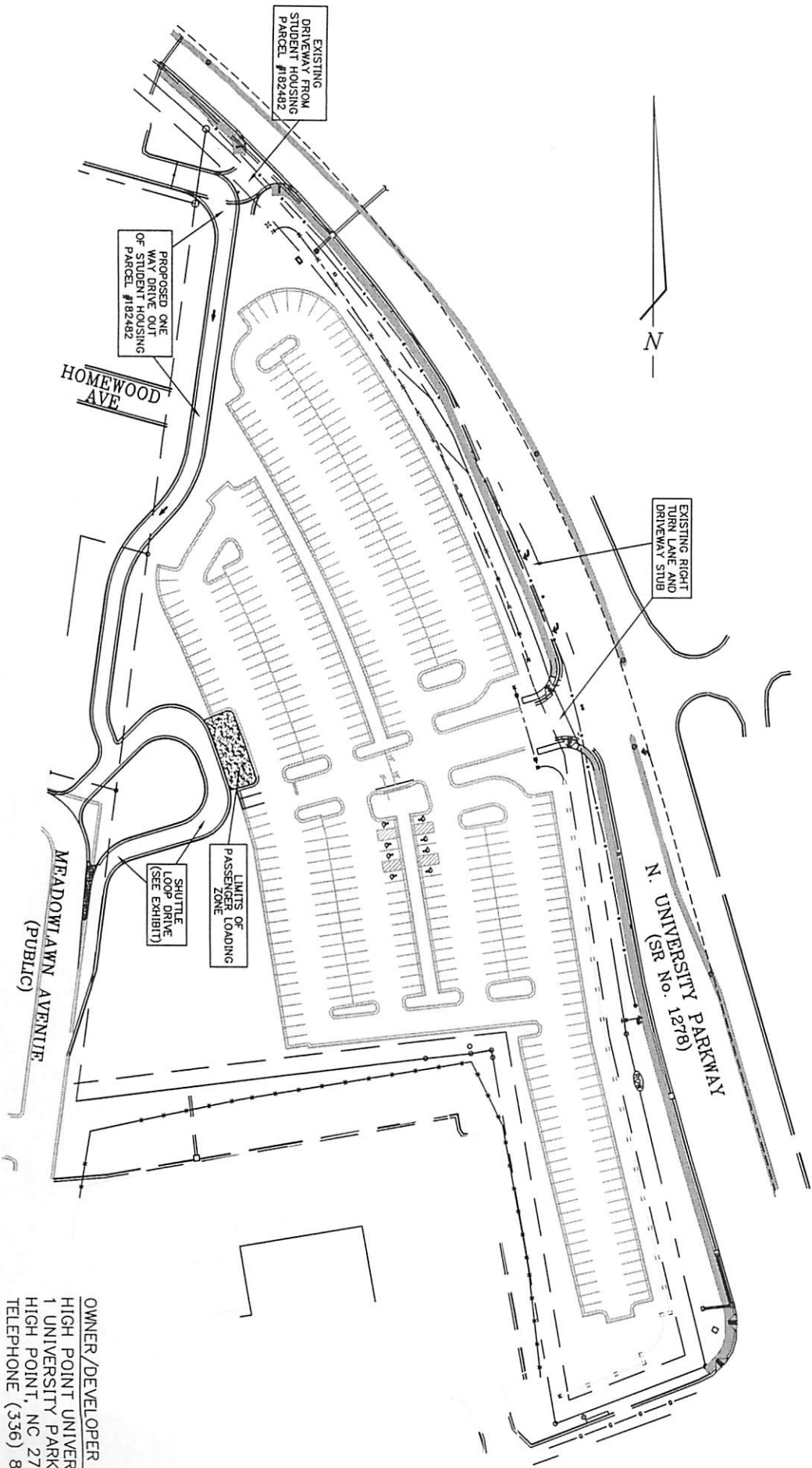
Lisa B. Vierling, City Clerk



NOTE:
PROPOSED IMPROVEMENTS INDICATED HEREON ARE APPROXIMATE. THE CITY OF HIGH POINT TRANSPORTATION DIRECTOR SHALL APPROVE THE EXACT LOCATION AND DESIGN OF ALL IMPROVEMENTS.

EXHIBIT "A"
SKETCH PLAN
FOR
PARKING IMPROVEMENTS
N. UNIVERSITY PARKWAY
HIGH POINT UNIVERSITY
CITY OF HIGH POINT
GUILFORD COUNTY - NORTH CAROLINA

FEBRUARY 2020
JOB No. 2008062



OWNER/DEVELOPER
HIGH POINT UNIVERSITY
1 UNIVERSITY PARKWAY
HIGH POINT, NC 27268-0001
TELEPHONE (336) 841-9000

EXHIBIT "B"

SKETCH PLAN

FOR

SHUTTLE LOOP DRIVE

PROPERTY OF

HIGH POINT UNIVERSITY

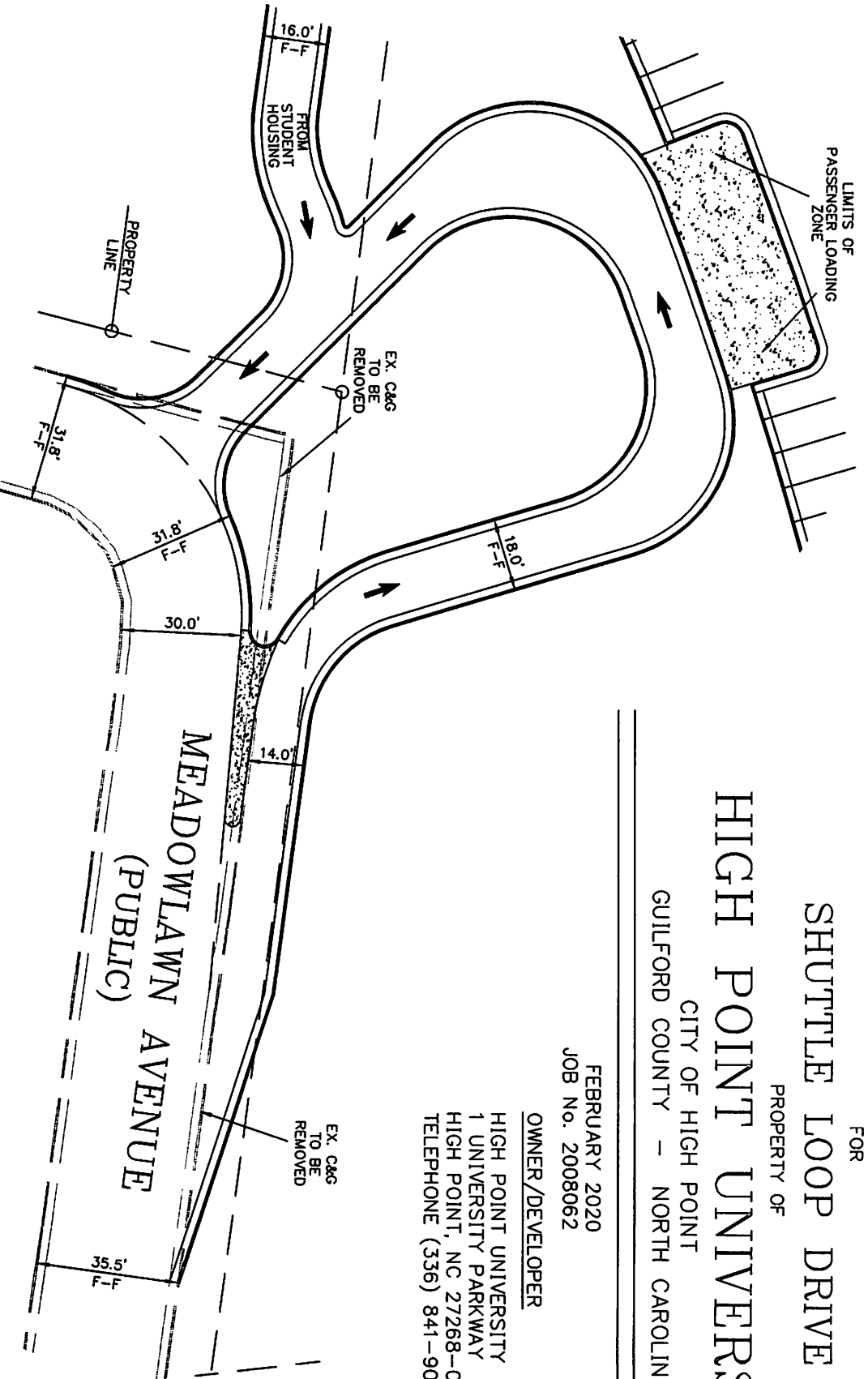
CITY OF HIGH POINT

GUILFORD COUNTY - NORTH CAROLINA

FEBRUARY 2020
JOB No. 2008062

OWNER/DEVELOPER

HIGH POINT UNIVERSITY
1 UNIVERSITY PARKWAY
HIGH POINT, NC 27268-0001
TELEPHONE (336) 841-9000



NOTE:
PROPOSED IMPROVEMENTS INDICATED HEREON ARE
APPROXIMATE. THE CITY OF HIGH POINT
TRANSPORTATION DIRECTOR SHALL APPROVE THE
EXACT LOCATION AND DESIGN OF ALL IMPROVEMENTS.



SCALE: 1"=40'

Citizens Information Meeting Report

Zoning Map Amendment 20-01

Submitted by: Mr. Stephen Potter, Vice President for Facilities
and Auxiliary Operations
High Point University



January 30, 2020

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

From: Stephen Potter
Vice President for Facilities and Auxiliary Operations

Re: Rezoning Case ZA-20-01
Citizens Information Meeting, January 29, 2020, 6:00 P.M.

High Point University conducted a Citizens' Information Meeting in support of Rezoning Case ZA-20-01. The meeting was held at Christ United Methodist Church, 1300 N. University Parkway. Letters of invitation were mailed to 23 residents on January 21, 2020 (sample letter is attached). The application is for Rezoning Case ZA-20-01, which includes the rezoning of approximately 7.0 acres from R5 and CU-I Districts to Conditional Zoning Institutional (I) District (CZ-I). Parcels within the area are bounded by University Parkway, Lexington Avenue and Meadowlawn Avenue. Stephen Potter, Vice President for Facilities and Auxiliary Operations, and Dan Pritchett of Jamestown Engineering Group, Inc., represented the University.

Mr. Potter informed the attendants that the site will primarily be utilized for parking during special events at the arena complex. It may also be utilized for staff parking during events on campus. It was a very positive meeting with specific discussion focused on the following:

- Attendants questioned the University's future expansion plans, and if the University was interested in purchasing additional property near the University's current boundaries.
- Attendants questioned if traffic on Meadowlawn Avenue would be increased. It was explained that transportation conditions of the rezoning would allow for two access points on Meadowlawn, however, there use would be limited to shuttle buses, and cars exiting from the University Village residential community. All other vehicles would utilize the primary driveway to North University Parkway.
- An attendant questioned if lights would be utilized within the parking areas. It was confirmed that lights would be necessary in the parking facility, however, the City's Development Ordinance includes requirements that limit the height, orientation of lights, and amount of spill-over light on adjacent properties. It was explained that landscaping requirements of the Development Ordinance would also buffer adjoining properties.

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



HIGH POINT UNIVERSITY

January 21, 2020

High Point University
One University Parkway
High Point, NC 27268

Re: High Point University Rezoning Request
Zoning Map Amendment ZA-20-01

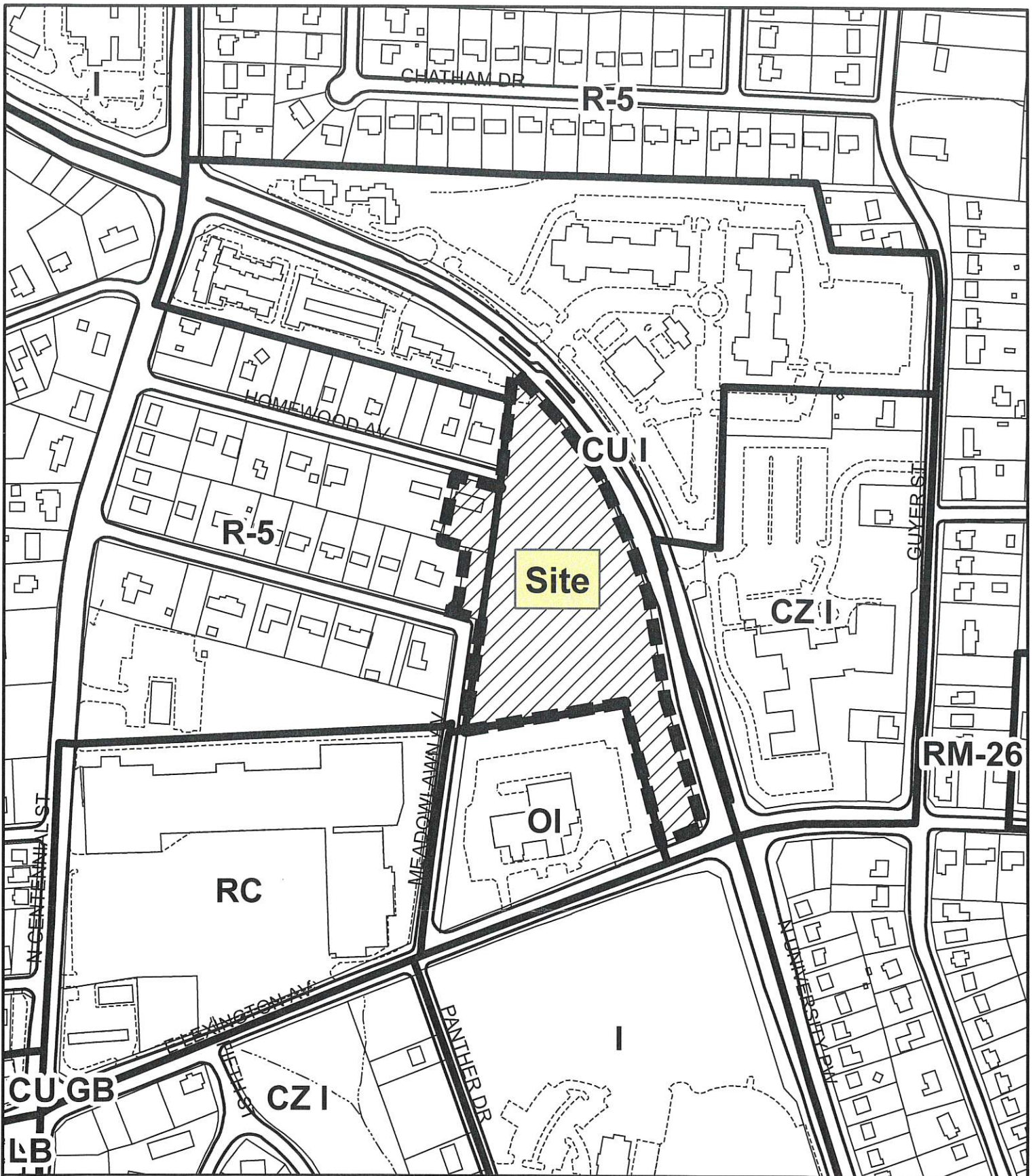
Greetings! High Point University would like to invite you to a community meeting on Wednesday, January 29, 2020, at 6:00 pm at Christ United Methodist Church, 1300 N. University Parkway. The meeting is being held to inform and discuss a rezoning request of approximately 7.0 acres bounded by N. University Parkway, W. Lexington Avenue, and Meadowlawn Avenue from a Conditional Use-Institutional (CU-I) District and 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 allow for uses and future improvements consistent with campus properties contiguous to the site. 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 February 25, 2020 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 Wednesday, January 29, 2020, at 6:00 pm to discuss our application. We will be meeting at Christ United Methodist Church. 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
Vice President for Community Relations



ZONING MAP AMENDMENT ZA-20-01

**From: Residential Single Family-5, and
Conditional Use Institutional**

To: Conditional Zoning Institutional

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

City of High Point



Scale: 1"=300'

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ZA/2020/MXD/za20-01

Sign-In Sheet

Citizens Information Meeting
January 29, 2020
High Point University

Zoning Map Amendment ZA-20-01

Name

Address

Phone No./E-Mail
Address

1 Elaine Hill 1123 meadowlawn Ave 336 882-0456

2 Don Wilson 1124 meadowlawn Ave 704 682 3885

3 Gloria Baskin 1119 Meadowlawn Ave 336-965-4444

4 Anthony Smith 336-471-7107 9/01/2019 Baskin@3@gmail.com

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