

City of High Point

*Municipal Office Building
211 South Hamilton Street
High Point, NC 27261*

Meeting Agenda

Monday, December 5, 2011

4:45:00 PM

Council Chambers

Committee of the Whole

*Rebecca R. Smothers, Mayor
Latimer B. Alexander, IV, Mayor Pro Tem
James Corey, Foster Douglas, A.B. Henley, III,
Britt W. Moore, Michael D. Pugh,
Bernita Sims, M. Christopher Whitley*

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE**PRESENTATION OF ITEMS****FINANCE COMMITTEE - Council Member Alexander, Chair**

Committee Members - Whitley, Smothers, Corey

110247 Budget Ordinance Amendment - City Project Funds

Adoption of an ordinance amending the 2011-2012 Budget Ordinance to appropriate funds in the amount of \$11,000 for the City Project.

110248 Facade Grant Program - The City Project

Council is requested to approve a Facade Grant program as proposed by the City Project Board.

110251 Sole Source Recommendation and Contract Extension - Water Treatment Chemicals

City Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of chemicals by the Public Services Department; and approve the extension of the metals corrosion inhibitor contract form DABCO, Inc in the projected annual value of \$175,000.00.

PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE - Council Member Sims, Chair

Committee Members - Alexander, Douglas, Corey

PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE - Council Member Whitley, Chair

Committee Members - Sims, Henley, Moore

Pending Items**110234 Resolution - Street Abandonment 11-07 - City of High Point - Gaylord Court**

A request by the Technical Review Committee to abandon a partially improved street right-of-way, known as Gaylord Court, located along the north side of Washington Street approximately 900 feet west of Eccles Place.

11/21/2011 Committee of the Whole assigned

Planning , Economic Dev.
& Information
Technology Committee

110239 Land Use Plan Amendment Case 11-04 - City of High Point - Core City Plan

A request by the City of High Point Planning and Development Department to amend the Land Use Plan for eight Core City neighborhoods predominately from higher intensity to lower intensity designations in accordance with the recommendations of the Core City Plan.

11/21/2011 Committee of the Whole continued

MISCELLANEOUS**110250 Theatre Advisory Board Emeritus Status - Gene Bohi**

At the request of the Theatre Advisory Board, Council is asked to confirm the appointment of Mr. Gene Bohi as "Board Member Emeritus" for his service to the High Point Theatre and Theatre Advisory Board.

110252 Appointments - Theatre Advisory Board

Council is requested to confirm the following appointments to the Theatre Advisory Board:

Monica R. Munoz - appointment to be effective immediately and will expire 6/1/2014

Ryan Ferguson - appointment to be effective immediately and will expire 6/1/2012

Megan Walley - appointment to be effective immediately and will expire 6/1/2012

PUBLIC COMMENT PERIOD - 5:15 P.M.**PUBLIC HEARINGS ON ITEMS - 5:30 P.M.****Planning, Economic Development & Information Technology Committee - Council Member Whitley, Chair**

Committee Members - Sims, Henley, Moore

110249 Ordinance - Text Amendment 11-09 - Habitat for Humanity of High Point, Archdale & Trinity

A request by Habitat for Humanity to amend Section 9-5-2, Development Standards for Individual Uses, of the Development Ordinance pertaining to the maximum size of Antique Stores and Used Merchandise Stores in the Main Street (MS) District.

ADJOURNMENT



November 29, 2011

MEMORANDUM

TO: Pat Pate
Assistant City Manager

FROM: Louanne C. Hedrick
Budget & Evaluation Officer

SUBJECT: Agenda Item for City Council

Wendy Fuscoe, Executive Director for The City Project has received a \$10,000 donation from the Molly Millis-Hedgecock Fund of the High Point Community Foundation. This donation specifies the funds are to be used for furnishing the Arts Community Theater as indicated in Wendy's memo attached.

Additionally, \$1,000 has been received in private contributions for the City Project Christmas Stroll.

Attached is a budget amendment in the amount of \$11,000 for these revenues to be added to the City Project budget.

Randy McCaslin or Wendy Fuscoe will be available if you have any questions.

cc: Pat Pate
Randy McCaslin
Jeff Moore
Wendy Fuscoe

Attachments: Budget Amendment
Memo – Wendy Fuscoe
Molly Millis-Hedgecock Award Letter

TO: Louanne Hedrick, Budget and Evaluation Officer

FROM: Wendy Fuscoe, Executive Director, The City Project

SUBJECT: Budget Amendment Request

DATE: November 17, 2011

On November 17, 2011, The City Project received notification from the Molly Millis-Hedgecock Fund that we have been awarded \$10,000 for the furnishings of the Community Center (located in the Ritz Theater on Washington Street). Funds will be used to purchase tables, chairs, storage units and stage.

Therefore, we would like to request that City Council recognize this award by way of a budget amendment.



Molly Millis-Hedgecock
DONOR ADVISED FUND

Board of Directors

Molly Millis-Hedgecock, Chairman
John W. Peddycord
Ronald L. Young
Sara K. Messer
Patricia C. Dawson (In Memoriam)

November 15, 2011

The City Project
PO Box 5025
High Point, NC 27262

Greetings!

It is with great pleasure and pride that we at the High Point Community Foundation enclose a gift of **\$10,000.00** from *The Molly Millis-Hedgecock Fund*. Molly and her Board have great respect for your organization and have advised us to present this check to you *as a restricted gift for Community Center furnishings* with their warmest regards.

By accepting this gift, your organization certifies to the Foundation that this gift is not in payment of a personal pledge and that no private individual will receive tangible benefits, goods, or services in exchange for the gift. If you have any questions concerning this gift please feel free to call the Foundation office at (336) 882-3298.

Please direct any letters of appreciation for this gift to Molly Millis-Hedgecock, which can be sent through the Foundation office or directly to Molly. If it is your custom to provide a receipt, it should be sent to the Foundation.

We commend you for the fine work you are doing and wish you the very best in the years to come.

Always faithful,

Paul

cc: Molly Millis-Hedgecock

"AN ORDINANCE AMENDING THE 2011-2012 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
FOR THE CITY PROJECT

Be it ordained by the City Council of the City of High Point, North Carolina,
as follows:

Section 1. The City Project has received a grant award from the Molly Millis Hedgecock Fund of the High Point Community Foundation in the amount of \$10,000. These funds will be used for furnishings for the Arts Community Center. The City Project has also received private contributions of \$1,000 for the City Project Christmas Stroll.

Section 2. This amendment appropriates these funds in the current fiscal year:

(A) That the General Fund of the City of High Point, is hereby amended as follows:

General Fund – Donations & Contributions (101541)	\$ 11,000
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(B) That the following General Fund – City Project expenditure budget be amended as follows:

City Project (101541/521199)	\$ 1,000
City Project (101541/533101)	<u>\$10,000</u>
	<u>\$11,000</u>

Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the Land Use Plan for the High Point Planning Area on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, a public hearing was held before the City Council of the City of High Point on November 21, 2011 regarding a proposed amendment (LUPA 11-04) to said Land Use Plan for the High Point Planning Area, for eight Core City Neighborhoods (#110239); and

WHEREAS, Land Use Plan Amendments for two of those neighborhoods, Washington Terrace Park and Five Points Neighborhood and Washington Street Neighborhood were approved on December 19, 2011(#110261); and

WHEREAS, Land Use Plan Amendments for the remaining six neighborhoods, East Central, Macedonia, West End (including part of the Downtown Mixed Use District) Oak Hill, Southside and Kendall Avenue Neighborhoods were approved on January 17, 2012 (#110239);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. That the Land Use Plan for the High Point Planning Area be amended by redesignating approximately 883.39 acres from various classifications to other classifications as shown on the accompanying maps.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
this 17th day of January, 2012


Lisa Vierling, City Clerk



The complete file for this Land Use Plan Map Amendment may be inspected at the City of High Point Department of Planning and Development, Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina.

East Central Neighborhood

Land Use Plan Classification

- Low-Density Residential (0-5 dwelling units per acre)
- Moderate-Density Residential (5-8 dwelling units per acre)
- Medium-Density Residential (8-16 dwelling units per acre)
- High-Density Residential (16-26 dwelling units per acre)
- Office
- Local/Convenience Commercial
- Community/Regional Commercial
- Restricted Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space
- Mixed Use Development

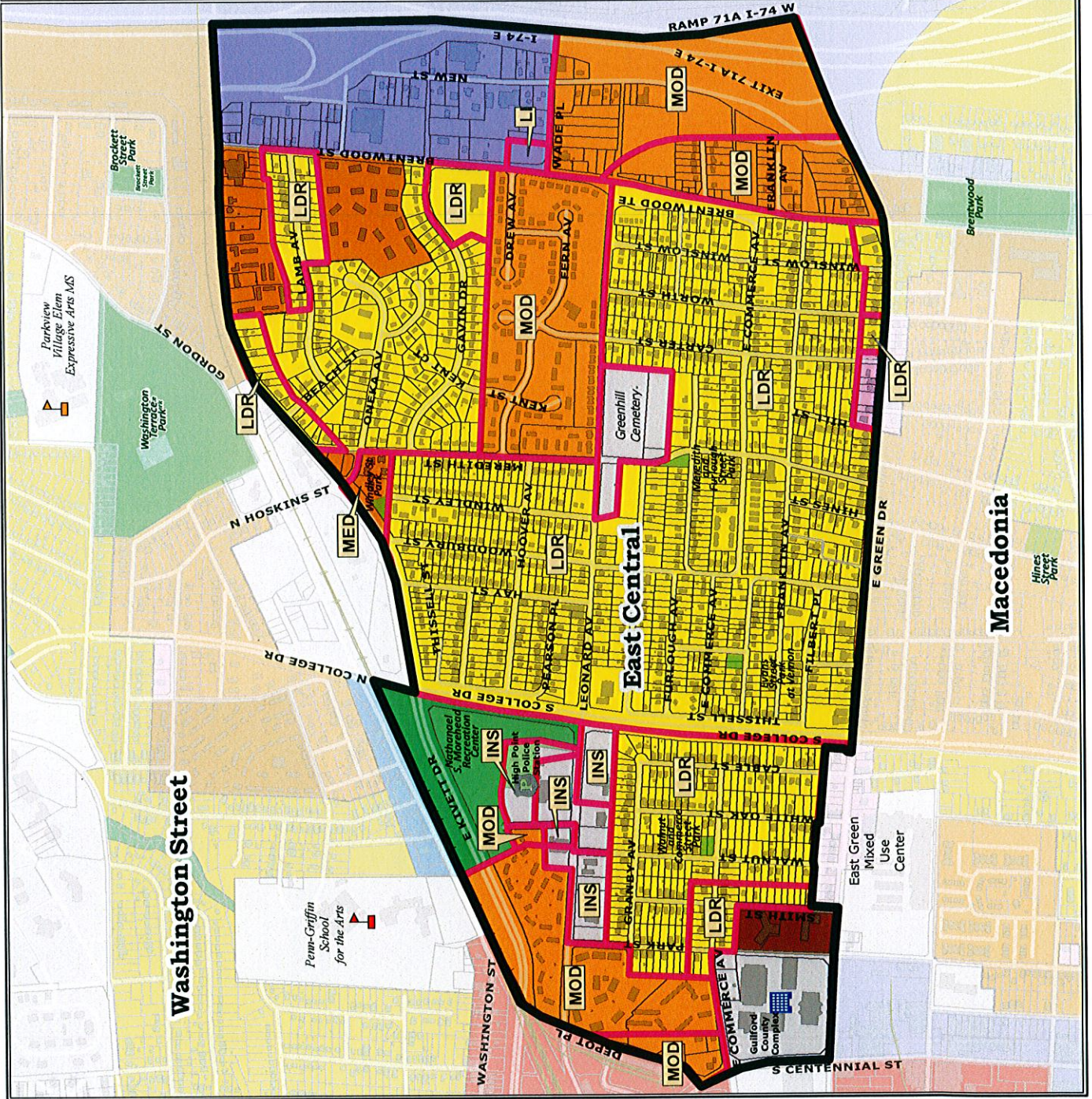
- LDR - Low-Density Residential
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- MED - Medium-Density Residential
- HDR - High-Density Residential
- OFF - Office
- LCC - Local/Convenience Commercial
- CRC - Community/Regional Commercial
- LI - Light Industrial
- HI - Heavy Industrial
- INS - Institutional
- ROS - Recreation/Open Space
- MUD - Mixed Use Development

Recommendation Areas

Neighborhood Boundaries



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Macedonia

Macedonia Neighborhood

Land Use Plan Classification

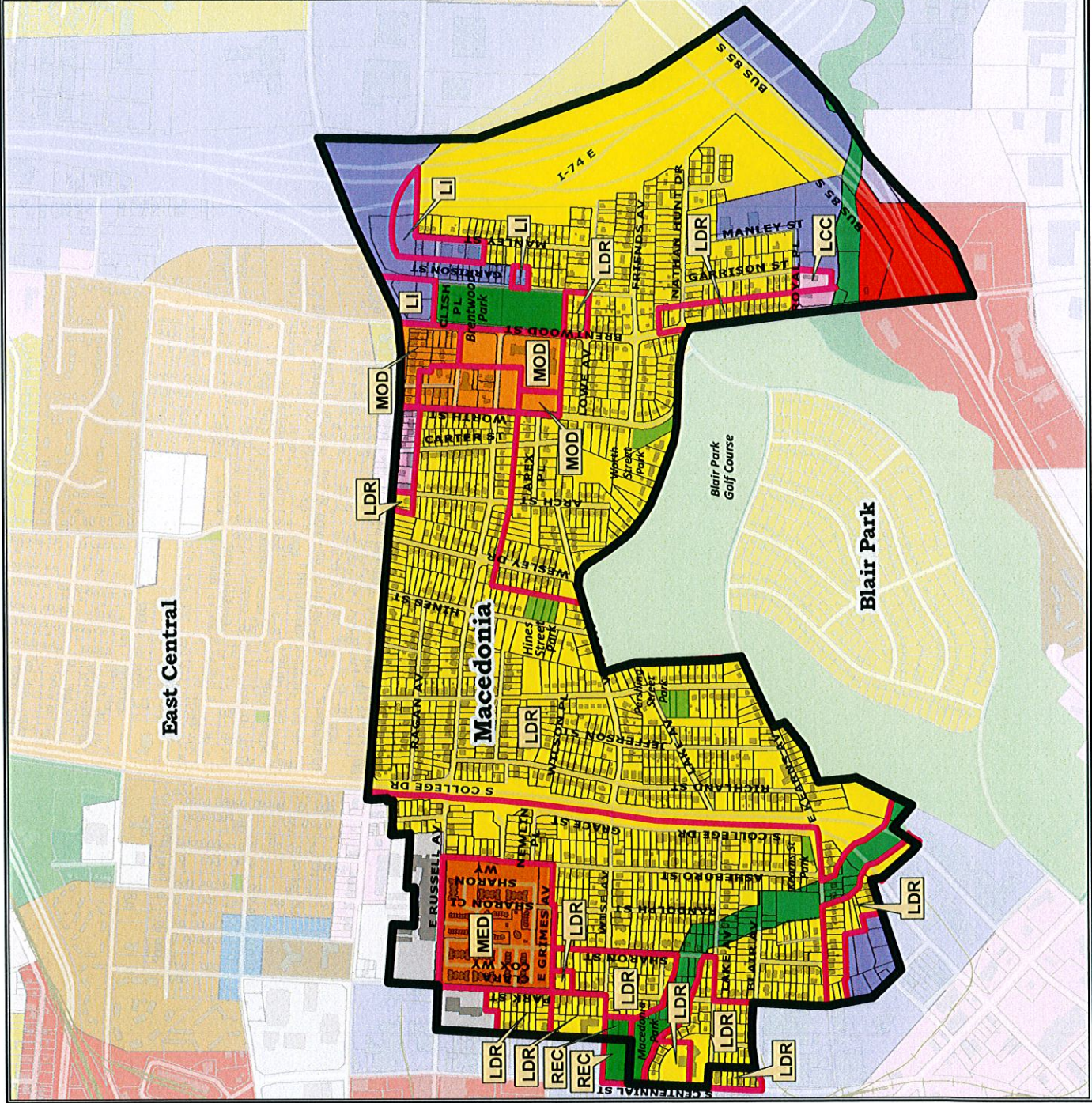
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- Recommendation Areas
- Neighborhood Boundaries



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West End Neighborhood and Downtown Mixed Use District

Land Use Plan Classification

- Low-Density Residential (0-5 dwelling units per acre)
- Moderate-Density Residential (5-8 dwelling units per acre)
- Medium-Density Residential (8-16 dwelling units per acre)
- High-Density Residential (16-26 dwelling units per acre)
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- Community/Regional Commercial
- Restricted Industrial
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- Institutional
- Recreation/Open Space
- Mixed Use Development

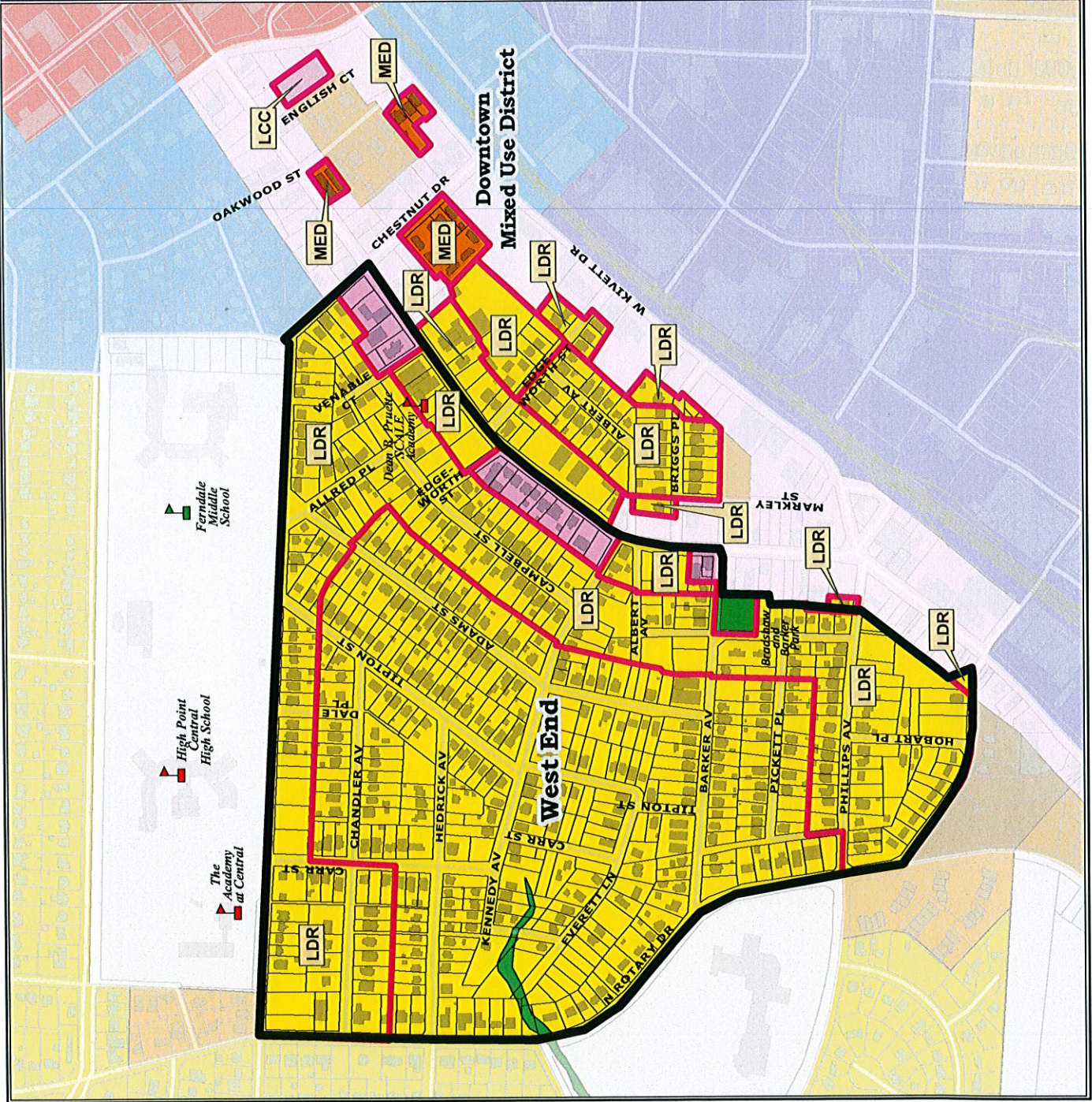
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Recommendation Areas

Neighborhood Boundaries



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Oak Hill Neighborhood

Land Use Plan Classification

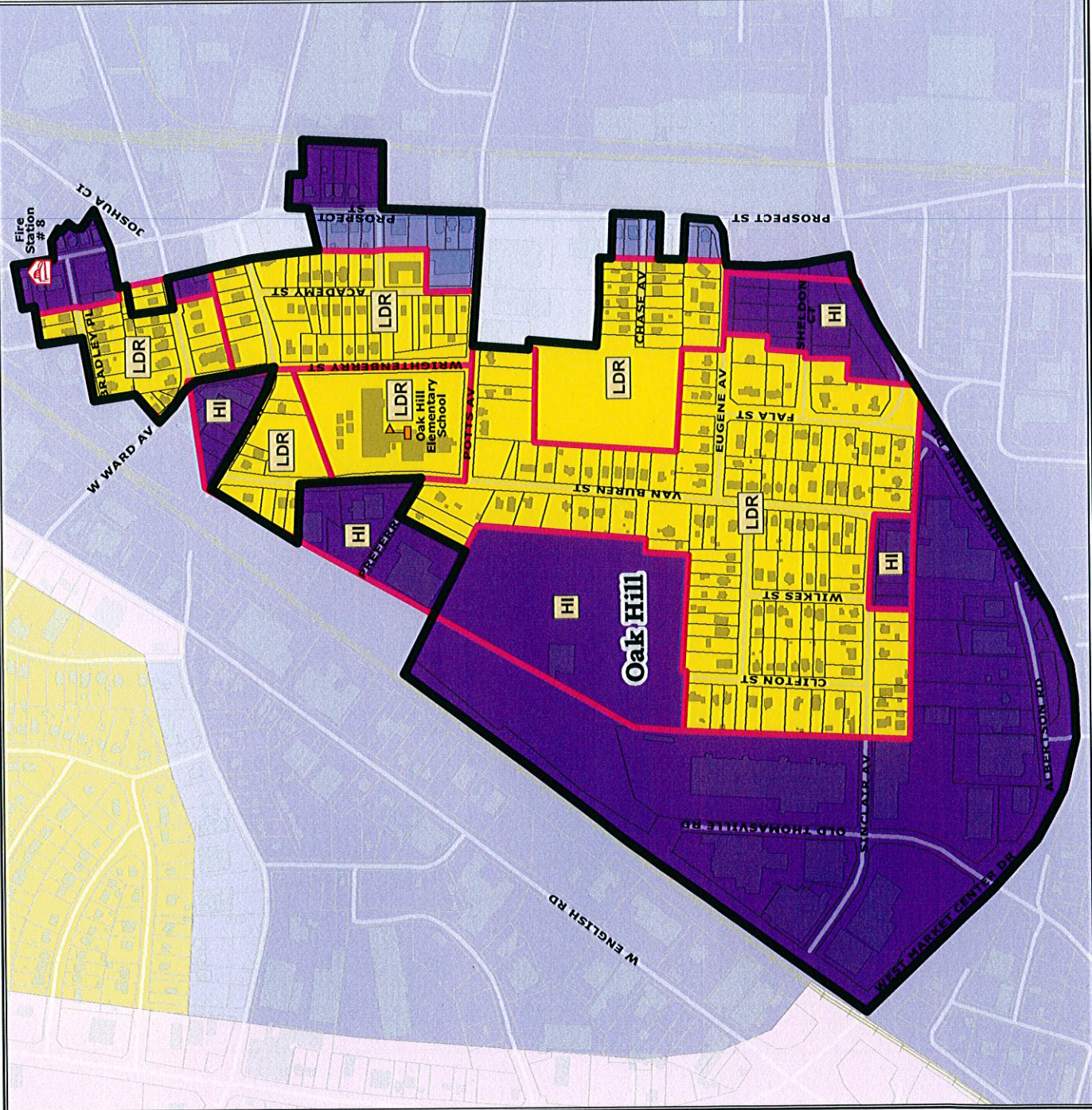
- Low-Density Residential (0-5 dwelling units per acre)
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Recommendation Areas

Neighborhood Boundaries



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Southside Neighborhood

Land Use Plan Classification

- Low-Density Residential (0-5 dwelling units per acre)
- Moderate-Density Residential (5-8 dwelling units per acre)
- Medium-Density Residential (8-16 dwelling units per acre)
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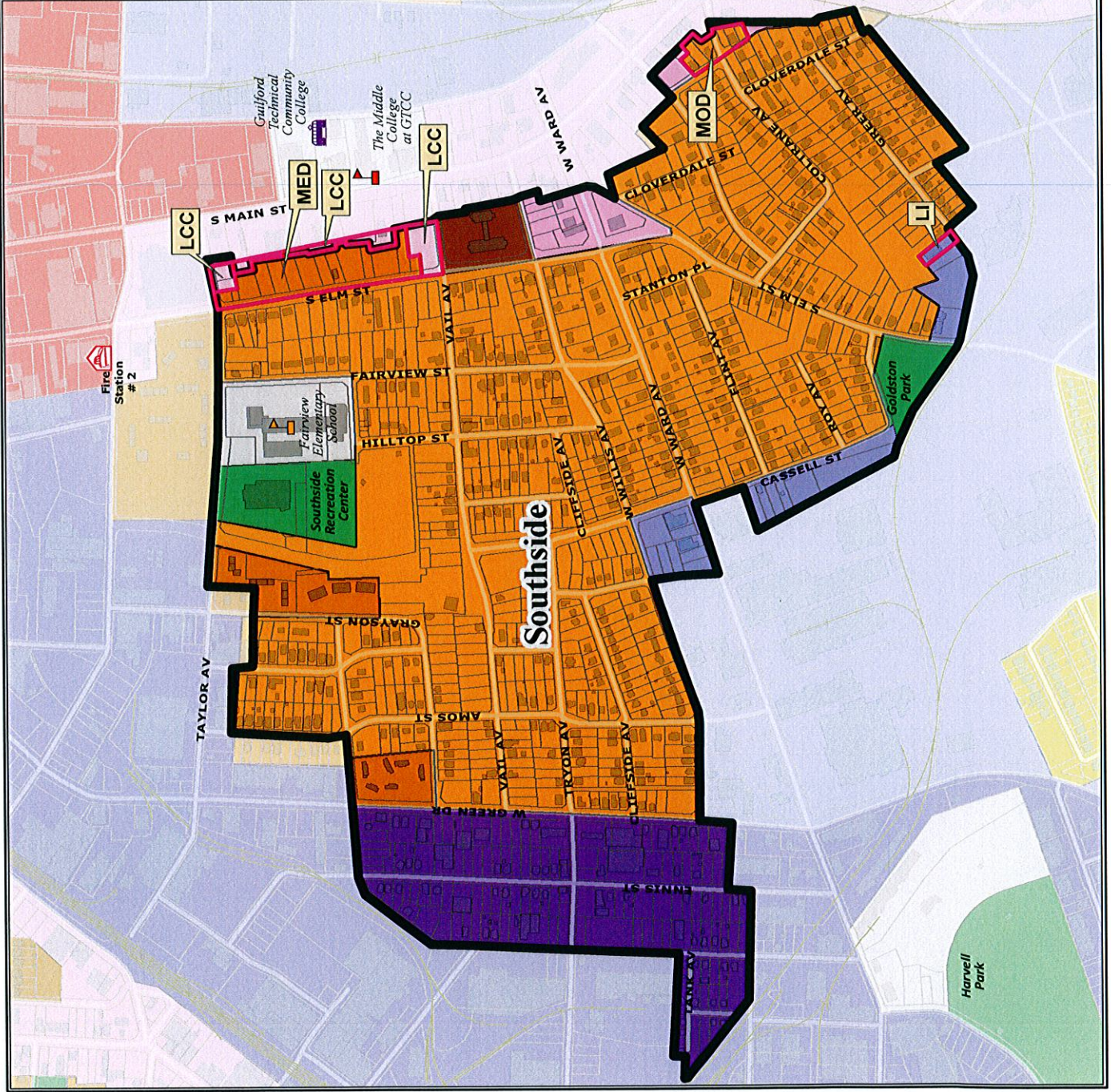
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Recommendation Areas

Neighborhood Boundaries



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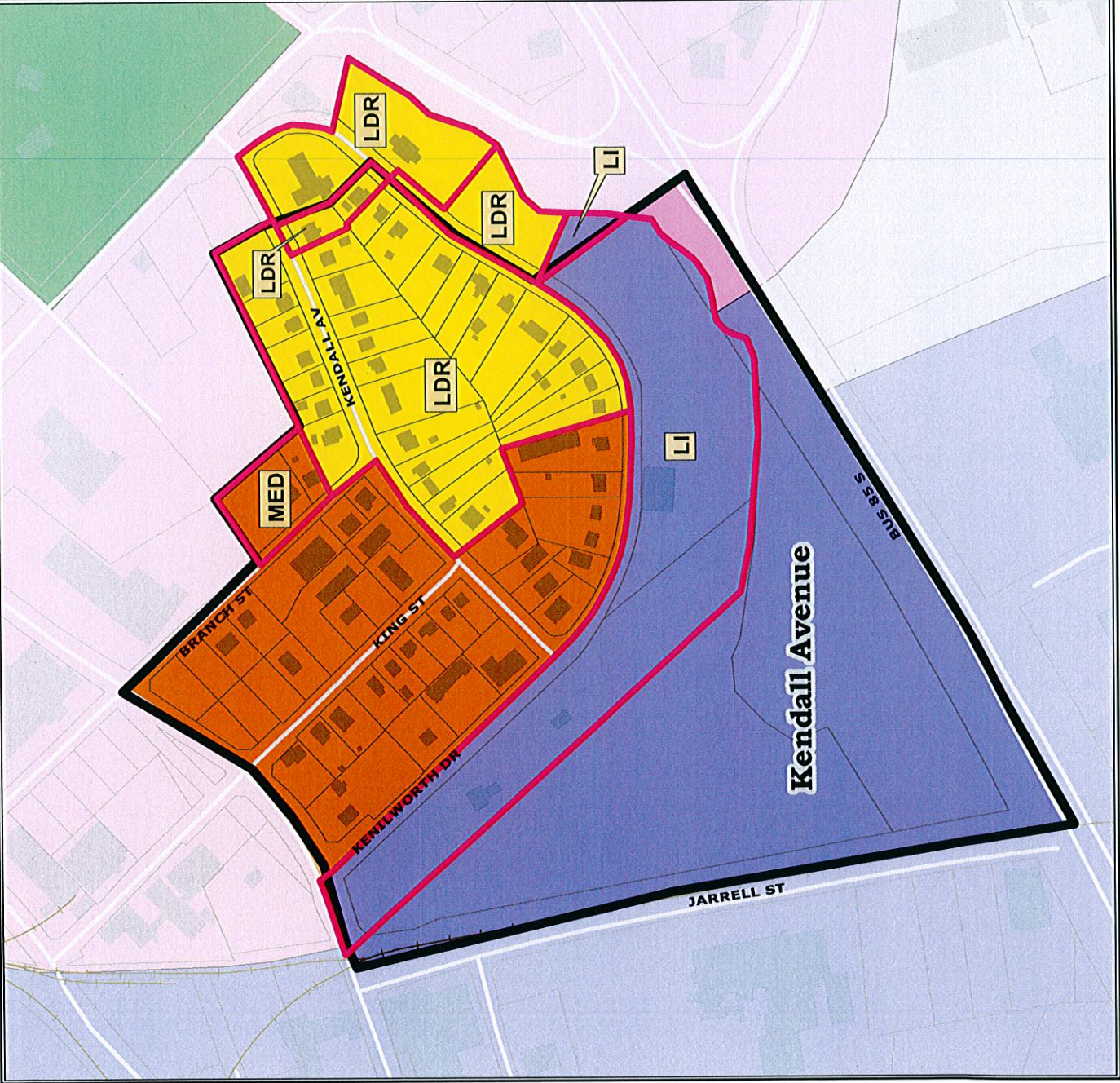
Kendall Avenue Neighborhood

Land Use Plan Classification

- Low-Density Residential
(0-5 dwelling units per acre)
 - Moderate-Density Residential
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Recommendation Areas

Neighborhood Boundaries





Creating an Urban Style of Living for High Point

TO: Pat Pate, Assistant City Manager

FROM: Wendy Fuscoe, Executive Director, The City Project

SUBJECT: Adoption of a Façade Grant Program

DATE: November 29, 2011

In June 2011 after reviewing the proposed Retail Economic Incentive Policy, City Council requested further information from The City Project to include: 1) what programs other cities have implemented, 2) funding sources and 3) pertinent State statutes. On Sept. 1, I met with Mayor Smothers, Councilman Whitley, Pat Pate, Randy McCaslin and Sandy Dunbeck to review the compiled materials. A City Project subcommittee had previously worked to develop a Façade Grant Program so that information was also included in the materials provided as façade grant programs are the most popular form of retail incentives.

The information provided at that meeting was distributed to all council members. Based on council review of the materials, The City Project was requested to amend the Façade Grant Program as per suggestions from the Mayor and Council and then to pass it through the City Project Board for their final endorsement.

The City Project board has reviewed the changes recommended by the Mayor and Council and voted 100% to adopt the attached Façade Grant program.

We therefore respectfully request that council approves the attached Façade Grant program and allocate the funds for program implementation.

City Project, Inc.
Façade Improvement Program

Purpose:

Provide an economic incentive to:

1. Attract reinvestment in Core City areas;
2. Promote the rehabilitation of existing buildings;
3. Encourage good design projects which capitalize on the rehabilitation of existing properties and/or the introduction of compatible infill; and
4. Preserve the unique character of buildings.

Eligibility:

1. Owner of an existing building located in the Core City (as defined by the Core City Master Plan) that are is occupied or proposed for occupancy by a permitted use categorized in the city's Development Ordinance as business, professional, personal service, retail trade or mixed use. (see attached maps). A tenant may pursue a grant, but the application must be co-signed by the owner.
2. Educational, institutional, nonprofits and showroom uses are not eligible for grant funding
3. The Grant Committee may judge a property eligible for an additional grant if:
 - a. At least five years have elapsed since the last grant was awarded and the property is in need of further improvement (i.e. repaint, new awning); under extenuating circumstances an additional grant may be awarded prior to five years from the last grant, if deemed necessary by the Grant Committee.
 - b. The existing business/property undergoes significant expansion which requires improvement to the property (i.e. window replacement on upper stories, parking lot reconfiguration); or
 - c. A new business moves in and requires changes to the property (i.e. new sign, new awning).

Grant Committee:

1. The Grant Committee shall consist of 5 members:
 - a. 2 members with experience in architecture and/or preservation
 - b. 2 members of the development/business community; and
 - c. a High Point citizen.
2. The Grant Committee members are appointed by the City Project Inc. Board and will serve 3-year terms, which at the outset shall be on a rotating basis.
3. Grant committee members will not be members of the City Project Inc. Board.
4. The Grant Administrator shall be the Executive Director of The City Project Board, Inc. and serve as an ex officio member of the Grant Committee but without the right to vote.
5. City staff will provide technical and professional assistance to the committee.

Guidelines:

1. Projects will be awarded to those that meet the approval of the Grant Committee.
2. The Secretary of the Interior's Standards for Rehabilitation will be used as guidelines in making improvements to the façade of the structure in all areas. More information on the guidelines can be found at: <http://www.nps.gov/hps/TPS/tax/rehabstandards.htm>
3. The Main Street (MS) zoning district will be used as guidelines in making improvements to properties within this district.
4. The Washington Street Mixed Use (WMX) overlay district will be used as guidelines in making improvements to properties within this district.
5. Rehabilitation of structures should be considered a contemporary solution which respects the architectural integrity of the entire building, retaining those elements that enhance the building.
6. All rehabilitation design proposals shall meet the code requirements of the City of High Point & NC State Building Code.
7. Any exterior renovation proposal -- from entire façade rehabilitation to the replacement of a sign -- is eligible for funding but top priority will be given to projects which will make a highly visible contribution to the area.
8. Improvements may include, but are not limited to:
 - a. removing aluminum/false facades,
 - b. repairing or replacing cornices,
 - c. repairing or replacing windows;
 - d. reappointing brick or masonry work;
 - e. painting;
 - f. replacing historically missing architectural features;
 - g. repairing or restoring transom windows,
 - h. repairing or restoring original storefront features; or
 - i. installing awnings and signs.
9. The following improvements are ineligible for grant funding:
 - a. roof improvements
 - b. HVAC improvements
 - c. plumbing improvements
 - d. any work within the interior of the building
 - e. property acquisition
10. Any improvements that have been made through this grant program and which become a part of the property may not be removed from the property (i.e. awnings).
11. All approved projects must commence within 6 months of a signed grant agreement and must be completed within 12 months of a signed agreement.

Criteria:

Grants are given up to a 50-50 matching basis as follows:

1. A maximum participation of \$5,000.00 per façade and/or storefront measuring 50 lineal feet or less (façade may include front, side, and rear portions of the building).
2. Any building with a façade and/or storefront exceeding 50 lineal feet may request and additional \$50.00 per lineal foot as determined by the Grant Administrator.
3. Any project receiving a grant exceeding a grant total of \$10,000.00 or more shall require approval of both the grant committee and the Executive Committee of the City Project Board.
4. All projects are encouraged to seek 3 bids.
5. Projects of significant economic scale and exceptional architectural merit may be eligible for special consideration of enhanced financial participation with the approval of the grant committee and the City Project Board.
6. Design and technical assistance (architectural design/drawings) are eligible for 50-50 match for consultant fee).
7. Proposals will be evaluated in terms of compliance with existing ordinances, innovation, context with the surrounding environment, scale, size, technical merit, and any other criteria that relates to the project and its impact on the visual improvement of the area.

Administration:

The Grant Administrator will assist applicants in planning and implementing the proposed project. The assistance may include, but is not limited to, the following:

1. Conduct research on properties to identify original features of a building façade.
2. Review building design features with the Applicant or Applicant's designee and recommend specific design elements for the façade.
3. Facilitate and coordinate access to architects, contractors, urban designers or other professionals, as needed.
4. Facilitate and coordinate the City's building permit process.
5. Assist and monitor construction activities and compliance.

Process for Receiving a Grant:

1. Conference with the Grant Administrator who will give out the application forms if the project is within the program guidelines.
2. Owner/tenant completed application (including design plans or sketches and owner's signature), and returned to the Grant Administrator.
3. The City Planning and Development Department will provide a preliminary review of the application to ensure that all code requirements are being met prior to the grant committee's consideration of the grant.
4. The Grant Committee will consider the application. The committee has the discretion to approve or not approve the application based on the guidelines and the general support for the project.

5. A notification letter will be sent to the applicant as to whether or not the project has been accepted as described in the application, accepted with conditions, or rejected.
6. An agreement must be signed prior to work commencing. Parties in the agreement will be the applicant and the Grant Administrator which is authorized to sign on behalf of the grant committee.
7. Any changes to the project during construction must be approved by the Grants Administrator.
8. Upon project completion, paid invoices must be sent to the Grant Administrator.
9. The Grant Administrator inspects the work completed and processes a check for ½ of the actual project cost up to the grant amount, whichever is less, provided the work is completed in accordance with the agreement and all city code requirements.

Contact:

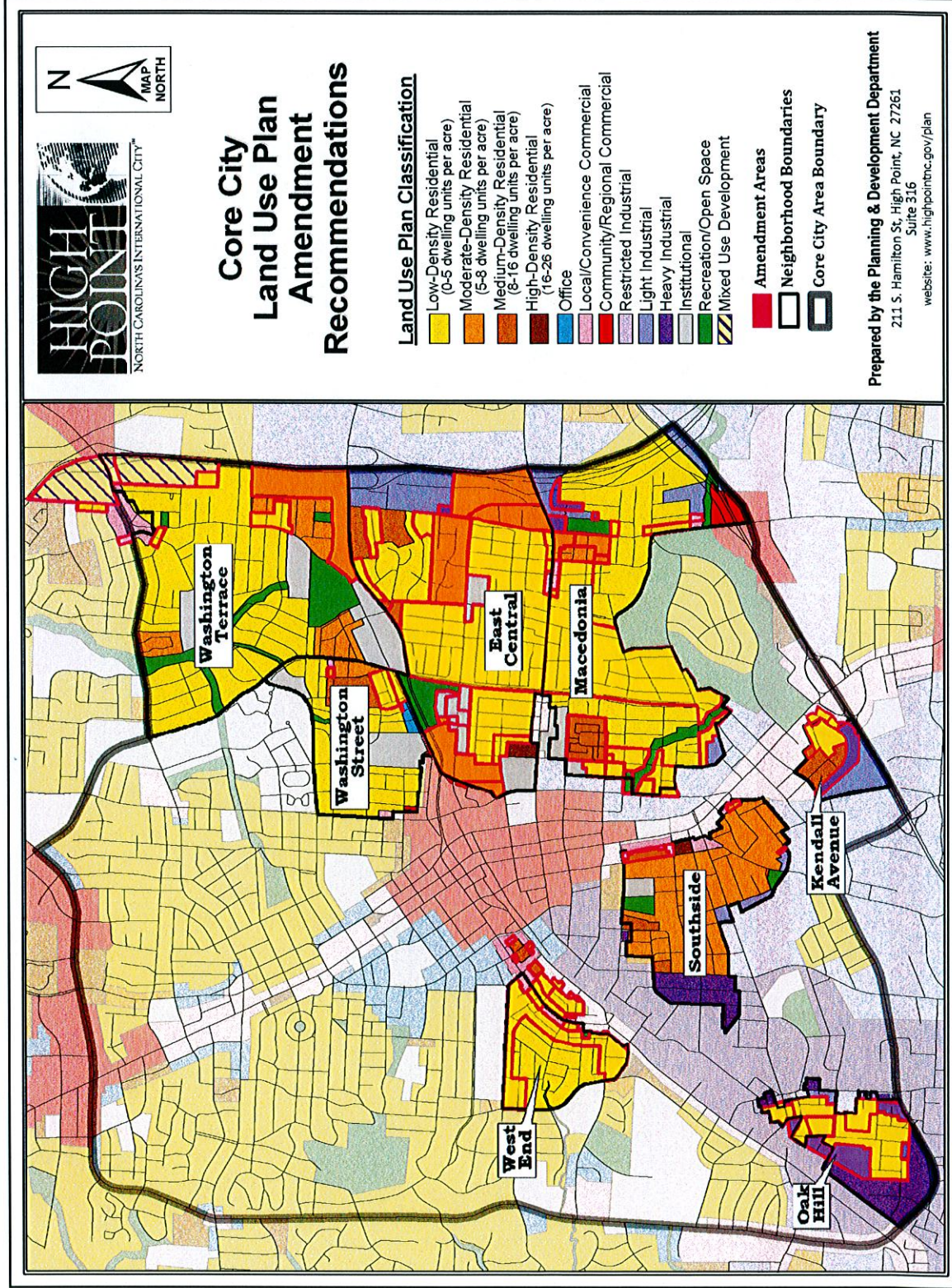
Wendy Fuscoe, Executive Director
The City Project, Inc.
1634 North Main Street
P.O. Box 5025
High Point, NC 27262
336-883-8547 phone
336-889-9499 fax
wendy.fuscoe@highpointnc.gov

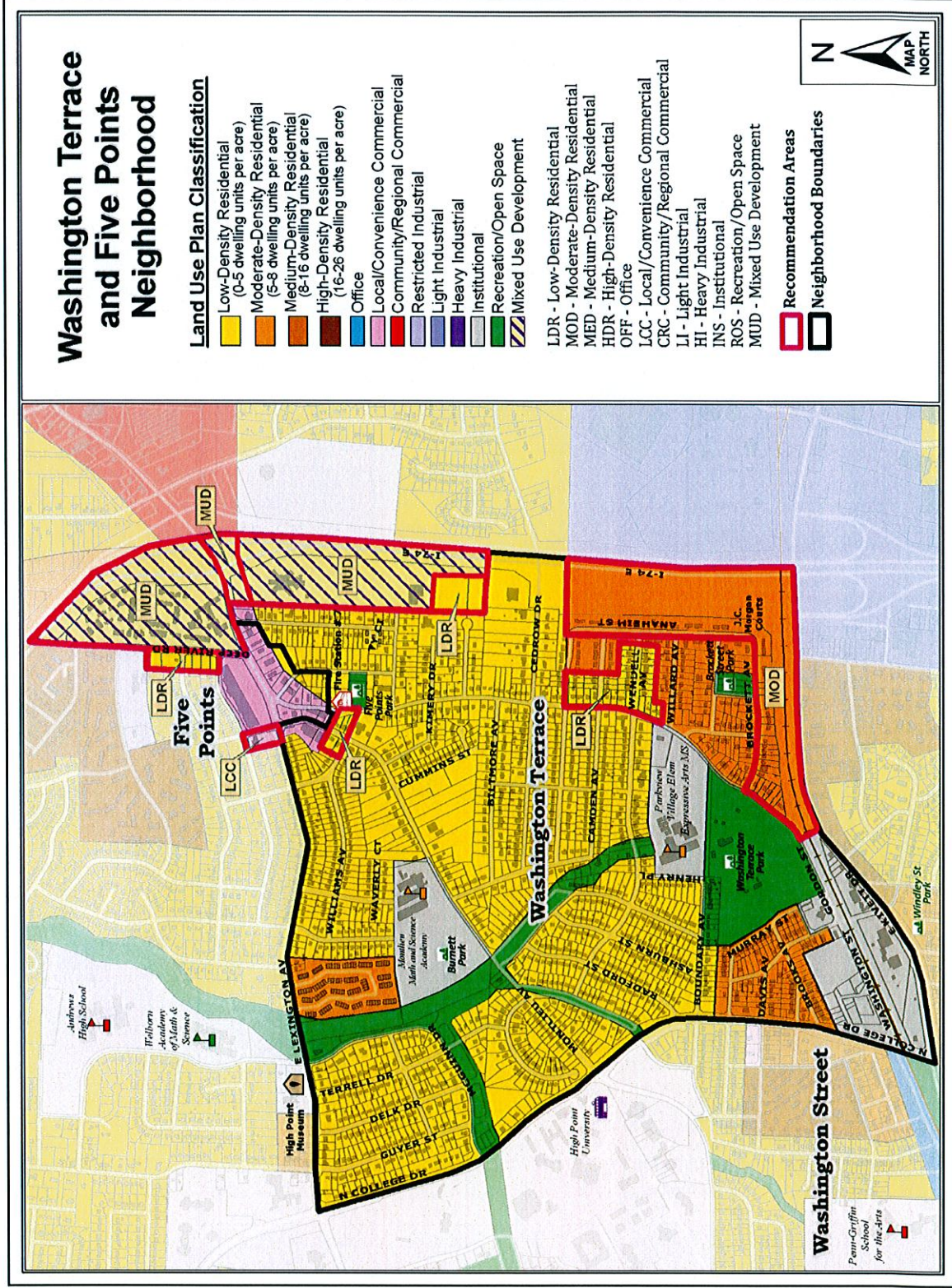
Core City Land Use Plan Amendments

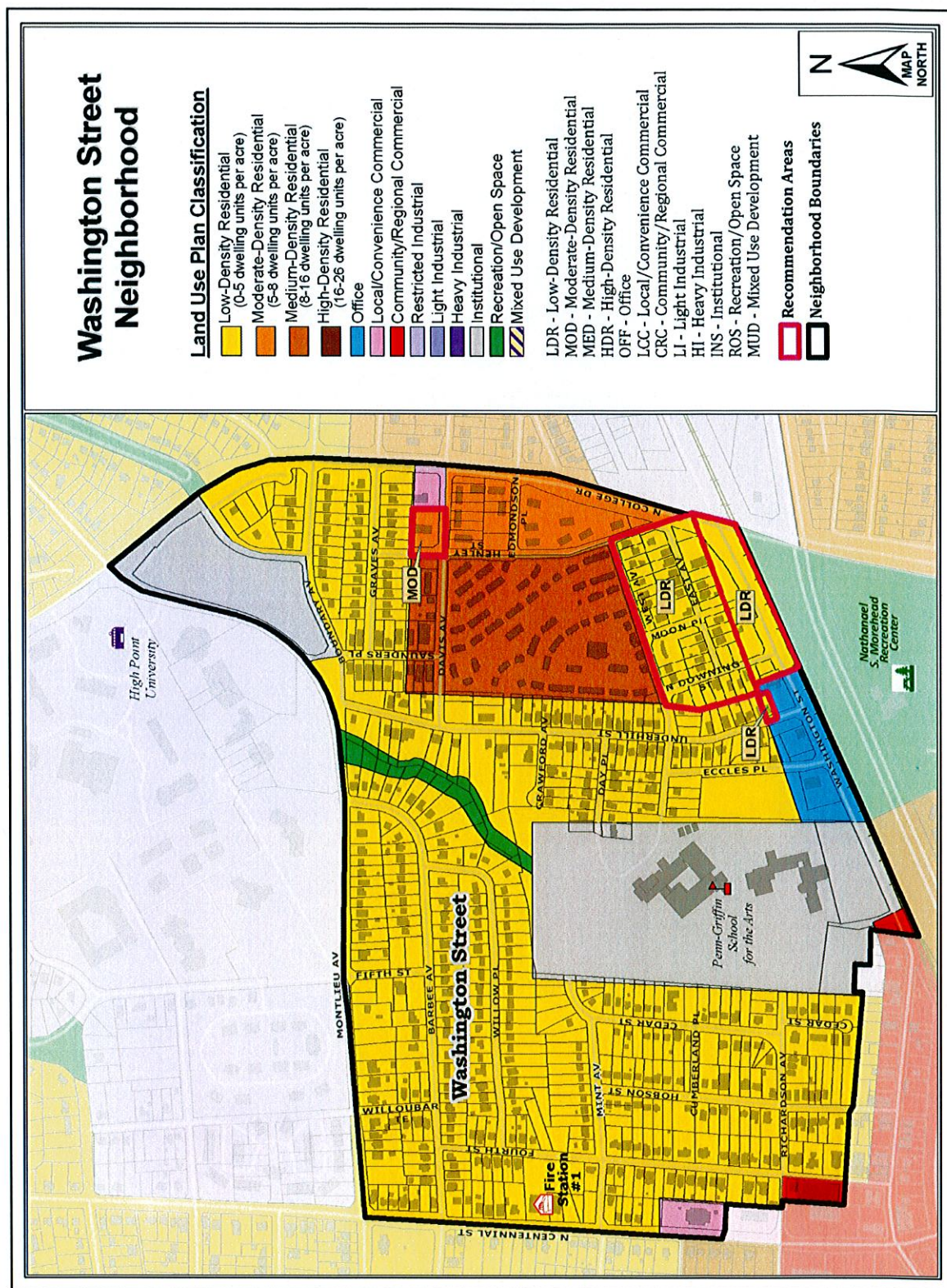
City Council
November 21, 2011

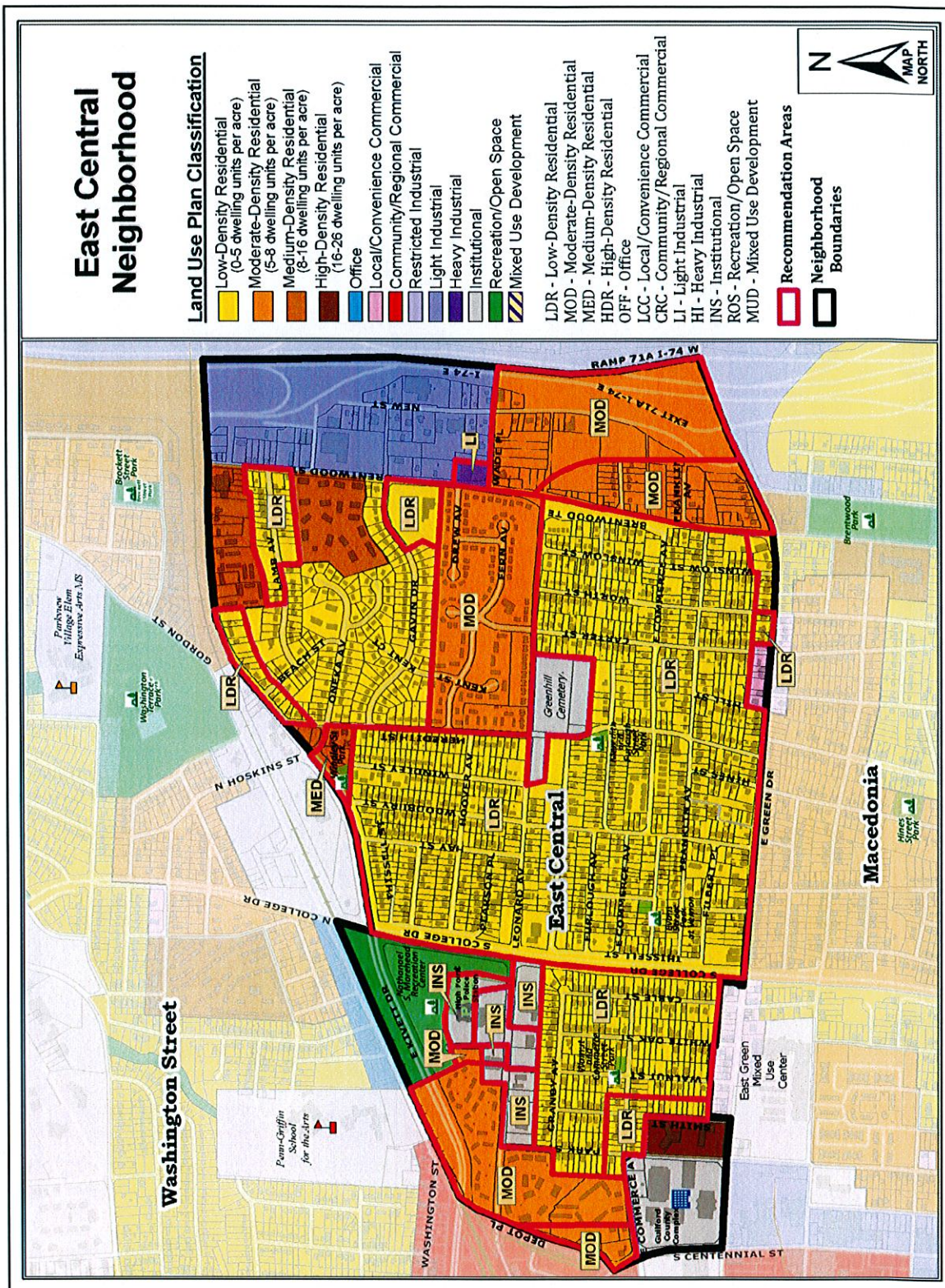
Background/History

- **Implement Core City Plan** (Adopted 2007)
 - identified mismatch between existing land use and Land Use Plan and zoning
- **Land Use Plan amendments first step**
 - Mostly Moderate and Medium density to Low Density Residential
- **Neighborhood Study** (March 2011- August 2011)
 - Windshield survey revealed numerous land use designation conflicts with stable land uses
 - Designations date from mid-1980's
- **Reviewed with Neighborhood Leaders Council** (August 2011)
- **Planning Zoning Commission Recommended Approval** (8 to 0) on October 25, 2011





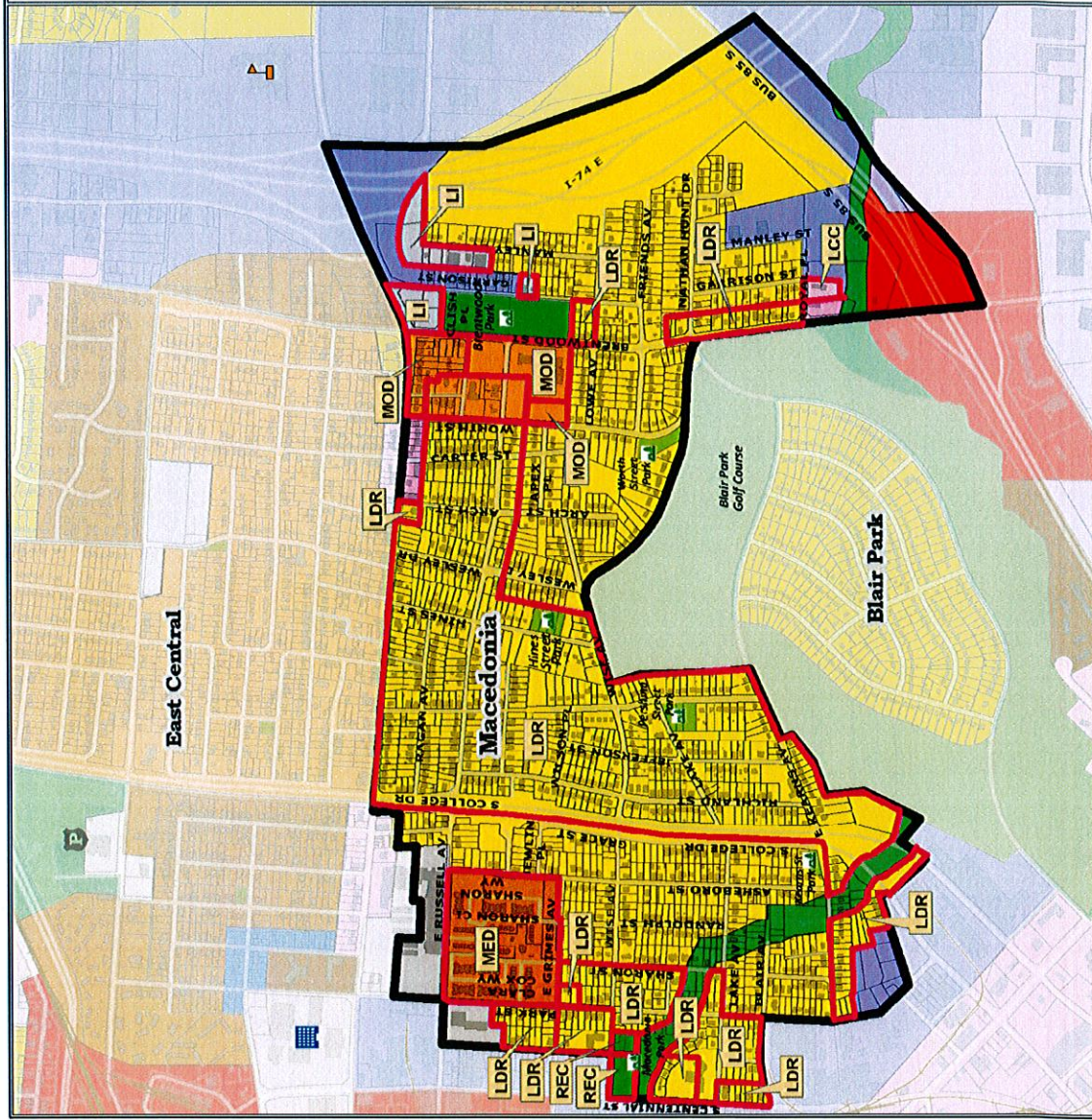


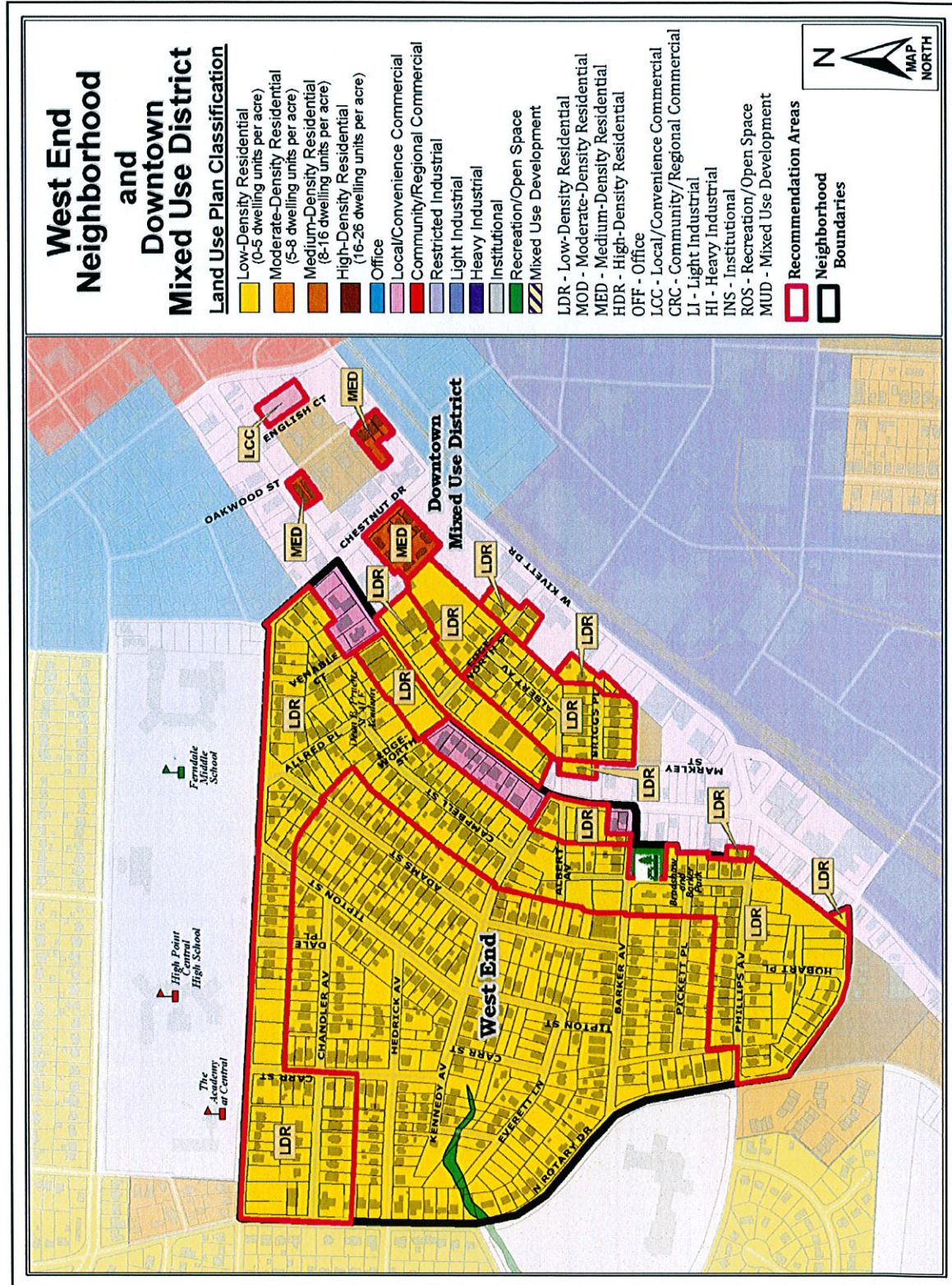


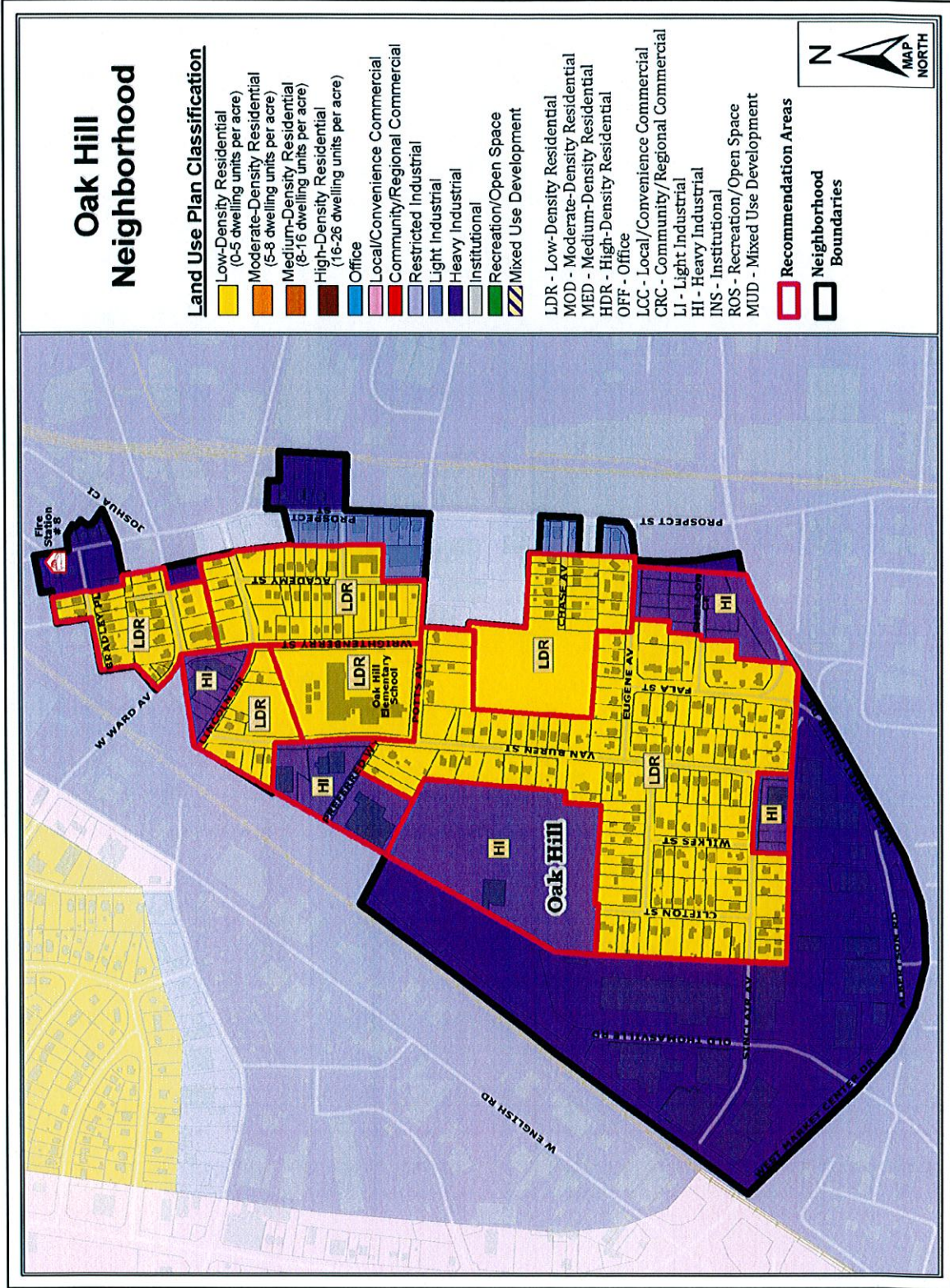
Macedonia Neighborhood

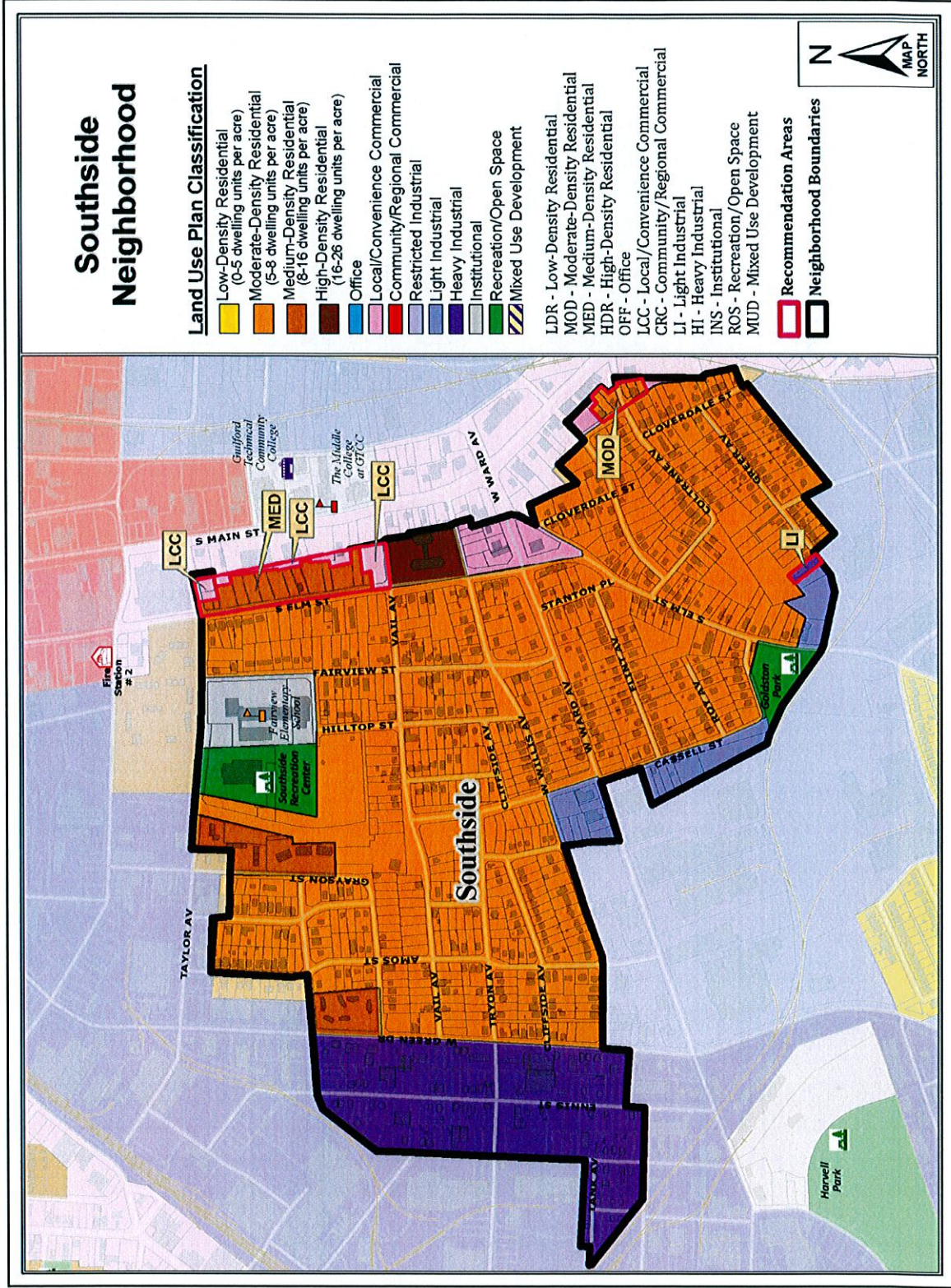
Land Use Plan Classification

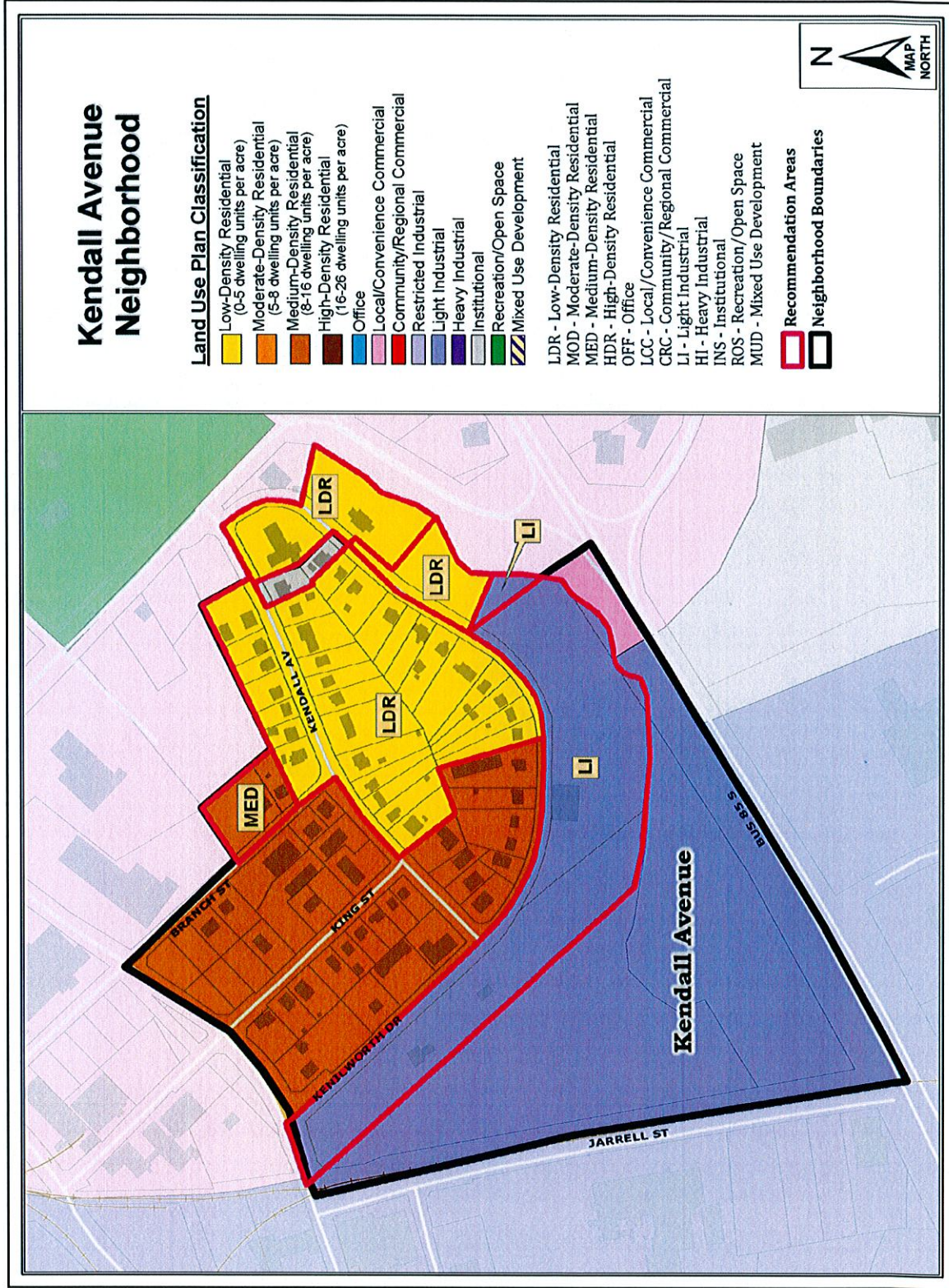
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- Recommendation Areas
- Neighborhood Boundaries











PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 15, 2011, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present except Mr. Keith McInnis.

Habitat for Humanity of High Point, Archdale & Trinity

Text Amendment Case 11-09

A request by Habitat for Humanity to amend Section 9-5-2, Development Standards for Individual Uses, of the Development Ordinance pertaining to the maximum size of Antique Stores and Used Merchandise Stores in the Main Street (MS) District.

Mr. Robbins presented the request and recommended denial as outlined in the staff report.

Speaking in favor of the text amendment, on behalf of the applicant, was Mr. Colin Merritt, who explained what the Habitat ReStore sells, what types of improvements are planned for the store, and the benefits the new location will provide. Also speaking for the amendment were Mr. Doyle Early and Mr. Tom Foster, representing the First Presbyterian Church, which owns the site Habitat wishes to occupy. They noted the difficulties encountered trying to find a tenant for the site and supported the text amendment, or any variation of it that would permit the ReStore, arguing that it would be a positive addition to the community.

Speaking in opposition to the text amendment were Dr. Don Scarborough of High Point University and Ms. Jeanette McNeil, a City Project, Inc. board member. Both noted concern over future uses of the property in question and potentially others within the MS district. They felt that the ReStore use was not compatible with what the Core City Plan and now the City Project have envisioned for the MS district area.

The Commission engaged in a lengthy discussion that focused on both the positive and negative aspects of the text amendment. Ultimately, the members wanted to find a solution that would allow the ReStore and address the concerns over the proliferation of similar uses in the MS district.

The Commission recommended that the wording of the text amendment be revised to read:

“Establishments in the MS District shall be less than 5,000 square feet gross floor area when the property is fronting on Main Street. If the establishment is not fronting on Main Street, then it is subject to a 25,000 square foot gross floor area limit as long as it is located in an existing building designed with a single store front and intended for a single occupant.”

The Commission then recommended **approval** of Text Amendment 11-09, as revised, by a vote of 8-0.

**TEXT AMENDMENT 11-09
PROPOSED AMENDMENT TO THE
CITY OF HIGH POINT DEVELOPMENT ORDINANCE**

An amendment affecting Section 9-5-2, Development Standards for Individual Uses, pertaining the maximum size of Antique Stores and Used Merchandise Stores in the Main Street (MS) District.

(To be heard by the Planning & Zoning Commission 15 Nov. 2011, and by City Council 05 Dec. 2011)

SECTION 1.

Section 9-5-2, Development Standards for Individual Uses, shall be amended as follows:

Section 9-5-2(n), Antique Stores and Used Merchandise Stores, shall be amended to read as follows:

- (n) Antique Stores and Used Merchandise Stores
 - (1) Where Required: NB, LB, GB, HB, CB, MS, SC, and TN Districts.
 - (2) Outdoor Storage: No outdoor storage of any furniture or other items shall be permitted.
 - (3) Size:
 - a.** Establishments in the NB, ~~MS~~ and TN Districts shall be less than 5,000 square feet gross floor area.
 - b.** **Establishments in the MS District shall be less than 5,000 square feet gross floor area if the property fronts on Main Street, and less than 25,000 square feet gross floor area for other sites as long as the establishment is located in an existing building designed with a single store front and intended for a single occupant.**

SECTION 2.

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

SECTION 3.

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

SECTION 4.

This ordinance shall become effective upon adoption.

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

**STAFF REPORT
TEXT AMENDMENT CASE 11-09
November 15, 2011**

Request	
Applicant: Habitat for Humanity of High Point, Archdale & Trinity	Affected Ordinance Sections: Section 9-5-2, <u>Development Standards for Individual Uses</u> , subsection (n) entitled Antique Stores and Used Merchandise Stores.
Proposal: An amendment affecting the maximum size of Antique Stores and Used Merchandise Stores in the Main Street (MS) District.	

Background

The High Point City Council first approved the Main Street (MS) District in March of 2008. In August of 2010, Council approved various minor revisions to the district regulations. Land uses permitted in the MS District were originally proposed and recommended by a citizen committee, which was primarily focused on the portion of the district now known as Uptowne (Sub-area B). The used merchandise store use was grouped with pawn shops, and was not permitted in Sub-area B. At the request of a business owner, the City Council approved a text amendment (11-01) in February of this year that regroups Used Merchandise Stores with antique stores and allows them as a permitted use in Sub-area B and elsewhere in the Main Street (MS) District subject to development standards. One of those standards limits the gross floor area (GFA) of any used merchandise store to less than 5,000 square feet.

Habitat for Humanity would like to move its office and ReStore from its present location on W. English Road to 133 Montlieu Avenue, formerly the Cloverleaf grocery. The property at 133 Montlieu is owned by the First Presbyterian Church, is located in the MS District (sub-area B), and is approximately 22,000 square feet GFA. It is subject to the 5,000 square foot maximum GFA requirement and obviously does not meet it. Habitat has, therefore, submitted a text amendment remedy that would exempt its situation from the 5,000 square foot limit.

Details of Proposal

The proposed amendment affects the development standards in Section 9-5-2(n). It leaves the 5,000 square foot limit in place for a used merchandise establishment in the NB and TN Districts but permits an establishment in the MS District to exceed 5,000 square feet if it locates in an existing building that is designed with a single store front and intended for a single occupant.

Analysis

As Habitat indicates in its application, the ReStore actually sells a mixture of new and used items. It regularly receives donations of new building materials, Market furniture samples and accessories from local businesses and showrooms. However, because the store also has a variety of used items for sale, it is classified as a used merchandise store.

When the recently approved (February, 2011) text amendment was being reviewed staff noted that the omission of used merchandise stores from the MS District appeared to be an unintended consequence related to how certain uses were grouped for zoning purposes, and that it seemed reasonable, based on the goals and objectives of the district itself, to limit the size of such establishments. So staff suggested the 5,000 square foot maximum.

This text amendment suggests a fine tuning of an already permitted use within the MS District. As such, staff can find no inconsistency with the City's Land Use Plan or the intent of the MS District itself. The argument put forth by the applicant on its behalf, (*See attached application*) as well as the rise of other low budget retail establishments (like the various 'dollar' stores, Goodwill, and others) point both to the need and the popularity of this segment of the retail market. However, to further "tinker" with the used merchandise store use in the manner suggested by this amendment would, in staff's opinion, still permit the use to occupy most buildings within the district. The MS district contains many existing buildings that would meet the suggested criteria, so the proposed amendment would not effectively limit the used merchandise use, if that is what is desired. If this particular application of the used merchandise store use is deemed acceptable in the MS District, then staff suggests that a simple removal of the 5,000 square foot size limit is preferable to the suggested text amendment language. Otherwise, let the 5,000 square foot limitation stand and deny the proposed amendment.

Recommendation

Staff recommends denial of the text amendment as written. The primary difference between the applicant's proposed use and what is already permitted in the MS district is its size. Therefore, the appropriate action to take should be based on whether this store, and potentially other used merchandise stores over 5,000 square feet, should be allowed in the district. If so, then the size limitation should be removed, rather than create an unnecessary convolution of the Ordinance that would end up permitting the use on most existing properties anyway. If not, then size is deemed to matter, and the current Ordinance provision should be retained. Staff is not opposed to either scenario, however we note that re-advertisement and re-hearing of this issue will likely be necessary in order to approve an amendment that removes the current square footage limitation.

Required Action

Planning and Zoning Commission:

Upon making its recommendation, the Planning and Zoning Commission must place in the official record a statement of consistency with the City's Land Use Plan, and any other officially

adopted plan that may be applicable. This may be done by adopting the staff's findings as written in this report, by adopting the staff's findings with additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with staff's findings, by adoption of its own statement.

City Council:

Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan. This may be done by adopting the staff's findings as written in this report, by adopting the staff's findings with additions or changes as agreed upon by the Council, or, if the Council is in disagreement with staff's findings, by adoption of its own statement.

In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff suggests that the Council formulate its own reasonableness / public interest statement that is based upon its decision.

Report Preparation

This report was prepared by Planning and Development Department staff member Robert L. Robbins, AICP, and reviewed by G. Lee Burnette, AICP, Director.

**TEXT AMENDMENT 11-09
PROPOSED AMENDMENT TO THE
CITY OF HIGH POINT DEVELOPMENT ORDINANCE**

An amendment affecting Section 9-5-2, Development Standards for Individual Uses, pertaining the maximum size of Antique Stores and Used Merchandise Stores in the Main Street (MS) District.

(To be heard by the Planning & Zoning Commission 15 Nov. 2011, and by City Council 05 Dec. 2011)

SECTION 1.

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(n) Antique Stores and Used Merchandise Stores

(1) Where Required: NB, LB, GB, HB, CB, MS, SC, and TN Districts.

(2) Outdoor Storage: No outdoor storage of any furniture or other items shall be permitted.

(3) Size:

a. Establishments in the NB, ~~MS~~ and TN Districts shall be less than 5,000 square feet gross floor area.

b. **Establishments in the MS District shall be less than 5,000 square feet gross floor area unless located in an existing building designed with a single store front and intended for a single occupant.**

SECTION 2.

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

SECTION 3.

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

SECTION 4.

This ordinance shall become effective upon adoption.

High Point City Council

Application for Appointment To Boards and Commissions

All appointments to City boards and commissions are made by the Mayor and City Council and are not limited to those persons who fill out applications.

Name: Megan Elizabeth Walley **Date Submitted:** Oct. 4, 2011

Street Address: 2705-E N. Centennial Street
High Point NC 27265

Email: megan.walley3@gmail.com

Employer: Open Door Ministries

Business Address: 400 N. Centennial Street

Phone home: 336-491-8692 **work:** 336-885-0191 **fax:**



Do you live inside the corporate limits of High Point? **Yes**

If not, do you live within High Point's extraterritorial zoning jurisdiction? **Yes**

Please select (in order of preference) the boards and commissions on which you would be willing to serve.

1. **Housing Authority Board**
2. **Human Relations Commission**
3. **Theatre Advisory Committee**

Have you participated in the City Government 101 Course? **No**

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

I am currently a caseworker at Open Door Ministries. This job enables me to see the needs of the low end socio-economic class. I have also volunteered for Junior Achievement in Greensboro under Davida Hamilton giving me the ability to work with children and identify their needs. Lastly, I have volunteered at World Relief and worked with refugees. All these experiences have given me the ability to identify the needs of differing demographics and know -how to relate to them. I work well with many types of people and have diverse interests. My experiences and education have given me a desire to better High Point and contribute any way possible.

Megan Elizabeth Walley

2705-E N. Centennial Street High Point, NC 27265 megan.walley3@gmail.com 336-491-8692

Education

The University of North Carolina at Greensboro (UNCG) Greensboro, NC
Bachelor of Arts in **Political Science**, minor in **Communication Studies** and **Economics**, May 2011
GPA: 3.40

Experience

Caseworker, Open Door Ministries High Point, NC
July 2011-Present

- Assist clients with paying utility bills and rent through Emergency Assistance
- Act as a source of communication between clients and the City of High Point

Sales Clerk & Cashier, Foot Locker Greensboro, NC
December 2005-Present

- Assist customers with purchases and questions about products
- Complete sales transactions in an efficient manner, while providing customer service
- Interact with diverse populations of customers in a retail environment

Tour Guide, UNCG Admissions Office Greensboro, NC
August 2008-May 2011

- Provide campus tours to prospective students and parents to promote university
- Provide administrative assistance to the Office of Admissions
- Represent university at open house events and assist with event implementation

Undergraduate Research Assistant, UNCG Political Science Department
August 2010-May 2011

- Assist with refugee resettlement project
- Collect research data through interviews with government and organization leaders

Internship Experience

Summer Intern, World Relief – Immigration Specialist Intern High Point, NC
May 2010- July 2010

- Filed Green Card, Naturalization, and family reunification applications for refugees
- Performed case management to assist refugees in attaining public assistance and housing services

Community Involvement

Volunteer, Junior Achievement (School-Based Student Success Program), 2009, Greensboro, NC
Volunteer, World Relief (Refugee Resettlement Program), 2007, High Point, NC
Volunteer, Habitat for Humanity, 2007, High Point, NC

Academic Honors & Accomplishments

Member, Pi Sigma Alpha (Political Science Honor Society), Spring 2010
Member, Phi Sigma Pi (Honors Fraternity), Fall 2008-Present
Member, Alpha Lambda Delta (Honor Society), Spring 2007

Campus Involvement

Student Ambassador, Student Alumni Ambassador Program, Spring 2010

Member, Legal Profession Association, Fall 2009
Member, Campus Outreach, Fall 2008-Present

Skills

Microsoft Office - Word, Excel, and PowerPoint

PLANNING AND ZONING COMMISSION RECOMMENDATION

On October 25, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. John McKenzie.

City of High Point

Land Use Plan Amendment Case 11-04

A request by the City of High Point Planning and Development Department to amend the Land Use Plan for eight Core City neighborhoods predominately from higher intensity to lower intensity designations in accordance with the recommendations of the Core City Plan.

Mr. Gregg Morris, Senior Planner presented the request and recommended approval of the case as outlined in the staff report.

No one spoke in favor nor in opposition to the request.

The Commission members asked for additional information in regards to how the recommended changes were proposed (i.e. light and heavy industrial areas being changed to single family residential), and if the changes are approved, what will be the next step in having zoning match land use. Mr. Burnette noted that the staff conducted a detailed neighborhood inventory of the Core City. The proposed Land Use Plan Amendment enables future zoning, either by private developers or City Council initiated, to be compatible with existing development pattern of that area and policies of the Core City Plan.

The Planning & Zoning Commission recommended ***approval*** of Land Use Plan Amendment 11-04, by a vote of 8-0.

Maps

Attached are two maps that show the overall Land Use Plan amendments that are being proposed. Map 1 highlights the eight neighborhoods that were studied and generally shows the areas of change in pink. Map 2 also highlights the eight neighborhoods, but it shows the actual recommended Land Use classification and they are outlined in pink.

MAP 1

Proposed Core City Land Use Plan Amendment Areas

Land Use Plan Classification

- Low-Density Residential
(0-5 dwelling units per acre)
- Moderate-Density Residential
(5-8 dwelling units per acre)
- Medium-Density Residential
(8-16 dwelling units per acre)
- High-Density Residential
(16-26 dwelling units per acre)
- Office
- Local/Convenience Commercial
- Community/Regional Commercial
- Restricted Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space
- Mixed Use Development

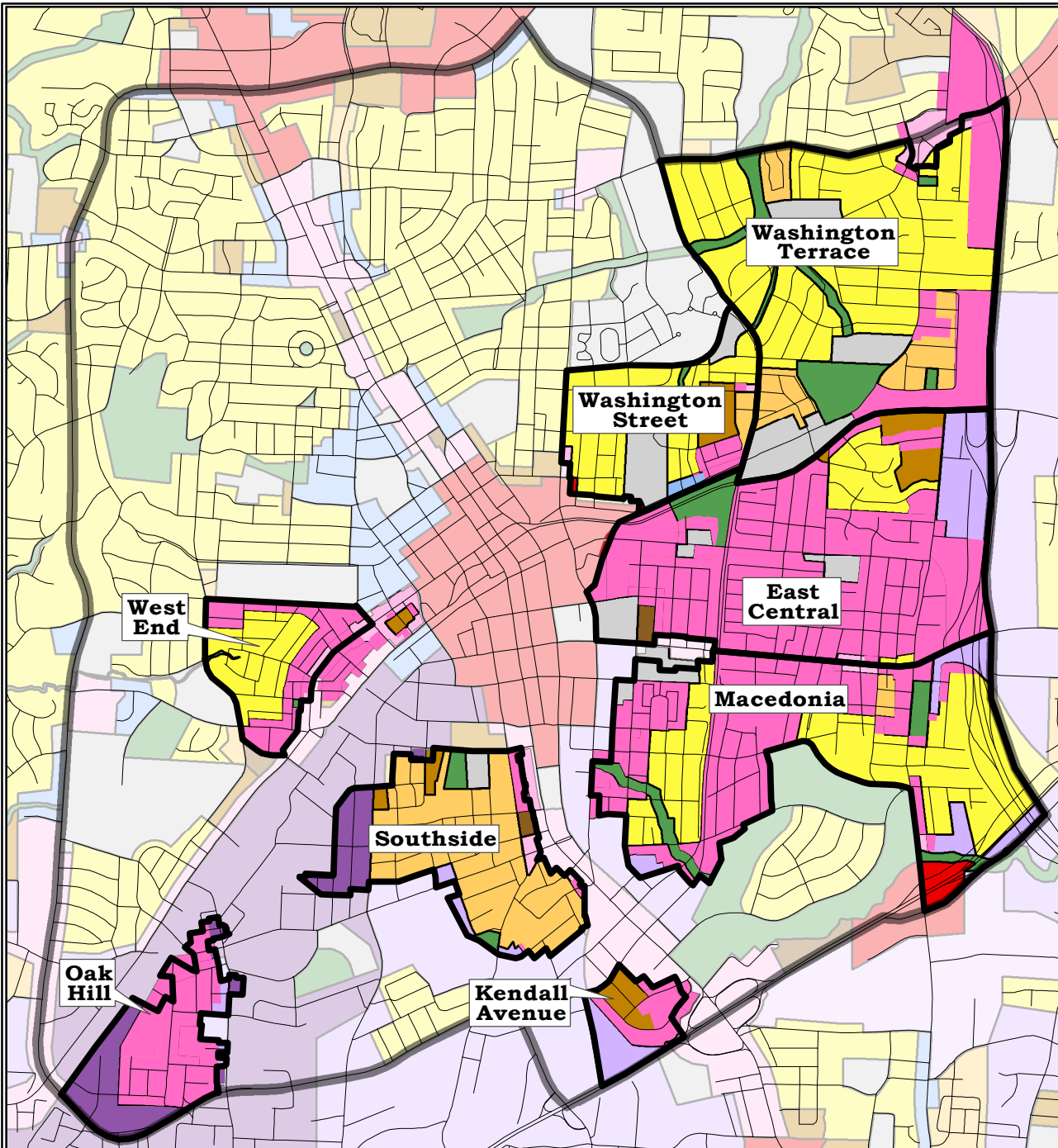
- Amendment Areas
- Neighborhood Boundaries
- Core City Area Boundary

Prepared by the Planning & Development Department

211 S. Hamilton St, High Point, NC 27261
Suite 316

website: www.highpointnc.gov/plan

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Map1-Proposed-CC-LUP-Amendment-Areas-handout.mxd



MAP 2

Core City Land Use Plan Amendment Recommendations

Land Use Plan Classification

- Low-Density Residential
(0-5 dwelling units per acre)
- Moderate-Density Residential
(5-8 dwelling units per acre)
- Medium-Density Residential
(8-16 dwelling units per acre)
- High-Density Residential
(16-26 dwelling units per acre)
- Office
- Local/Convenience Commercial
- Community/Regional Commercial
- Restricted Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space
- Mixed Use Development

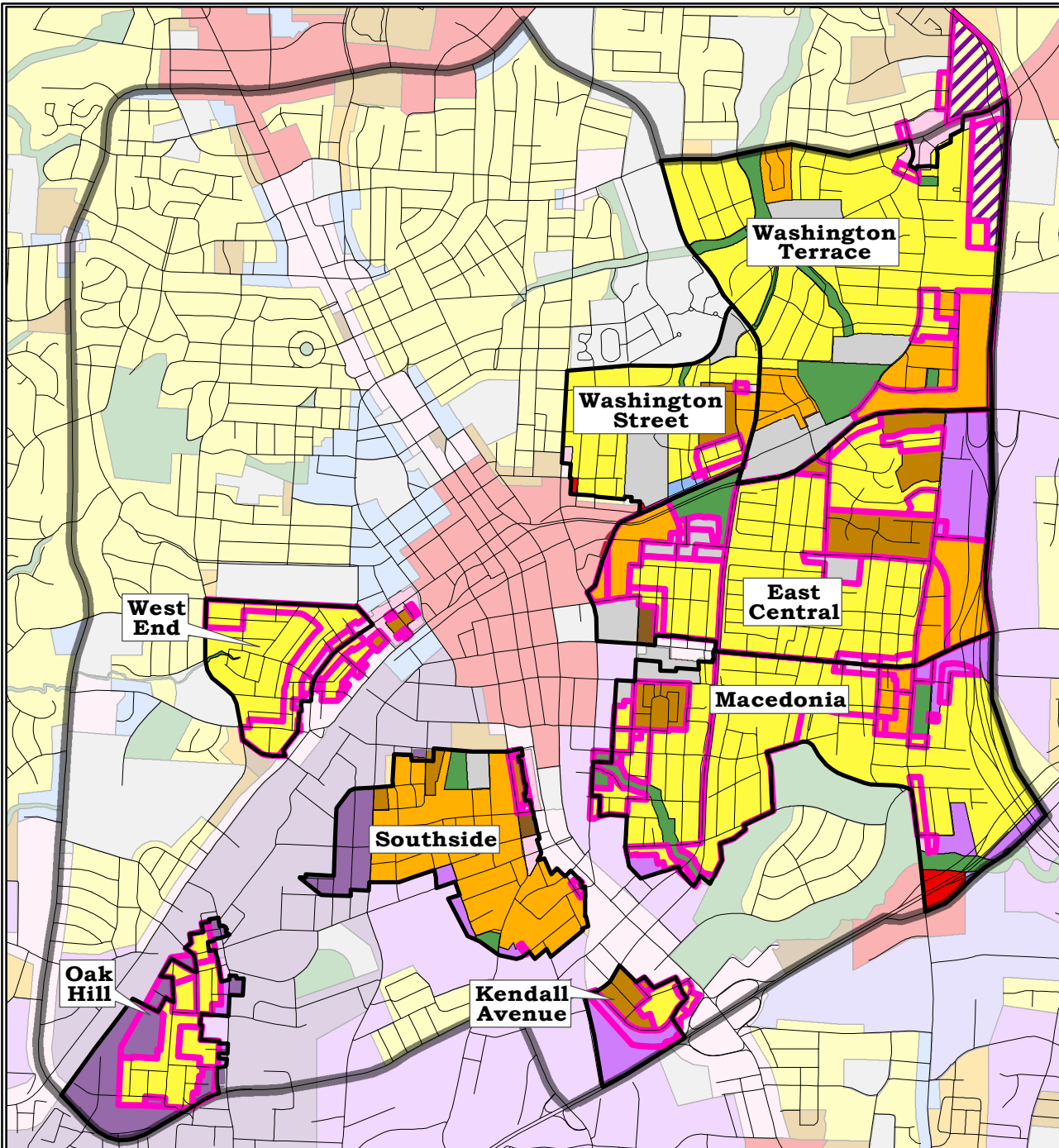
- Recommendation Areas
- Neighborhood Boundaries
- Core City Area Boundary

Prepared by the Planning & Development Department

211 S. Hamilton St, High Point, NC 27261
Suite 316

website: www.highpointnc.gov/plan

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Map2-CC-LUP-Amendment-Recommendations-handout.mxd



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

**STAFF REPORT
LAND USE PLAN AMENDMENT CASE 11-04
Date October 25, 2011**

Request	
Applicant: City of High Point	Owner(s): Various property owners
Proposal: To amend the Land Use Plan for eight Core City neighborhoods: Washington Terrace, Washington Street, East Central, Macedonia, West End, Oak Hill, Southside and Kendall Avenue.	From: Various land use designations, mostly higher intensity.
	To: Various land use designations, mostly lower intensity.

Purpose of Existing and Proposed Land Use Designations	
Existing Designation:	See attached report
Proposed Designation:	See attached report

Relevant Land Use Plan Amendment History		
Case #: 08-02	Date: 01/24/08	Description: The Land Use Plan was amended from Medium Density Residential to Moderate Density Residential to accommodate the down zoning of 130 acres from RM-12 and RM-8 to RS-5 (Z08-11) of a large portion of the Southside Neighborhood as recommended by the <i>Southside Neighborhood Plan</i> . This action was also in conformance with the recommendations of the <i>Core City Plan</i> .
Case #: 10-03	Date: 07/27/10	Description: The Land Use Plan was amended (6 acres) from Low Density Residential and Institutional to Moderate Density Residential to accommodate the 20-acre zoning change from RS-7, RM-8 and LI to RS-5 (Z10-10) of a portion of the Washington Terrace Neighborhood as recommended, in part, by the <i>Core City Plan</i> and also to facilitate and ongoing neighborhood revitalization project. The properties in this case are in the Washington Terrace Neighborhood.

Details of Proposal

Existing land use was compared with its assigned designation on the Land use Plan and recommendations were developed to make the land use designations conform more closely to the actuality for the purpose of maintaining neighborhood stability, while at the same time leaving ample higher density designation for future multi-family and infill development where warranted. See the attached report, *Core City Land Use Plan Amendments Recommendations*.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement:	GOAL 2: Improve High Point's older urban neighborhoods, while ensuring better future neighborhoods. Objective 2B: Stabilize older neighborhoods by offering a range of new housing types, cost ranges, and both rental and purchase options, with an emphasis on affordable housing and neighborhood character. Objective 2G: Plan new neighborhoods based upon the principles of discernable boundaries, varied housing type options, both older and newer housing, mixed use neighborhood centers, convenient parks and recreation facilities, sufficient and well-maintained sidewalks and infrastructure, and respect for the neighborhood's architectural character. Objective 2H: Redirect a portion of High Point's future residential growth to the Core City to revitalize the area.
Land Use Plan Goals, Objectives and Policies:	Goal 2: Encourage Development that Enhances and Preserves Established Neighborhoods. Goal 3: Provide a Wide Range of Housing Opportunities for Families of All Income Levels. 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. Objective 3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas. Objective 4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment. Objective 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. Objective 10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.

Core City Plan	The <i>Core City Plan</i> does not contain a specific list of goals and objectives. However the following relevant policies were derived primarily from the <i>Sub-Areas Plans: Neighborhoods; Development & Marketing Strategy: Neighborhood Housing; and Public Policies & Fiscal Implications: Public Policy Revisions</i> sections of the plan. • Allow for a range of housing types including moderate and high densities at appropriate locations. • Provide for new infill housing, especially where targeted to specific areas as a way to strengthen neighborhoods. • Protect and enhance the qualities of the Core City's neighborhoods and make them positive places to reside. • Remove unsuitable zoning from neighborhoods where the as-built use is single-family houses and these uses continue to be desired and viable uses.
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Analysis

The *Core City Plan* looked at the neighborhoods in High Point's core area and noted that there were extensive areas zoned for higher density residential use when in fact they were developed mostly with single-family detached dwellings. The plan recommended that an additional examination of these areas be performed and, where appropriate, that they be redesignated for lower density residential use in order to protect them from unwanted intrusion and to maintain and improve neighborhood stability. The first step in implementing the plan's recommendations is to amend the Land Use Plan.

These recommended Land Use Plan amendments are consistent with the recommendations of the *Core City Plan* and with the plans and policies cited above, especially those pertaining to residential neighborhoods. They are also much more consistent with the existing pattern of development.

Recommendation

These recommendations were reviewed with the Community Development and Housing's Neighborhood Leaders Council on August 22, 2011, which included representative from the majority of the eight neighborhoods.

The Planning and Development Department recommends approval of these requested Land Use Plan amendments as it implements a key recommendation of the *Core City Plan* and it also conforms to the city's long term planning goals.

Report Preparation

This report was prepared by Planning and Development Department staff member Gregg Morris, AICP and reviewed by Heidi Galanti, AICP and Lee Burnette, AICP.

Core City Land Use Plan Amendment Recommendations September 2011

The Core City Plan stated that areas of several neighborhoods were designated in the City's Land Use Plan for development densities substantially greater than existed in the neighborhood. It recommended that these areas be more closely examined with a view toward redesignating them for lower intensity uses as a way of protecting them from unwanted intrusions and improving neighborhood stability.

In accordance with this recommendation of the *Core City Plan*, a windshield survey of eight Core City neighborhoods was conducted during the spring of 2011 to examine the existing land uses and conditions to determine the most appropriate land use designations (see Map 1). These neighborhoods are characterized primarily, though by no means exclusively, by single-family residential development. The recommendation from the *Core City Plan* was intended to protect these historic single-family development patterns from unwanted intrusions by higher density residential development. Higher density land use designations in the eight Core City neighborhoods are predominately Moderate Density Residential (five to eight dwelling units per acre) and Medium Density Residential (eight to 16 dwelling units per acre).

The findings and recommendations of this survey were presented to the Neighborhood Leaders Council at a public outreach meeting held at the Macedonia Resources Center on August 22, 2011.

The following is a detailed description of the findings with maps showing the recommended land use plan amendments for each neighborhood. Existing land use maps for each neighborhood have been provided in the appendix.

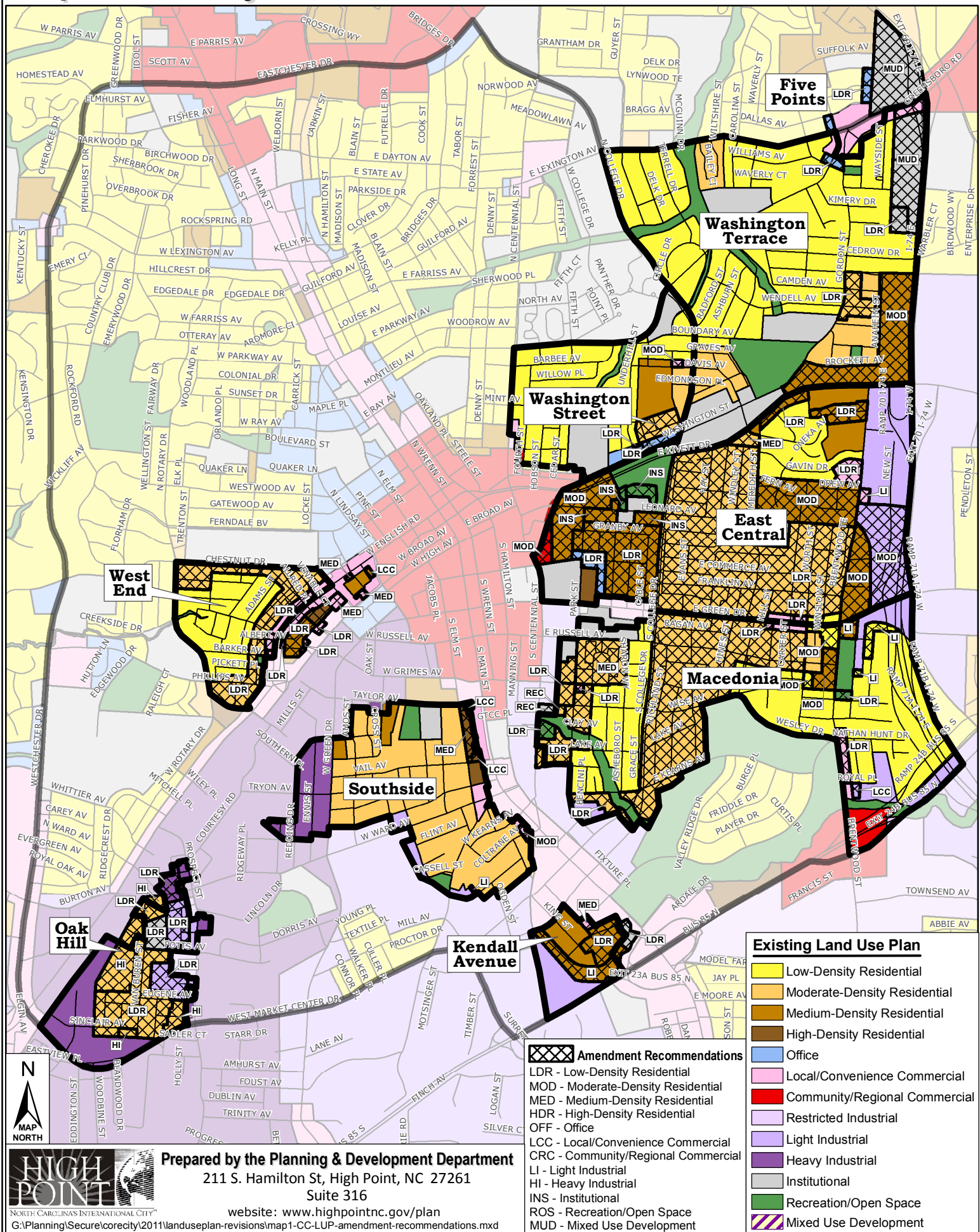
Washington Terrace and Washington Street Neighborhoods

Washington Terrace

The Washington Terrace neighborhood is 653 acres in size with a typical lot size between 6,250 and 7,500 square feet. The majority of the Washington Terrace neighborhood is designated for Low Density Residential use (zero to five dwelling units per acre); and that is in fact how most of the neighborhood is developed. (See Appendix 1 for existing land use)

However, there are some areas designated for higher density and they include: the High Point Housing Authority's J. C. Morgan Courts located in the southeast corner of the neighborhood (which has 94 units); a small adjacent area just to the west of J.C. Morgan along Camden Avenue; a townhome development on Bailey Circle (south of Lexington Avenue); and an area west of and adjacent to Washington Terrace Park that contains a mix of single-family homes and duplexes (of which there are 170 total in the neighborhood). The area adjacent to Washington Terrace Park was recently amended to Moderate Density Residential and rezoned to the new RS-5 zoning district at the request of the city's Community Development and Housing Department to accommodate new infill housing on existing lots.

Map 1: Core City Land Use Plan Amendment Recommendations



There are 23 boarded up homes in the Washington Terrace neighborhood, a comparatively small number compared to a couple of other Core City neighborhoods, especially given the size of the neighborhood. Non-residential land uses in the Washington Terrace neighborhood include: two elementary schools (Montlieu and Parkview), two vacant institutional uses consisting of 31 acres along I-74/US 311 (formerly Lifespan and Evergreen), and two major parks and recreation facilities (the High Point Greenway and Washington Terrace Park). In addition to the Washington Terrace neighborhood, the Five Points commercial district, including the former Presbyterian Home site, was also surveyed because it functions as an integral part of the Washington Terrace neighborhood.

Based on the information gathered, the following areas are recommended for amendment because they are in conflict with the existing land uses which are considered to be appropriate for the area, stable, and not likely to change in the foreseeable future (see Map 2 and Table 1):

- property in the northwest quadrant of I-74/US 311 and Kivett Drive (including J.C. Morgan Courts public housing and undeveloped right-of-way) from Medium Density Residential to Moderate Density Residential;
- property occupied by single-family dwellings on the east side of Gordon Street between Dartmouth and Willard avenues from Moderate Density Residential to Low Density Residential;
- property on both sides of Greensboro Road west of I-74/US 311 from Institutional and Local/Convenience Commercial to Mixed Use Development. The large institutional uses that occupied these properties (including the Presbyterian Homes property, and the Lifespan and Evergreen facilities) are now vacant, and due to the location at the interchange with I-74/US 311 a mixture of higher intensity uses could be supported by the local community and those travelling along the highway.
- a small, undeveloped area on Deep River Road from Office to Low Density Residential
- a daycare center on the northwest corner of Lexington Avenue and Montlieu Avenue from Office to Local Convenience Commercial; and
- some single-family dwellings on Montlieu Avenue from Office to Low Density Residential.

Washington Street

The Washington Street neighborhood has also been included in this section because the only recommended amendments are on its eastern edge where it abuts the Washington Terrace neighborhood. The designation of much of the residential property in the Core City for higher density residential uses generally did not take place in the Washington Street neighborhood, and most of the residential property in the Washington Street neighborhood is designated for Low Density Residential use and is developed as such (see Appendix 1 for existing land use). The exception is the 216-unit Daniel Brooks development, owned and managed by the High Point Housing Authority, and the publicly-owned apartments directly adjacent on the east which are appropriately designated as Medium and Moderate Density Residential, respectively. However, the

area adjacent to Daniel Brooks on the south, though single-family in character, is designated as Moderate Density Residential.

Based on this information, the following areas in the Washington Street neighborhood are recommended for amendment (See Map 2 and Table 1):

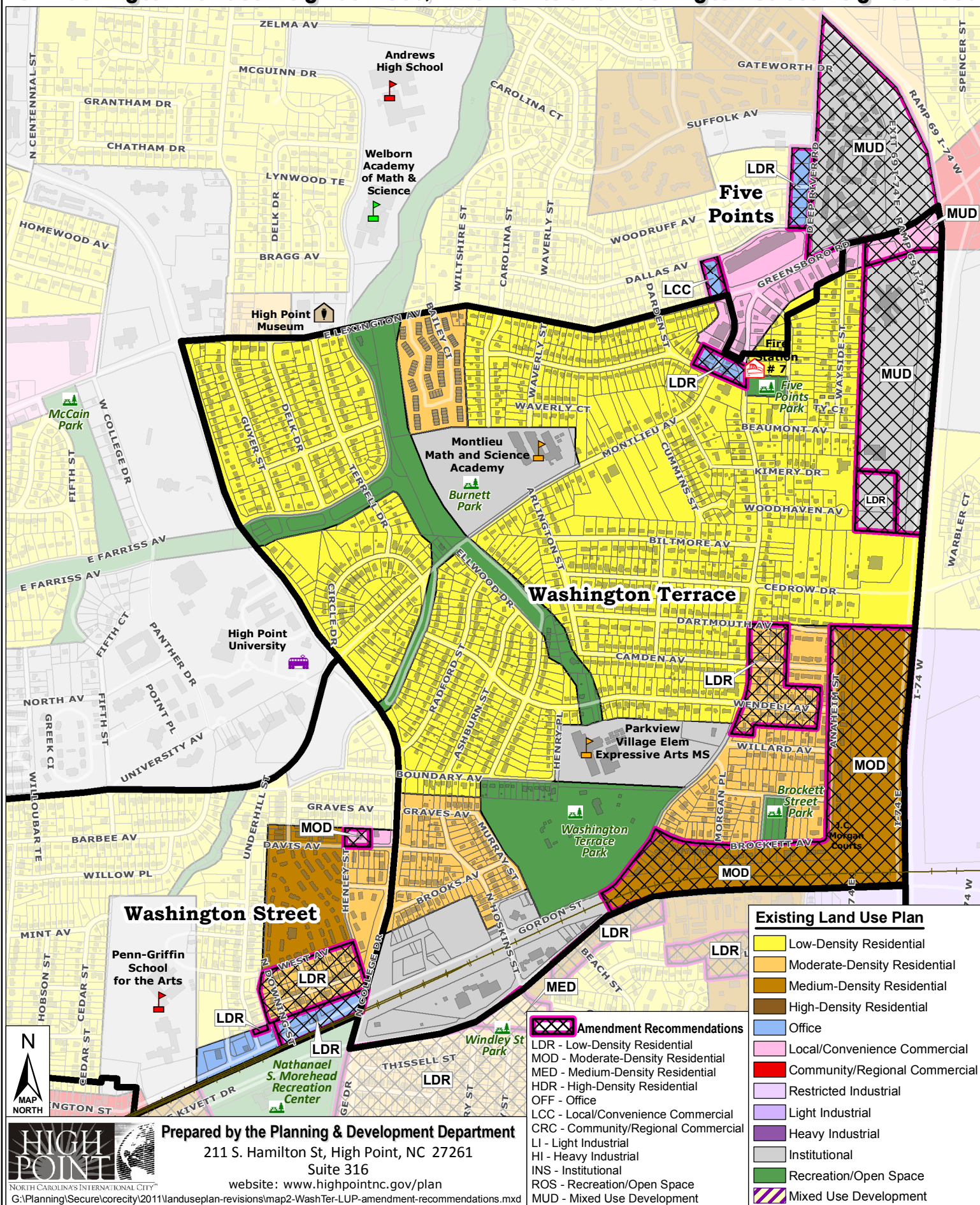
- a small area in the northeast quadrant of the intersection of Davis Avenue and Henley Street occupied by a multi-family residence is recommended to be redesignated from Local/Convenience Commercial to Moderate Density Residential; and
- the area south of West Avenue now designated as Moderate Density Residential and Office which is occupied by single-family dwellings and duplexes, is recommended for redesignation as Low Density Residential.

The following table shows the differences between the current Land Use Plan and the recommended Land Use Plan. The acreage of land use classifications for the current Land Use Plan represents the total for that classification within the entire Washington Terrace neighborhood. For the areas in Five Points and Washington Street the acreages represent only the areas that are recommended for change. This table does not include areas that remain unchanged.

Table 1: Summary of Recommended Amendments by Land Use Classification

Area	Current Land Use Plan	Acreage	Recommended Land Use Plan	Acreage
Washington Terrace	Institutional	113.51	Low Density Residential	4.11
			Mixed Use Development	30.74
			Institutional	78.66
Washington Terrace	Medium Density Residential	52.67	Moderate Density Residential	52.67
Washington Terrace	Moderate Density Residential	79.16	Low Density Residential	9.69
			Moderate Density Residential	69.47
Washington Terrace	Office	1.90	Low Density Residential	1.90
Washington Terrace	Local/Convenience Commercial	7.28	Mixed Use Development	3.80
			Local/Convenience Commercial	3.48
Five Points	Institutional	33.80	Mixed Use Development	33.80
Five Points	Office	4.29	Low-Density Residential	3.01
			Local/Convenience Commercial	1.28
Washington Street	Office	3.90	Low Density Residential	3.90
Washington Street	Moderate Density Residential	8.72	Low Density Residential	8.72
Washington Street	Local/Convenience Commercial	0.79	Moderate Density Residential	0.79

for Washington Terrace Neighborhood, Five Points and Washington Street Neighborhood



East Central Neighborhood

The East Central neighborhood is 625 acres and is second only to the Washington Terrace neighborhood in size. The typical lot size is 6,250 square feet. Most of the neighborhood is currently designated as Moderate and Medium Density Residential, with only a small area along Oneka Avenue, and Gavin Drive designated for Low Density Residential use (this compact area contains perhaps the highest quality housing in the neighborhood). The neighborhood is also home to the large (160 units) Carson Stout Homes complex, the 60-unit Beamon Courts and several smaller privately-owned housing projects. There are also some concentrated nodes of duplexes in the neighborhood (total 74 duplexes), especially west of Meredith Street. However, as in the other neighborhoods, single-family homes are the dominant housing type (see Appendix 2 for existing land use). The East Central neighborhood contains 54 boarded up single-family homes, as well as several boarded apartment buildings along Meredith Street. An issue unique among Core City neighborhoods is the street pattern in the East Central Neighborhood. Some streets south of Leonard Avenue, Furlough Avenue and East Commerce Avenue among them, depart from a grid pattern and do not connect to adjacent streets. Future connections of these streets may improve the safety and accessibility of the neighborhood.

A considerable number of vacant lots are scattered throughout the neighborhood. East Central neighborhood non-residential land uses include the High Point Police Station, the Morehead Recreation Center and a cemetery complex on Leonard Avenue, the Guilford County Governmental Center (courthouse, jail, public health offices) on East Green Drive, a small pocket of commercial uses on East Green Drive between Hill Street and Worth Street, and a considerable amount of industrial property east of Brentwood Avenue.

Based on the information gathered, the following areas are recommended for amendment because they are in conflict with the existing land uses which are considered to be appropriate for the area, stable, and not likely to change in the foreseeable future (see Map 3 and Table 2):

- all of the property now designated for Moderate Density Residential and Office use in the East Central neighborhood which is mostly occupied with single-family dwellings, is recommended to be redesignated as Low Density Residential;
- almost all of the property designated as Medium Density Residential including the Carson Stout public housing complex and single-family dwellings, is recommended to be redesignated as Moderate and Low Density Residential;
- a few small areas now designated for Medium Density and Recreation/Open Space along Leonard Avenue that are occupied by institutional uses are recommended to be redesignated as Institutional;
- a large Light Industrial area between Wade Place and East Green Drive, which is mostly undeveloped, except for a few single-family dwellings, a lone commercial use and one small industrial use, is recommended to be designated for Moderate Density Residential use; and

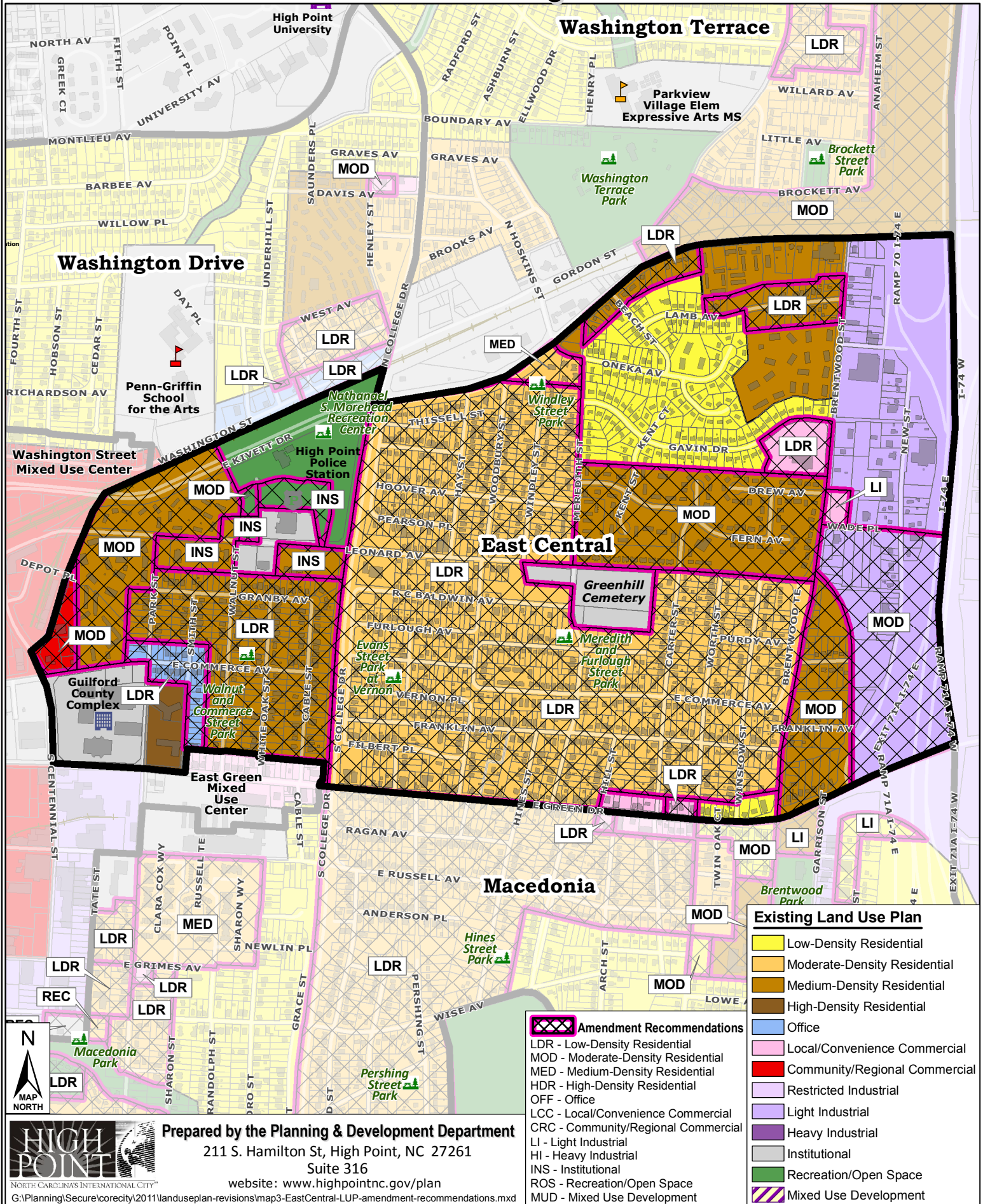
- smaller areas now designated for Local/Convenience Commercial and occupied with single-family dwellings, a church, and a commercial use are recommended for Low Density Residential and Light Industrial use.

The following table shows the differences between the current Land Use Plan and the recommended Land Use Plan. The acreage of land use classifications for the current Land Use Plan represents the total for that classification within the entire neighborhood. This table does not include areas that remain unchanged.

Table 2: Summary of Recommended Amendments by Land Use Classification

Area	Current Land Use Plan	Acreage	Recommended Land Use Plan	Acreage
East Central	Community/Regional Commercial	4.18	Moderate Density Residential	4.18
East Central	Light Industrial	90.80	Moderate Density Residential	38.26
			Light Industrial	52.54
East Central	Local/Convenience Commercial	13.24	Light Industrial	1.42
			Low Density Residential	6.43
			Local/Convenience Commercial	5.39
East Central	Medium Density Residential	176.98	Institutional	8.27
			Low Density Residential	58.17
			Moderate Density Residential	87.98
			Medium Density Residential	22.56
East Central	Moderate Density Residential	220.16	Medium Density Residential	3.17
			Low Density Residential	216.99
East Central	Office	6.55	Low Density Residential	6.55
East Central	Recreation/Open Space	25.34	Institutional	4.73
			Moderate Density Residential	0.83
			Recreation/Open Space	19.78

Map 3: Land Use Plan Amendment Recommendations for East Central Neighborhood



Macedonia Neighborhood

The Macedonia neighborhood consists of 562 acres and occupies the southeast quadrant of the Core City. It has a typical lot size of 7,500 square feet. Macedonia is the location of a very large public housing project, the newly constructed Park Terrace development on the site of the former Clara Cox Homes, which will eventually contain about 250 units.

Much of the neighborhood west of Brentwood Street is currently designated for Moderate Density Residential use, with a smaller portion around Brentwood School designated as Medium Density Residential and the intersection of Brentwood Street and East Green Drive designated as Low Density Residential. The predominant housing type in the neighborhood is single-family. This includes a number of new homes built by the city's Community Development and Housing Department over the past several years. (See Appendix 3 for existing land use)

Overall, the quality of the housing stock in the Macedonia neighborhood is a bit lower than that found in the other neighborhoods. Boarded units total 48. Duplexes (100) are quite common, especially in the western third of the neighborhood.

Significant non-residential land uses in Macedonia include High Point's Municipal Operations Center building and grounds, the Macedonia Recreation Center and ball fields, the vacant Brentwood Elementary School, and the City Parks and Recreation Department's operations center and soccer fields at Brentwood Park.

Based on the information gathered, the following areas are recommended for amendment because they are in conflict with the existing land uses which are considered to be appropriate for the area, stable, and not likely to change in the foreseeable future (see Map 4 and Table 3):

- most of the Moderate Density Residential property in the Macedonia neighborhood, which consists primarily of single-family dwellings, is recommended for redesignation, mostly to Low Density Residential.
- the redeveloping Park Terrace (formerly Clara Cox) public housing project is recommended for a designation of Medium Density Residential from Moderate Density Residential;
- two small Medium Density Residential areas containing the old Brentwood School and an office are recommended to be redesignated to Moderate Density Residential and Light Industrial;
- four small Low Density residential areas, including single-family dwellings, duplexes, a small remaining portion of the Brentwood School property, and a few small industrial uses, are recommended to go to Moderate Density Residential and Light Industrial;
- a strip of Local/Convenience Commercial property fronting on Brentwood Street is recommended for Low Density Residential use, which is how it is developed;
- some additional Local/Convenience Commercial is recommended on Royal Place near Business 85 which is currently occupied by a commercial use; and

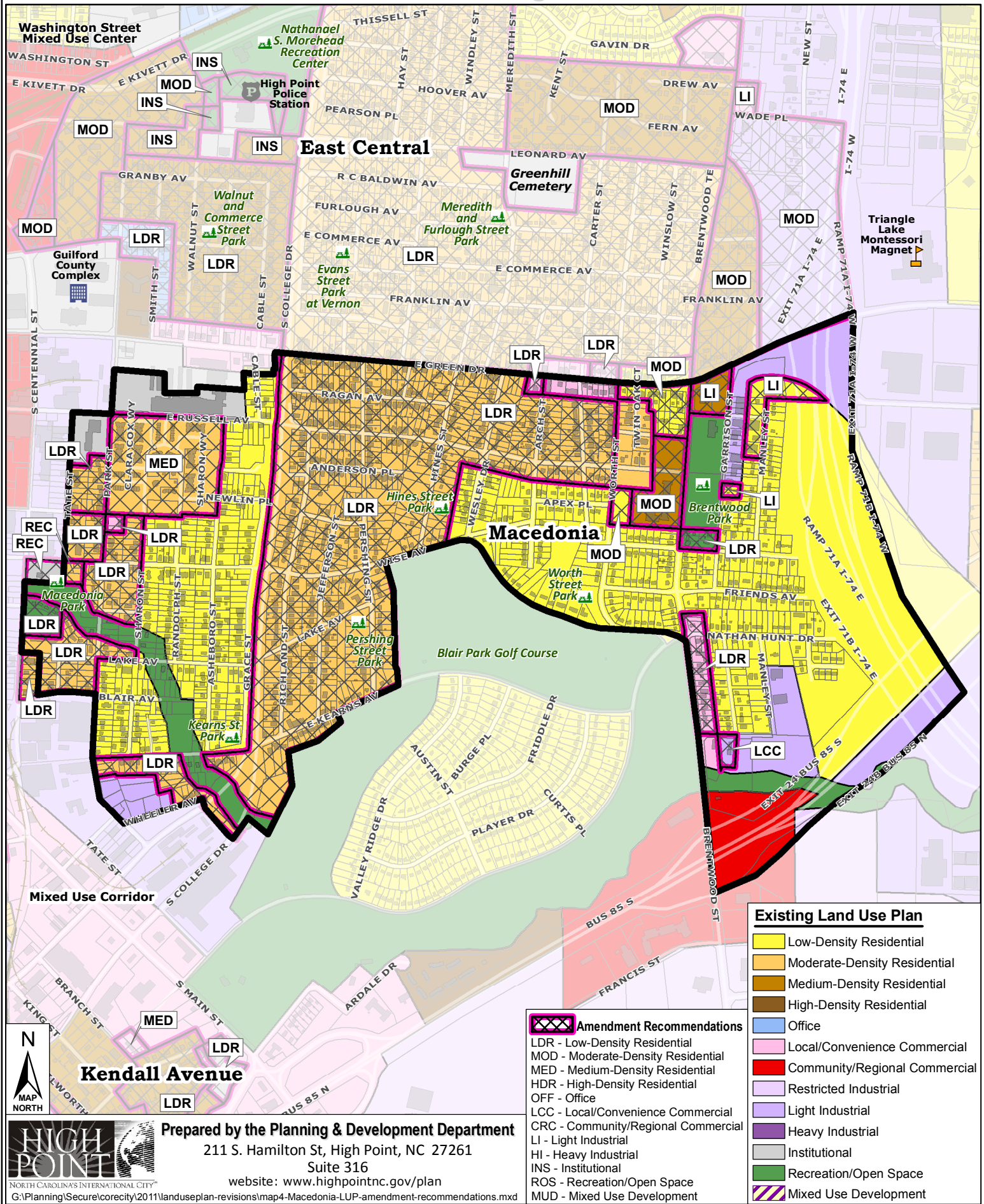
- Recreation/Open Space property on the south side of Macedonia Way is recommended for Low Density Residential. These lots have recently been developed with single-family dwellings by the Community Development and Housing Department.

The following table shows the differences between the current Land Use Plan and the recommended Land Use Plan. The acreage of land use classifications for the current Land Use Plan represents the total for that classification within the entire neighborhood. For the areas outside Macedonia the acreages represent only the areas that are recommended for change. This table does not include areas that remain unchanged.

Table 3: Summary of Recommended Amendments by Land Use Classification

Area	Current Land Use Plan	Acreage	Recommended Land Use Plan	Acreage
Macedonia	Institutional	13.97	Recreation/Open Space	1.71
			Institutional	12.26
Macedonia	Light Industrial	40.65	Local/Convenience Commercial	1.07
			Light Industrial	39.58
Macedonia	Local/Convenience Commercial	10.17	Low Density Residential	6.13
			Local/Convenience Commercial	4.04
Macedonia	Low Density Residential	234.68	Light Industrial	4.6
			Moderate Density Residential	6.1
			Low Density Residential	223.98
Macedonia	Medium Density Residential	9.86	Light Industrial	2.93
			Moderate Density Residential	6.93
Macedonia	Moderate Density Residential	203.83	Low Density Residential	175.29
			Medium Density Residential	21.31
			Recreation/Open Space	0.87
			Moderate Density Residential	6.36
Macedonia	Recreation/Open Space	28.57	Low Density Residential	4.21
			Recreation/Open Space	24.36
Macedonia (outside)	Moderate Density Residential	5.26	Low Density Residential	5.26

Map 4: Land Use Plan Amendment Recommendations for Macedonia Neighborhood



West End Neighborhood

The West End neighborhood consists of 127 acres and has a typical lot size of 7,500 square feet. It is predominantly designated for residential use except for a strip of Local/Convenience Commercial designation along English Road. The central portion of the neighborhood, and the largest share of its acreage, is designated for Low Density Residential use, while the northern, eastern and southern edges have a Moderate Density Residential designation. There is one small multi-family structure in the neighborhood, but duplexes (74) make up a fairly large percentage of the dwelling units, though single-family homes still predominate. Only seven units are boarded. There are few non-residential uses of any note in the West End neighborhood, with the exception of a handful of commercial uses on West English Road, and the Guilford County School System's SCALE Academy, also on West English Road. (See Appendix 4 for existing land use)

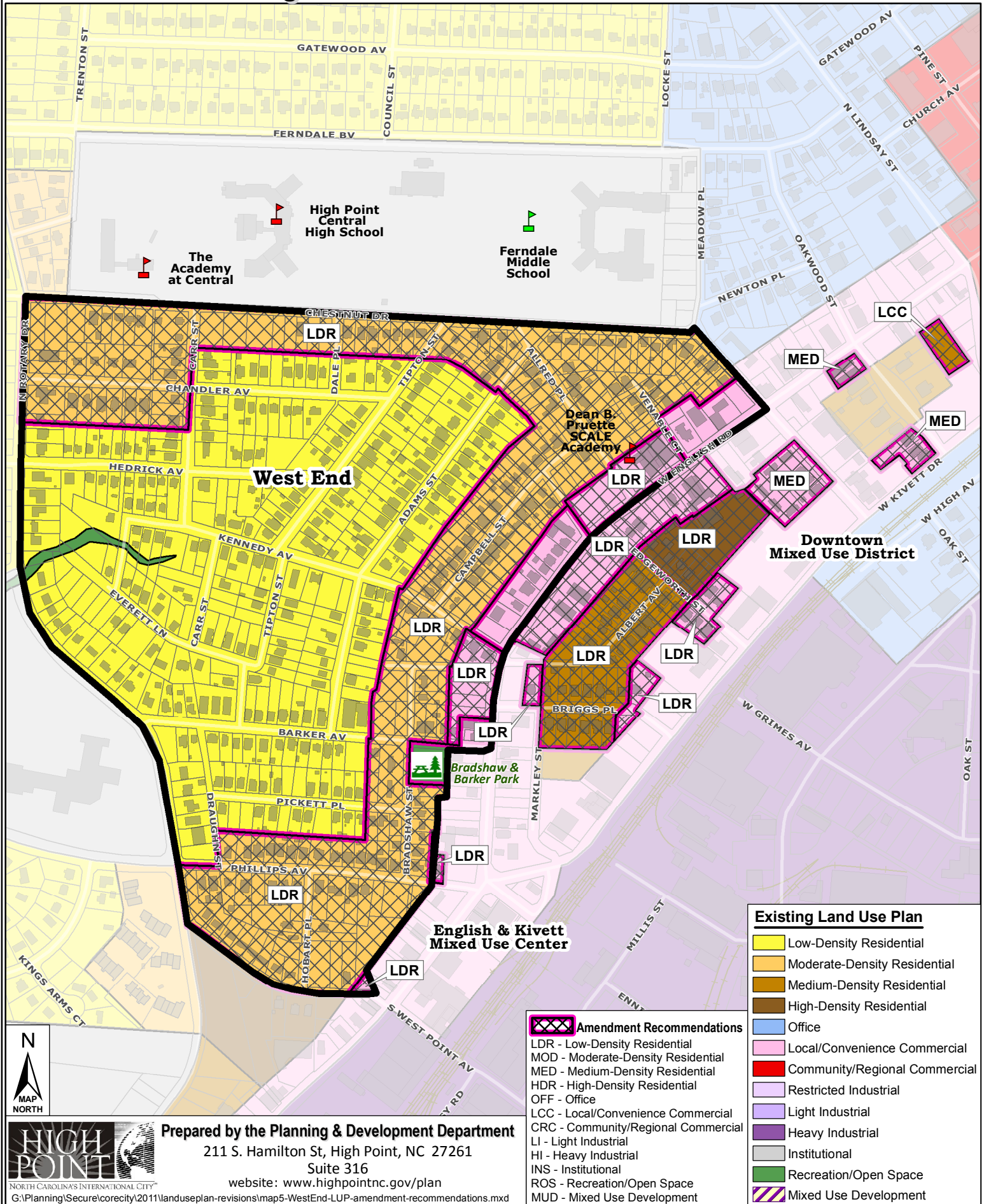
Based on the information gathered, the following areas are recommended for amendment because they are in conflict with the existing land uses which are considered to be appropriate for the area, stable, and not likely to change in the foreseeable future (see Map 5 and Table 4):

- the strip of Moderate Density property that lines the north, east and south sides of the West End neighborhood is recommended to be amended to Low Density Residential, which is how it is developed except for a few duplexes and a small apartment building; and
- the lots fronting on English Road, now occupied by a school, undeveloped property, single-family dwellings, and duplexes, which are designated as Local/Convenience Commercial are recommended to be redesignated to Low Density Residential.

In addition to the West End neighborhood, an adjacent portion of the Downtown Mixed Use District between West English Road and West Kivett Drive (which is primarily designated as Local/Convenience Commercial with some small pockets of Medium and High Density Residential) were also surveyed. The following areas are recommended to be amended:

- four small areas of Local/Convenience Commercial, which are developed with single-family dwellings, duplexes and churches, are recommended for change to Low Density Residential;
- three small areas of Local/Convenience Commercial containing multi-family residential and duplexes are recommended for change to Medium Density Residential;
- two areas of Medium Density Residential, developed mostly with single-family dwellings and duplexes are recommended for change to Low Density residential and Local/Convenience Commercial; and
- one area occupied by a small-scale multi-family development and a church from High Density Residential to Low Density Residential.

Map 5: Land Use Plan Amendment Recommendations for West End Neighborhood and the Downtown Mixed Use District



Prepared by the Planning & Development Department
211 S. Hamilton St, High Point, NC 27261
Suite 316
website: www.highpointnc.gov/planning

The following table shows the differences between the current Land Use Plan and the recommended Land Use Plan. The acreage of land use classifications for the current Land Use Plan represents the total for that classification within the entire West End neighborhood. For the areas inside the Downtown Mixed Use District the acreages represent only the areas that are recommended for change.

Table 4: Summary of Recommended Amendments by Land Use Classification

Area	Current Land Use Plan	Acreage	Recommended Land Use Plan	Acreage
West End	Moderate Density Residential	49.67	Low Density Residential	49.67
West End	Local/Convenience Commercial	8.71	Low Density Residential	3.86
			Local/Convenience Commercial	4.85
Downtown Mixed Use District	Local/Convenience Commercial	9.44	Low Density Residential	6.57
			Medium Density Residential	2.87
Downtown Mixed Use District	High Density Residential	2.91	Low Density Residential	2.91
Downtown Mixed Use District	Medium Density Residential	7.64	Low Density Residential	7.08
			Local/Convenience Commercial	.56

Oak Hill Neighborhood

The Oak Hill neighborhood is physically the second smallest of the eight Core City neighborhoods with 152 acres, a typical lot size of 7,500 square feet, and the fewest number of dwellings. A considerable amount of the neighborhood's acreage is designated for industrial purposes and is so used (see Appendix 5 for existing land use). The Oak Hill neighborhood essentially consists of an industrial perimeter (a part of the larger industrial area that comprises southwest High Point) surrounding a residential core. At the present time the entire residential component of the Oak Hill neighborhood is designated for moderate density residential development.

Most of the single-family development in the neighborhood consists of small, wood-framed homes which likely originally housed workers in the many nearby factories. There are six duplexes in the neighborhood, and some small-scale multi-family housing does exist. Physically, housing conditions in the Oak Hill neighborhood are poor to good. There are 17 boarded houses in the Oak Hill neighborhood.

Based on the information gathered, the following areas are recommended for amendment because they are considered to be in conflict with the existing land uses which are considered to be appropriate for the area, stable, and not likely to change in the foreseeable future (see Map 6 and Table 5):

- most of the eastern half of the neighborhood that is now designated Heavy or Light Industrial is recommended for redesignation to Low Density Residential, which is largely how it is developed;

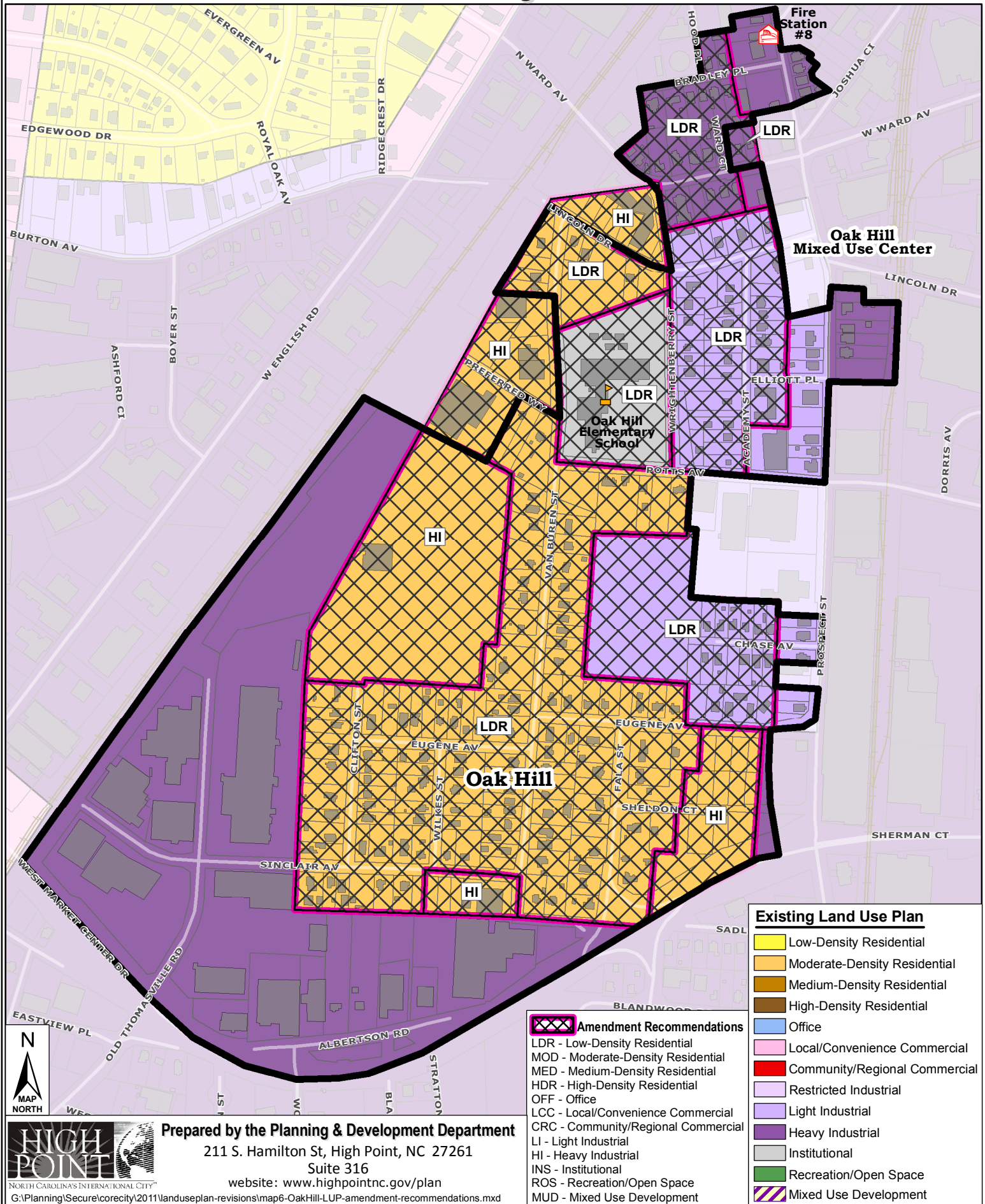
- most of the property on the west side of the neighborhood designated for Moderate Density Residential use is recommended for redesignation to Heavy Industrial because that is how it is developed, except for one small area with some single-family dwellings is recommended for Low Density Residential use;
- the Moderate Density Residential in the center of the neighborhood, which has single-family dwellings and duplexes, is recommended for a Low Density Residential designation, as is the Institutional designated Oak Hill Elementary School site;
- two small areas on the western outside edge of the neighborhood that is currently designated as Moderate Density residential are recommended for Heavy Industrial, as it is so used; and
- one small area on the northeastern outside edge that is currently designated as Heavy Industrial is recommended for Low Density Residential in accordance with its existing use.

The following table shows the differences between the current Land Use Plan and the recommended Land Use Plan. The acreage of land use classifications for the current Land Use Plan represents the total for that classification within the entire Oak Hill neighborhood. For the areas outside Oak Hill the acreages represent only the areas that are recommended for change. This table does not include areas that remain unchanged.

Table 5: Summary of Recommended Amendments by Land Use Classification

Area	Current Land Use Plan	Acreage	Recommended Land Use Plan	Acreage
Oak Hill	Heavy Industrial	59.38	Low Density Residential	5.59
			Heavy Industrial	53.79
Oak Hill	Institutional	6.26	Low Density Residential	6.26
Oak Hill	Light Industrial	23.64	Low Density Residential	19.08
			Light Industrial	4.56
Oak Hill	Moderate Density Residential	62.78	Low Density Residential	44.14
			Heavy Industrial	18.64
Oak Hill (outside)	Moderate Density Residential	6.62	Heavy industrial	6.62
Oak Hill (outside)	Heavy Industrial	0.33	Low Density Residential	0.33

Map 6: Land Use Plan Amendment Recommendations for Oak Hill Neighborhood



Other Neighborhoods

The neighborhoods discussed above were the ones singled out in the *Core City Plan* for recommended Land Use Plan amendments. The recommendations were general in nature and as a part of the process of developing specific Land Use Plan amendment recommendations for these neighborhoods, other Core City neighborhoods were also reviewed for possible needed plan amendments. These included the Southside, and Kendall Avenue neighborhoods.

Southside

Most of the northern half of the Southside neighborhood between Taylor Avenue and Vail Avenue was redesignated from Medium Density Residential to Moderate Density Residential in 2008 at the request of the city's Community Development and Housing Department to accommodate the new RS-5 zoning district to allow infill development on existing lots. The southern half of the neighborhood, down to Osbourne Place has been designated primarily as Moderate Density Residential for a number of years. With the exception of some public housing developed at medium densities, the high density Elm Tower, and some commercial uses along Ward Avenue, most development in the Southside Neighborhood is single-family detached (see Appendix 6 for existing land use). The 1992 Land Use Plan designated a strip of land for High Density Residential use from Taylor to Willis Avenues between Main Street and Elm Street, including the Elm Tower site which is the only high density development in the area.

The 2008 Land Use Plan amendment and rezoning in the northern part of the Southside neighborhood essentially fulfilled the recommendations of the *Core City Plan*. However, based on the recommended land uses in the 2004 *Southside Revitalization Plan* and the information gathered and the following areas are recommended for amendment because they are in conflict with the existing land uses which are considered to be appropriate for the area, stable, and not likely to change in the foreseeable future (see Map 7 and Table 6):

- the area east of and fronting on Elm Street between Taylor and Vail from High Density Residential to Medium Density Residential and Local/Convenience Commercial. This area is mostly undeveloped, except for a small commercial use;
- a small area with a few of single-family dwellings and an undeveloped lot along Coltrane Avenue from Local/Convenience Commercial to Moderate Density Residential; and
- a small area with an industrial use in the southwest corner on Greer Avenue from Moderate Density Residential to Light Industrial.

The following table shows the differences between the current Land Use Plan and the recommended Land Use Plan. For the areas in the Southside neighborhood the acreages represent only the areas that are recommended for change.

Table 6: Summary of Recommended Amendments by Land Use Classification

Area	Current Land Use Plan	Acreage	Recommended Land Use Plan	Acreage
Southside	High Density Residential	5.92	Local/Convenience Commercial	1.26
			Moderate Density Residential	4.66
Southside	Moderate Density Residential	0.30	Light Industrial	0.30
Southside	Local/Convenience Commercial	1.08	Moderate Density Residential	1.08
Southside (outside)	High Density Residential	.82	Local/Convenience Commercial	.82

Kendall Avenue

The Kendall Avenue neighborhood located in the northwest quadrant of the intersection of South Main Street and Business 85 is developed with a combination of single-family detached dwellings and apartments. The neighborhood is constrained on the west by a large electrical substation. (See Appendix 6 for existing land use)

Based on the information gathered, the following areas are recommended for amendment because they are in conflict with the existing land uses which are considered to be appropriate for the area, stable, and not likely to change in the foreseeable future (see Map 7 and Table 7):

- almost half of the property in the Kendall Avenue neighborhood is recommended for redesignation, mostly from Medium Density Residential to Low Density Residential and Light Industrial. This area is occupied with single-family dwellings and an electrical substation;
- a small area now designated for Local/Convenience Commercial is recommended for a designation of Medium Density Residential. It contains a small scale multi-family dwelling; and
- the church properties on the eastern edge of the neighborhood are recommended for redesignation to Low Density Residential.

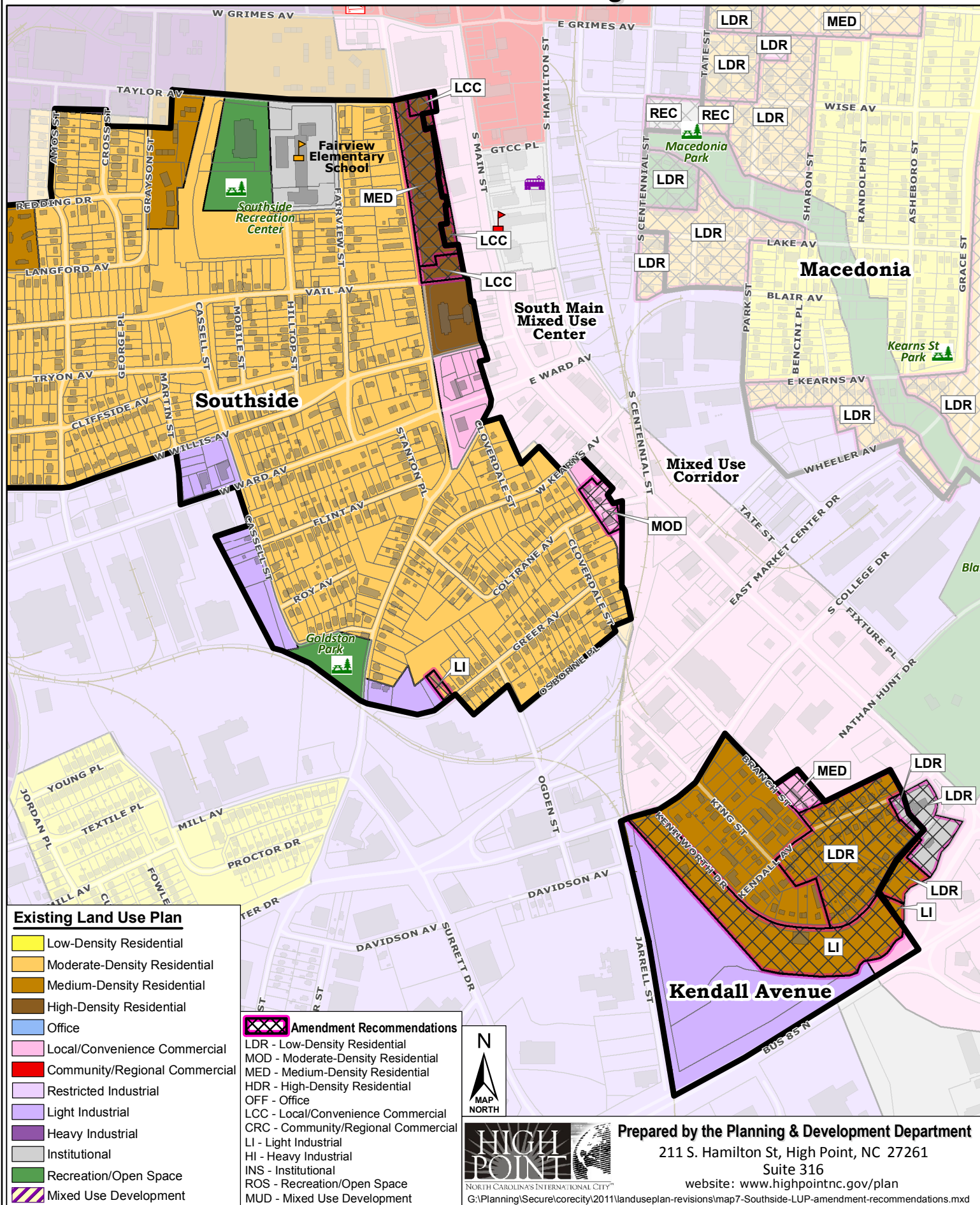
The following table shows the differences between the current Land Use Plan and the recommended Land Use Plan.

Table 7: Summary of Recommended Amendments by Land Use Classification

Area	Current Land Use Plan	Acreage	Recommended Land Use Plan	Acreage
Kendall Avenue	Medium Density Residential	36.77	Low Density Residential	10.83
			Medium Density Residential	14.71
			Light Industrial	11.23
Kendall Avenue	Institutional	0.47	Low Density Residential	0.47
Kendall Avenue	Local/Convenience Commercial	1.04	Medium Density Residential	1.04
Kendall Avenue (outside)	Institutional	2.60	Low Density Residential	2.60
Kendall Avenue (outside)	Medium Density Residential	1.53	Low Density Residential	1.23
			Light Industrial	0.30

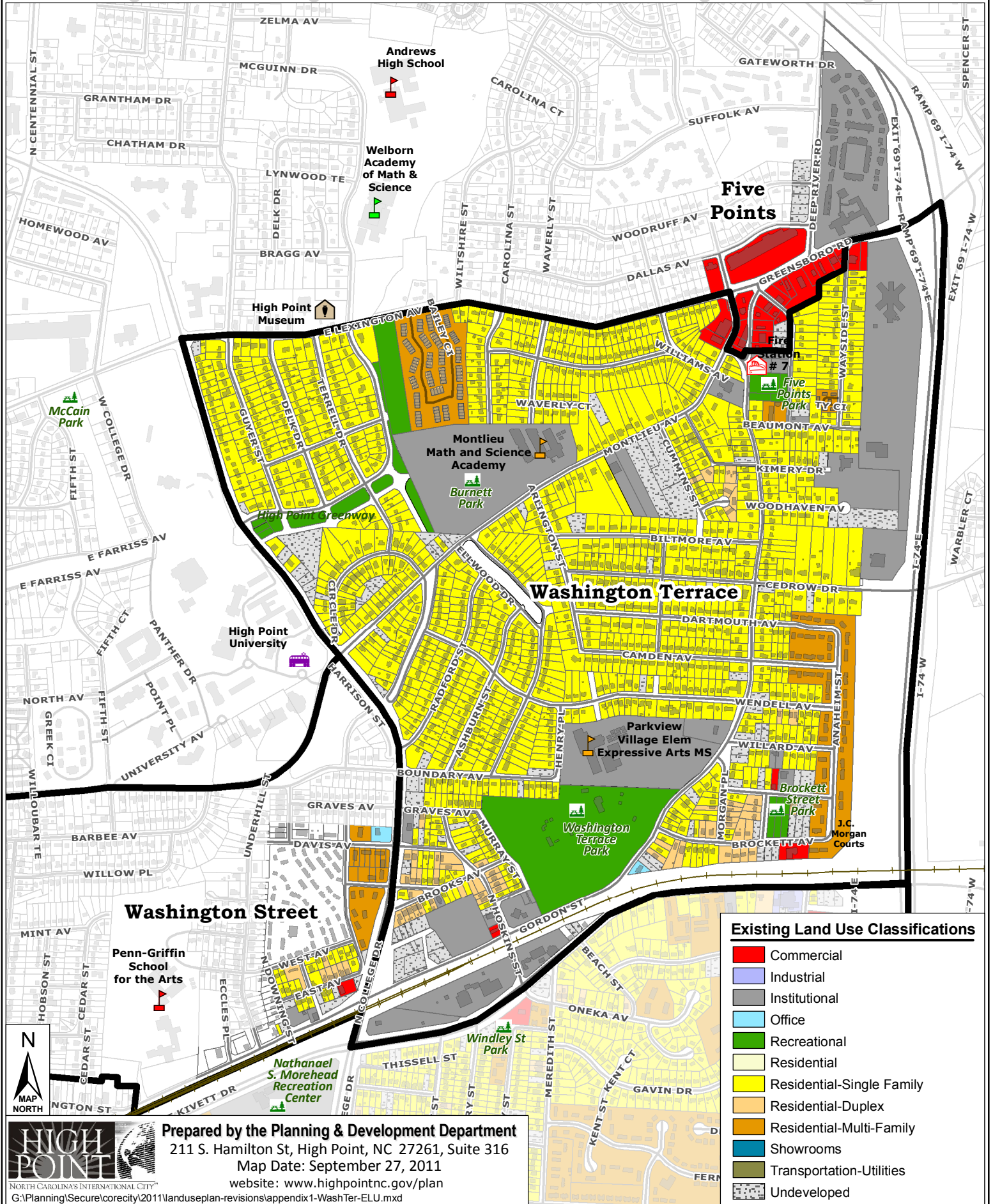
Finally, in the eight neighborhoods identified in the *Core City Plan* for needed land use plan amendments, we are recommending a total of 1,038 acres for amendments. Of these, 742 acres are recommended to change from higher density residential classifications to lower density residential classifications, mostly Low Density Residential, which is 0-5 dwelling units per acre.

Map 7: Land Use Plan Amendment Recommendations for Southside and Kendall Neighborhoods

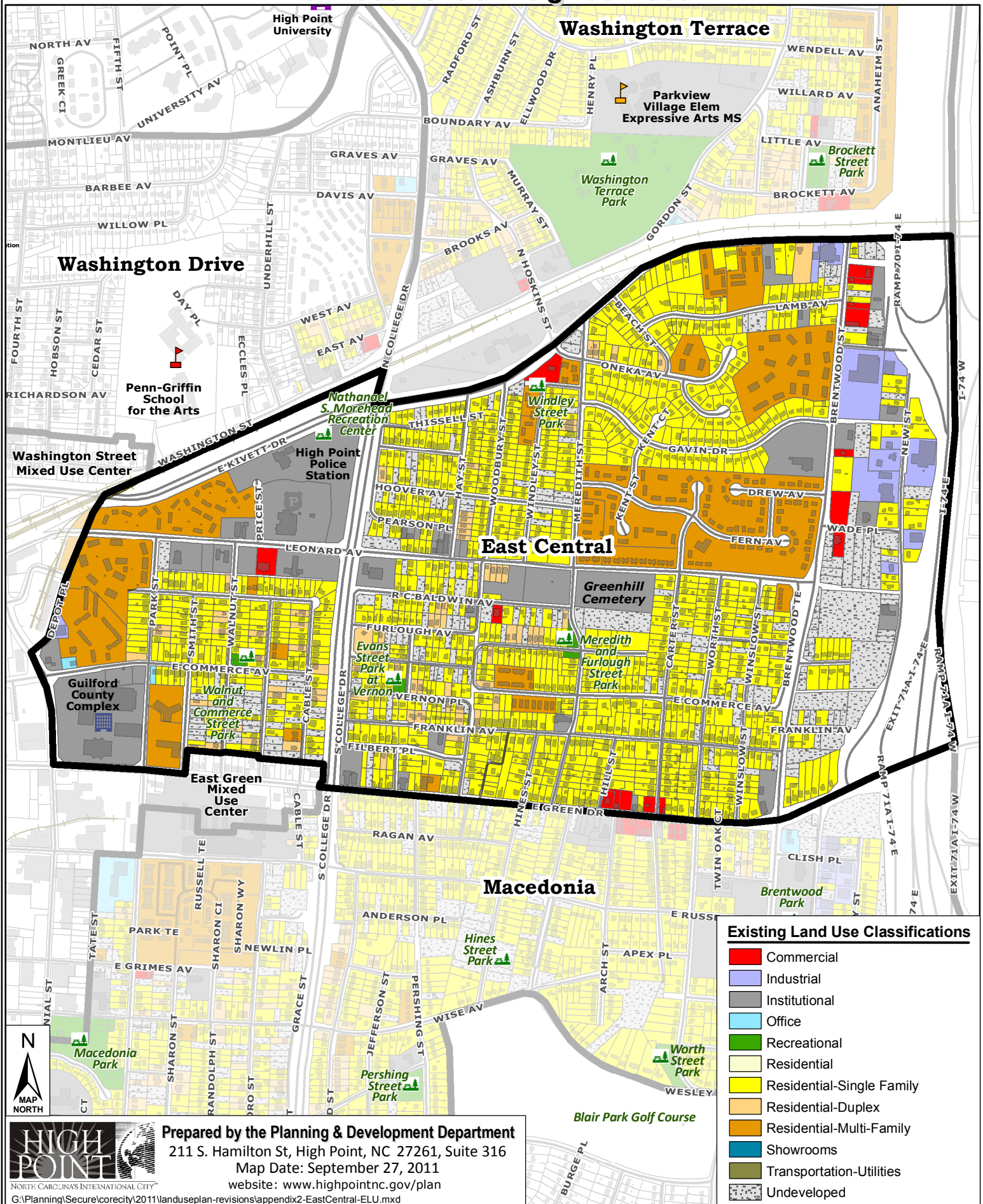


APPENDIX

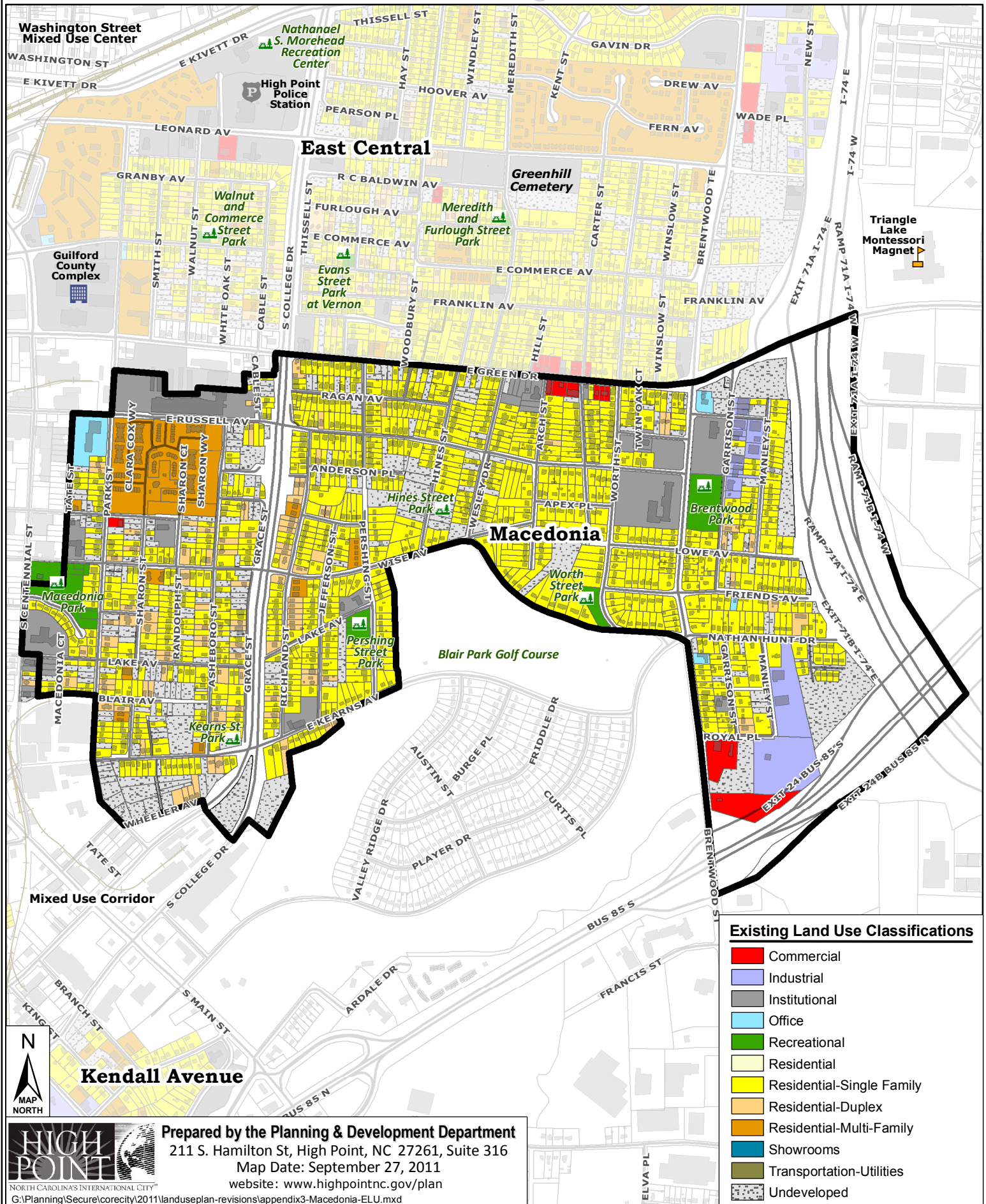
Appendix 1: Existing Land Use for Washington Terrace Neighborhood, Five Points and Washington Street Neighborhood



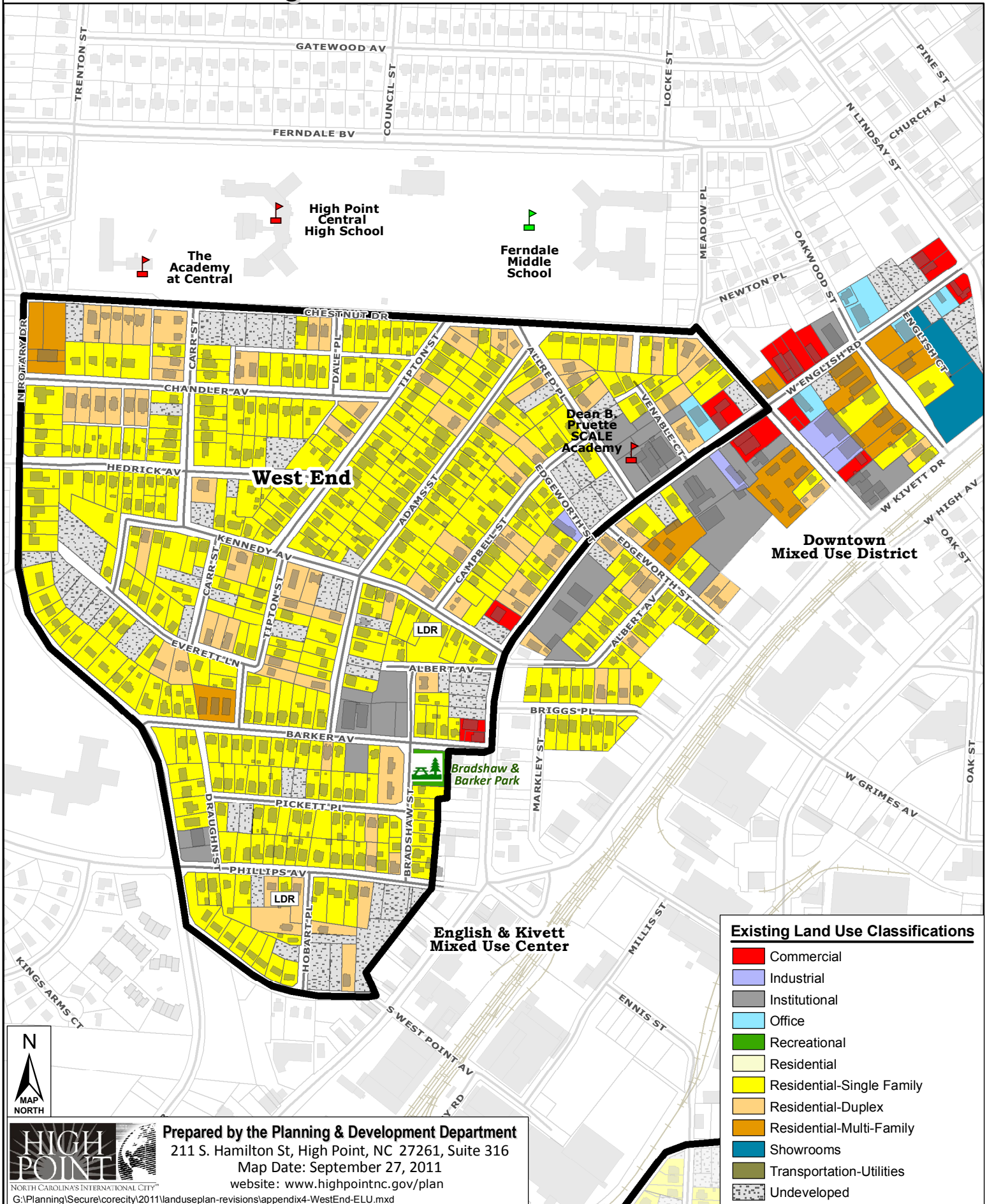
Appendix 2: Existing Land Use for East Central Neighborhood



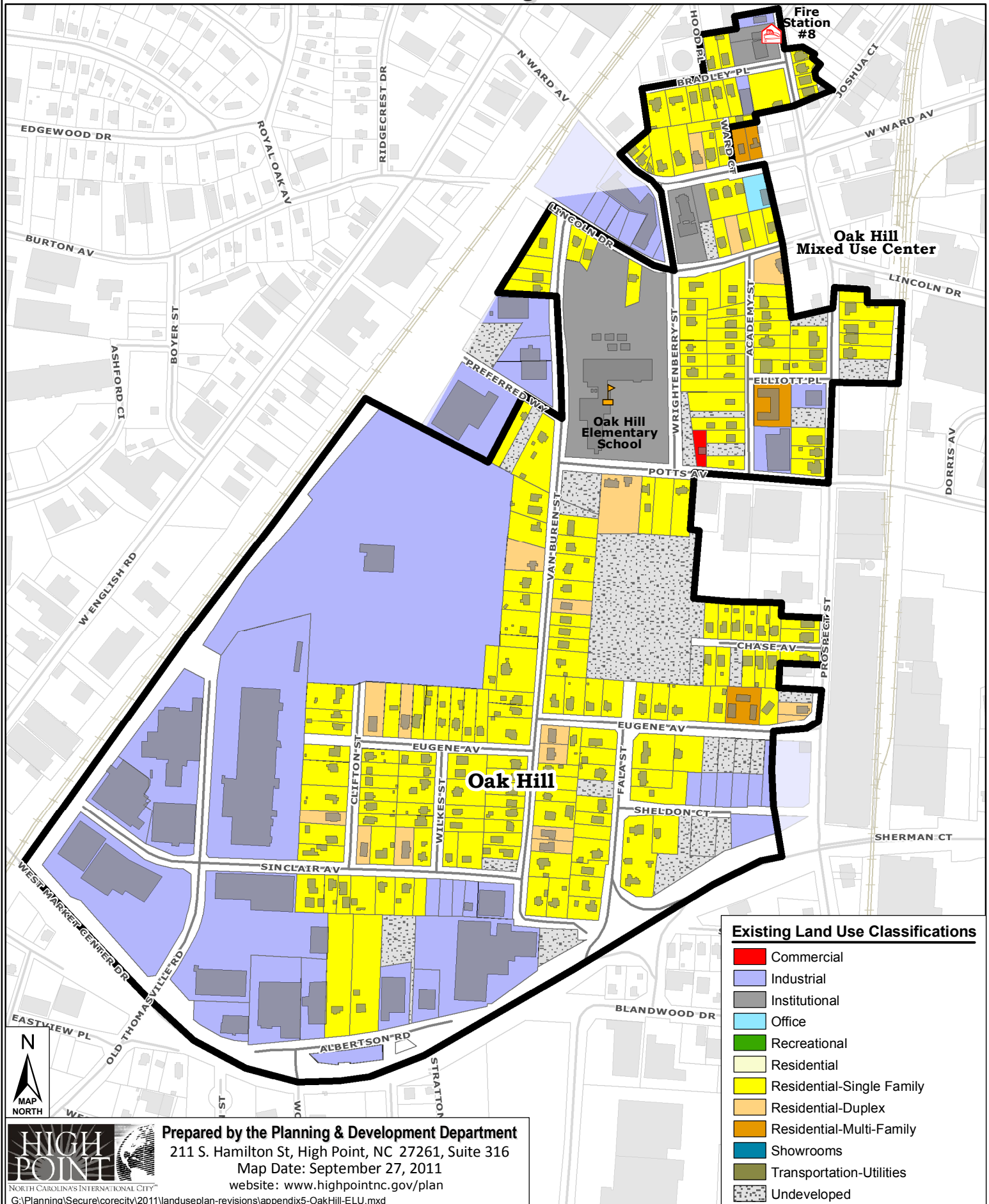
Appendix 3: Existing Land Use for Macedonia Neighborhood



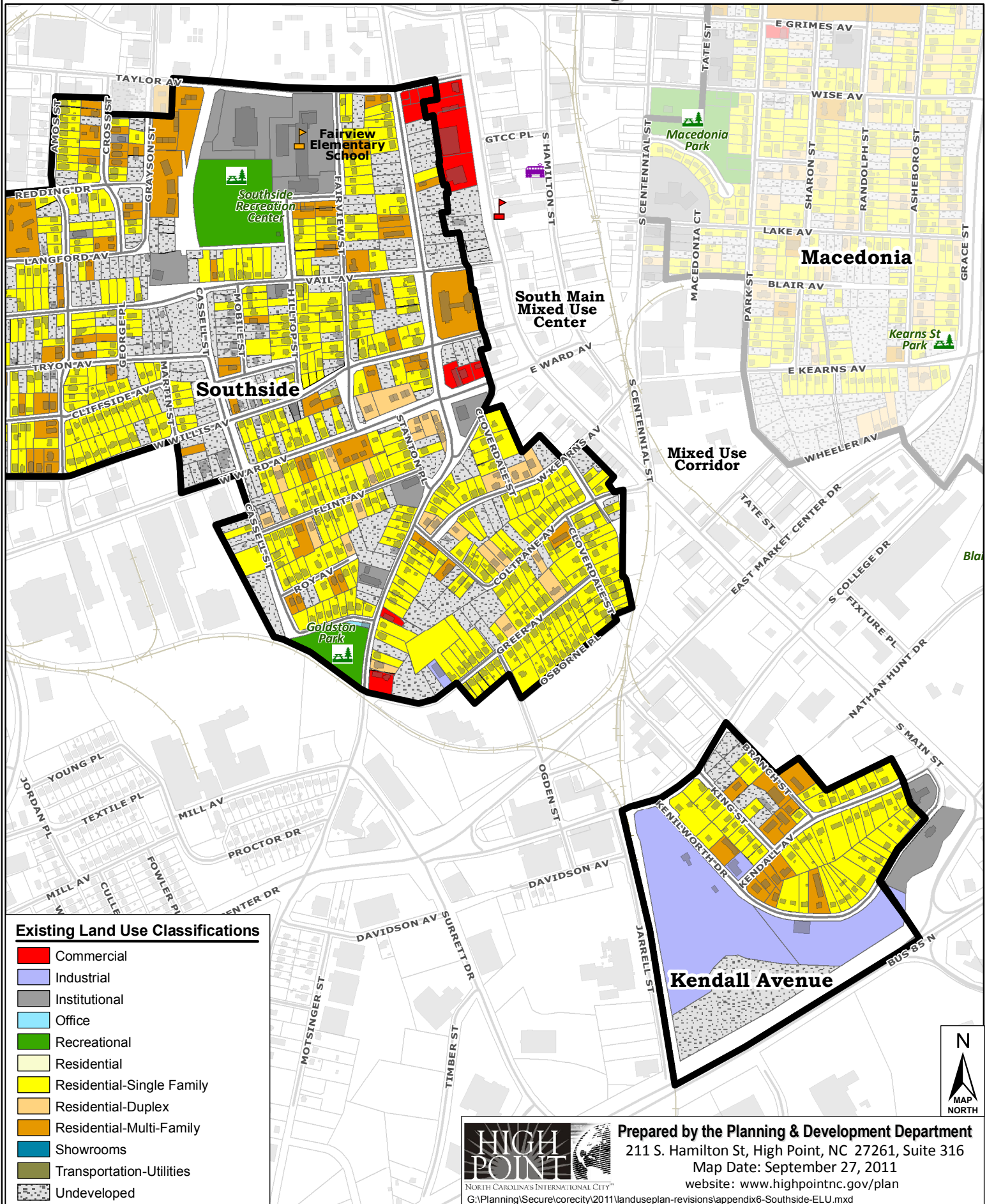
Appendix 4: Existing Land Use for West End Neighborhood and the Downtown Mixed Use District



Appendix 5: Existing Land Use for Oak Hill Neighborhood



Appendix 6: Existing Land Use for Southside and Kendall Neighborhoods



High Point City Council

Application for Appointment To Boards and Commissions

All appointments to City boards and commissions are made by the Mayor and City Council and are not limited to those persons who fill out applications.

Name: Monica R Munoz **Date Submitted:** Sep. 6, 2011

Street Address: 2308 Faircloth Way
High Point NC 27265

Email: besthomesrealty@clearwire.net

Employer: NC Best Homes Realty

Business Address: 2308 Faircloth Way High Point NC 27265

Phone home: 3368698304 **work:** 3368471138 **fax:** 3368698304



Do you live inside the corporate limits of High Point? **Yes**

If not, do you live within High Point's extraterritorial zoning jurisdiction? **Yes**

Please select (in order of preference) the boards and commissions on which you would be willing to serve.

1. **Theatre Advisory Committee**
2. **Planning & Zoning Commission**
3. **3rd Selection**

Have you participated in the City Government 101 Course? **No**

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

-Bachelor of Architecture (in Mexico) -Speak Spanish -Real Estate Broker in NC

High Point City Council

Application for Appointment To Boards and Commissions

All appointments to City boards and commissions are made by the Mayor and City Council and are not limited to those persons who fill out applications.

Name: Ryan Chad Ferguson **Date Submitted:** Oct. 14, 2011

Street Address: 3403 Courtland Ct
High Point NC 27265

Email: ryanchadferguson@hotmail.com

Employer: SSG/Brandintense

Business Address: 102 Carolina Court, Archdale, NC 27263

Phone home: 336.442.6042 **work:** 336.431.5600 **fax:** 336.431.5601



Do you live inside the corporate limits of High Point? **Yes**

If not, do you live within High Point's extraterritorial zoning jurisdiction? **Yes**

Please select (in order of preference) the boards and commissions on which you would be willing to serve.

1. **Theatre Advisory Committee**
2. **2nd Selection**
3. **3rd Selection**

Have you participated in the City Government 101 Course? **No**

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

Member of Waynesburg University Players for 4 years Alpha Psi Omega Member Minor in Theater at Waynesburg University

A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the Land Use Plan for the High Point Planning Area on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, a public hearing was held before the City Council of the City of High Point on November 21, 2011 regarding a proposed amendment (LUPA 11-04) to said Land Use Plan for the High Point Planning Area, for eight Core City Neighborhoods (#110239); and

WHEREAS, Land Use Plan Amendments for two of those neighborhoods, Washington Terrace Park and Five Points Neighborhood and Washington Street Neighborhood were approved on December 19, 2011(#110261); and

WHEREAS, Land Use Plan Amendments for the remaining six neighborhoods, East Central, Macedonia, West End (including part of the Downtown Mixed Use District) Oak Hill, Southside and Kendall Avenue Neighborhoods were approved on January 17, 2012 (#110239);

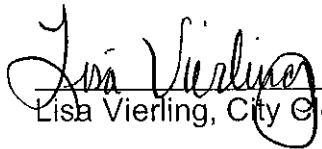
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

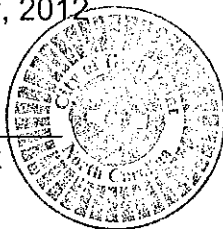
SECTION 1. That the Land Use Plan for the High Point Planning Area be amended by redesignating approximately 883.39 acres from various classifications to other classifications as shown on the accompanying maps.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
this 17th day of January, 2012


Lisa Vierling, City Clerk



The complete file for this Land Use Plan Map Amendment may be inspected at the City of High Point Department of Planning and Development, Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina.

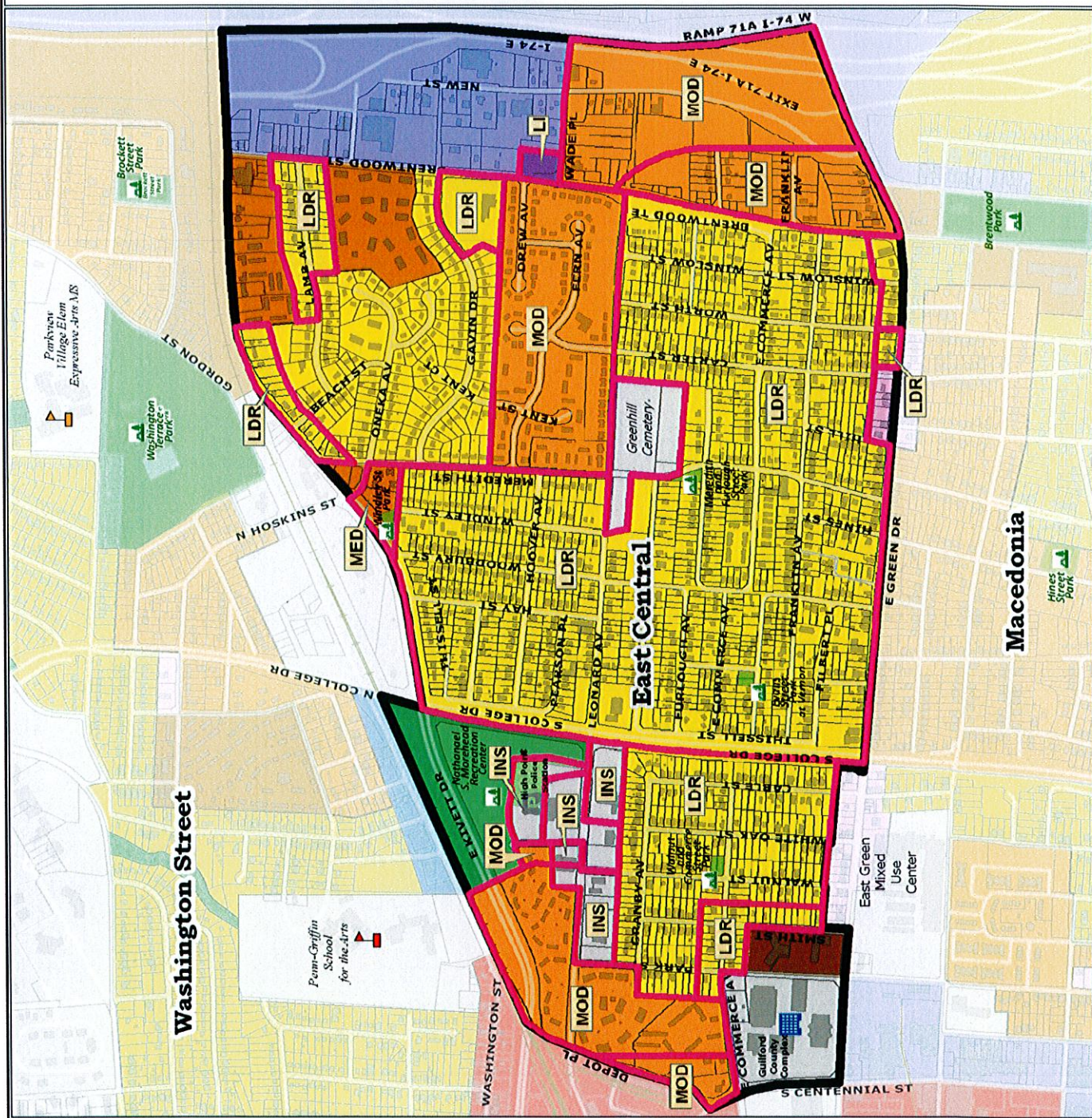
East Central Neighborhood

Land Use Plan Classification

-  Low-Density Residential (0-5 dwelling units per acre)
 Moderate-Density Residential (5-8 dwelling units per acre)
 Medium-Density Residential (8-16 dwelling units per acre)
 High-Density Residential (16-26 dwelling units per acre)
 Office
 Local/Convenience Commercial
 Community/Regional Commercial
 Restricted Industrial
 Light Industrial
 Heavy Industrial
 Institutional
 Recreation/Open Space
 Mixed Use Development

Recommendation Areas

Neighborhood Boundaries



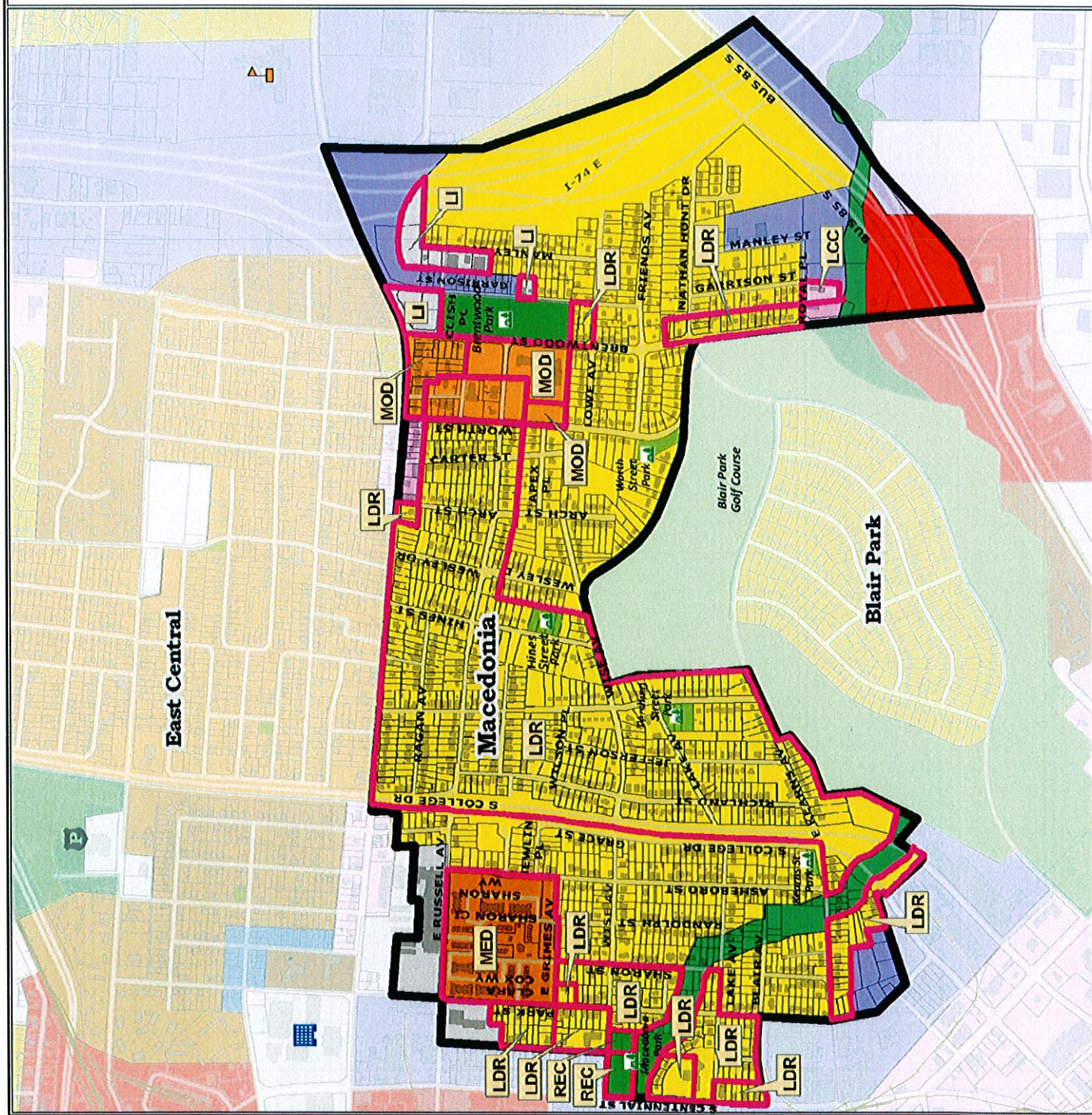
Macedonia Neighborhood

Land Use Plan Classification

-  Low-Density Residential (0-5 dwelling units per acre)
 Moderate-Density Residential (5-8 dwelling units per acre)
 Medium-Density Residential (8-16 dwelling units per acre)
 High-Density Residential (16-26 dwelling units per acre)
 Office
 Local/Convenience Commercial
 Community/Regional Commercial
 Restricted Industrial
 Light Industrial
 Heavy Industrial
 Institutional
 Recreation/Open Space
 Mixed Use Development
- LDR - Low-Density Residential
 MOD - Moderate-Density Residential
 MED - Medium-Density Residential
 HDR - High-Density Residential
 OFF - Office
 LCC - Local/Convenience Commercial
 CRC - Community/Regional Commercial
 LI - Light Industrial
 HI - Heavy Industrial
 INS - Institutional
 ROS - Recreation/Open Space
 MUD - Mixed Use Development

Recommendation Areas

Neighborhood Boundaries



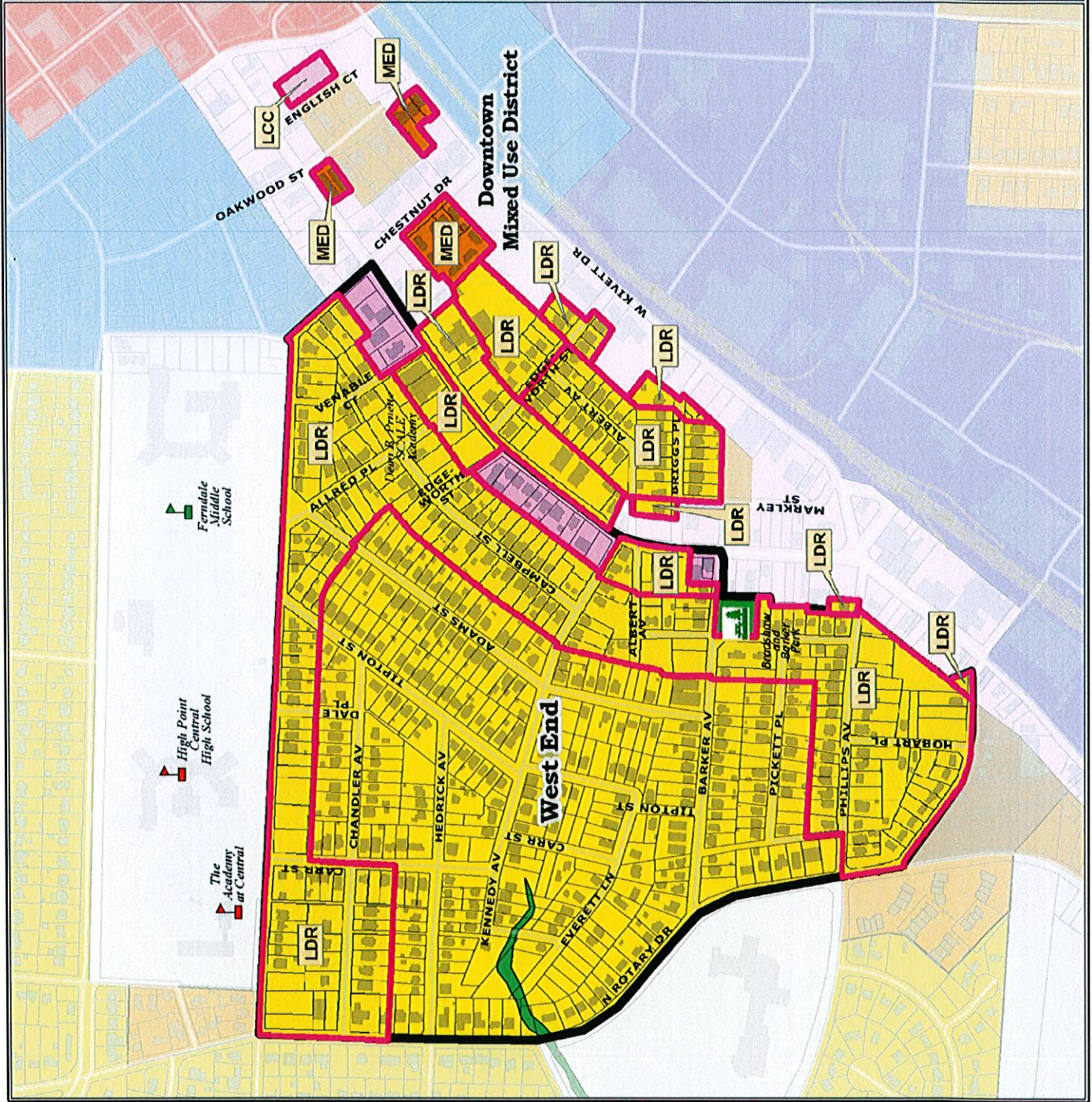
West End Neighborhood and Downtown Mixed Use District

Land Use Plan Classification

- Low-Density Residential (0-5 dwelling units per acre)
- Moderate-Density Residential (5-8 dwelling units per acre)
- Medium-Density Residential (8-16 dwelling units per acre)
- High-Density Residential (16-26 dwelling units per acre)
- Office
- Local/Convenience Commercial
- Community/Regional Commercial
- Restricted Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space
- Mixed Use Development
- LDR - Low-Density Residential
- MOD - Moderate-Density Residential
- MED - Medium-Density Residential
- HDR - High-Density Residential
- OFF - Office
- LCC - Local/Convenience Commercial
- CRC - Community/Regional Commercial
- LI - Light Industrial
- HI - Heavy Industrial
- INS - Institutional
- ROS - Recreation/Open Space
- MUD - Mixed Use Development

Recommendation Areas

Neighborhood Boundaries



Oak Hill Neighborhood

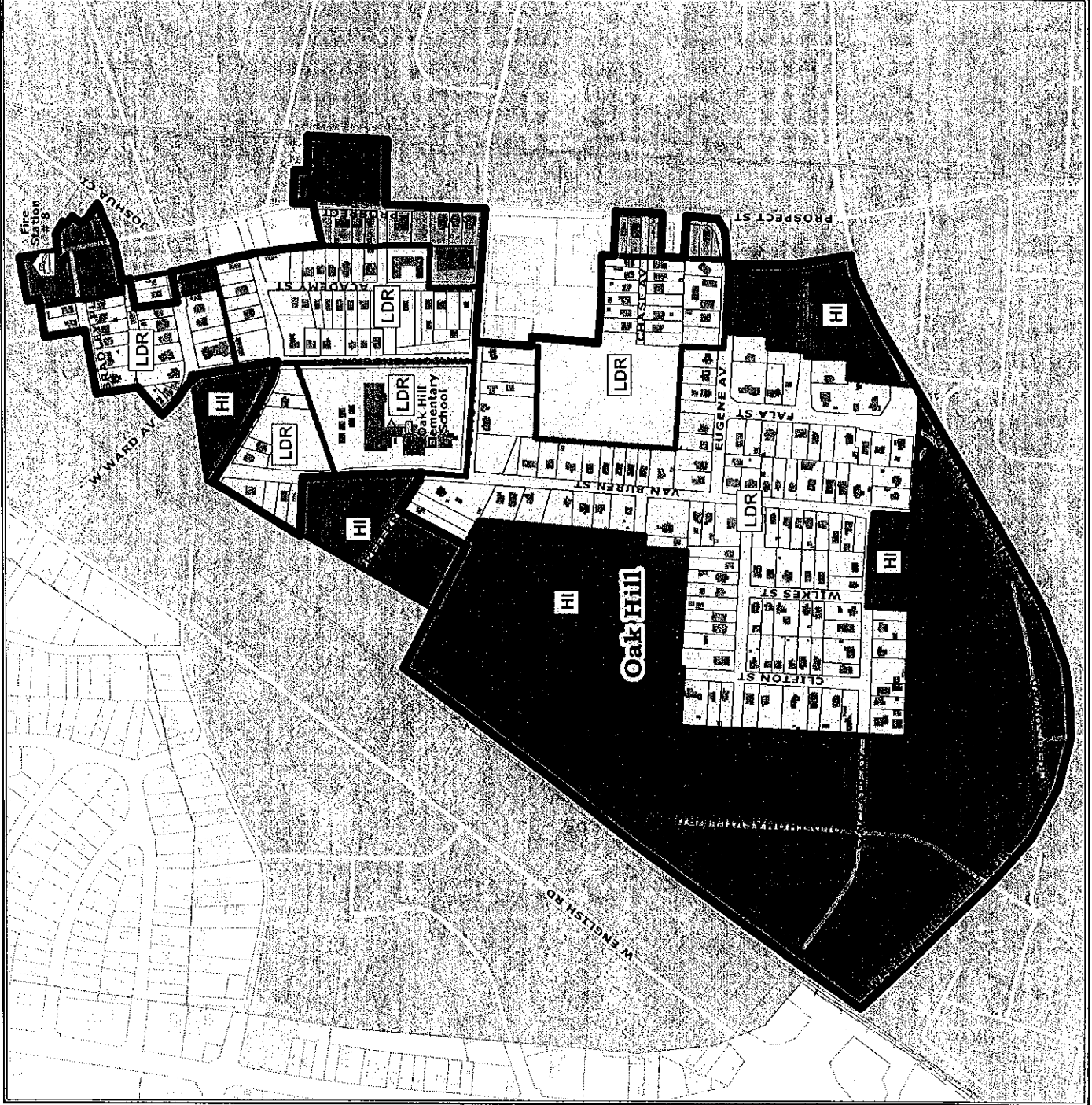
Land Use Plan Classification

-  Low-Density Residential (0-5 dwelling units per acre)
-  Moderate-Density Residential (5-8 dwelling units per acre)
-  Medium-Density Residential (8-16 dwelling units per acre)
-  High-Density Residential (16-26 dwelling units per acre)
-  Office
-  Local/Convenience Commercial
-  Community/Regional Commercial
-  Restricted Industrial
-  Light Industrial
-  Heavy Industrial
-  Institutional
-  Recreation/Open Space
-  Mixed Use Development

- LDR - Low-Density Residential
- MOD - Moderate-Density Residential
- MED - Medium-Density Residential
- HDR - High-Density Residential
- OFF - Office
- LCC - Local/Convenience Commercial
- CRC - Community/Regional Commercial
- LI - Light Industrial
- HI - Heavy Industrial
- INS - Institutional
- ROS - Recreation/Open Space
- MUD - Mixed Use Development

 Recommendation Areas

 Neighborhood Boundaries



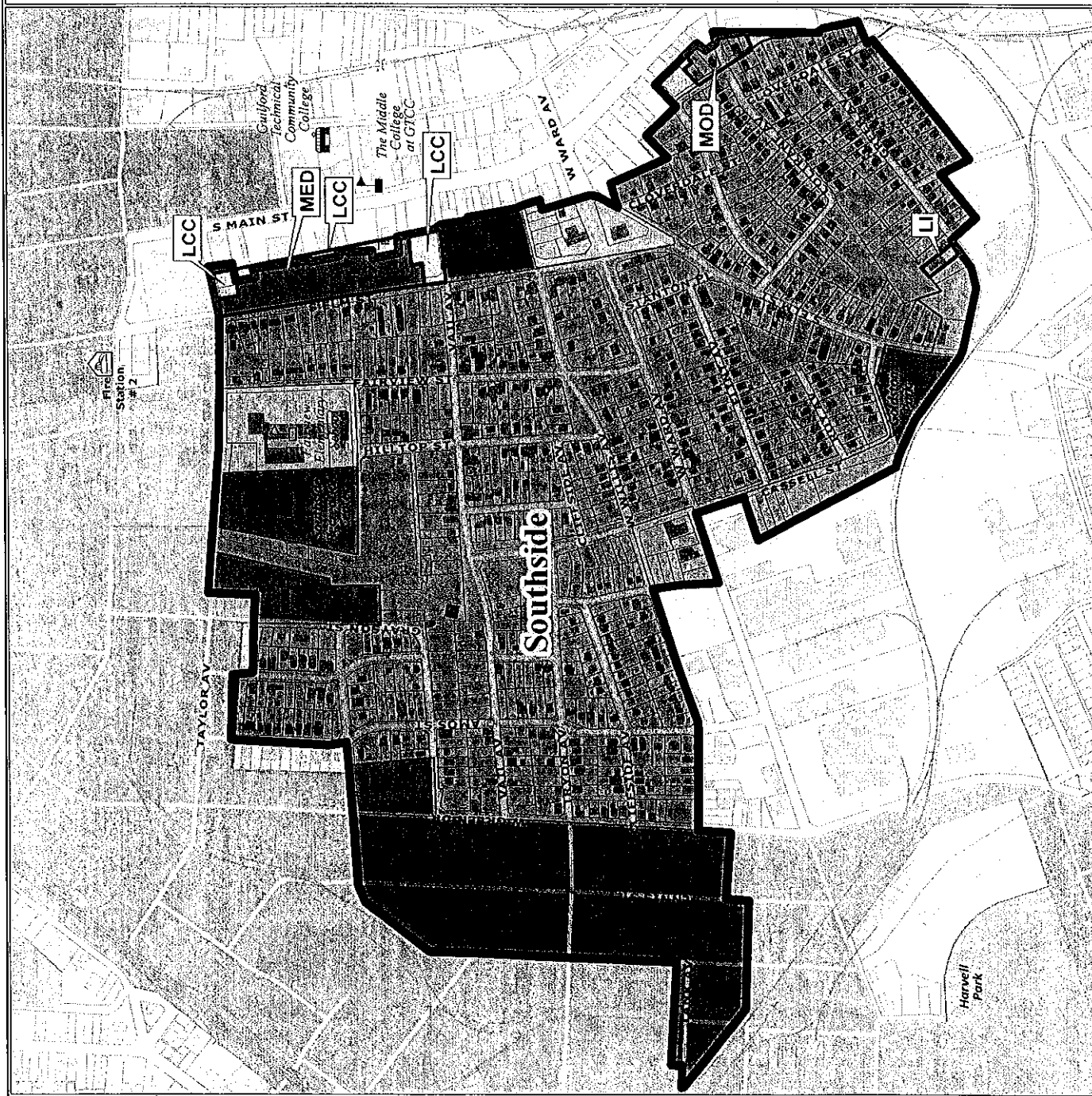
Southside Neighborhood

Land Use Plan Classification

-  Low-Density Residential (0-5 dwelling units per acre)
-  Moderate-Density Residential (5-8 dwelling units per acre)
-  Medium-Density Residential (8-16 dwelling units per acre)
-  High-Density Residential (16-26 dwelling units per acre)
-  Office
-  Local/Convenience Commercial
-  Community/Regional Commercial
-  Restricted Industrial
-  Light Industrial
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-  Recreation/Open Space
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-  MED - Medium-Density Residential
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-  OFF - Office
-  LCC - Local/Convenience Commercial
-  CRC - Community/Regional Commercial
-  LI - Light Industrial
-  HI - Heavy Industrial
-  INS - Institutional
-  ROS - Recreation/Open Space
-  MUD - Mixed Use Development

 Recommendation Areas

 Neighborhood Boundaries



Kendall Avenue Neighborhood

Land Use Plan Classification

- Low-Density Residential (0-5 dwelling units per acre)
- Moderate-Density Residential (5-8 dwelling units per acre)
- Medium-Density Residential (8-16 dwelling units per acre)
- High-Density Residential (16-26 dwelling units per acre)
- Office
- Local/Convenience Commercial
- Community/Regional Commercial
- Restricted Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space
- Mixed Use Development

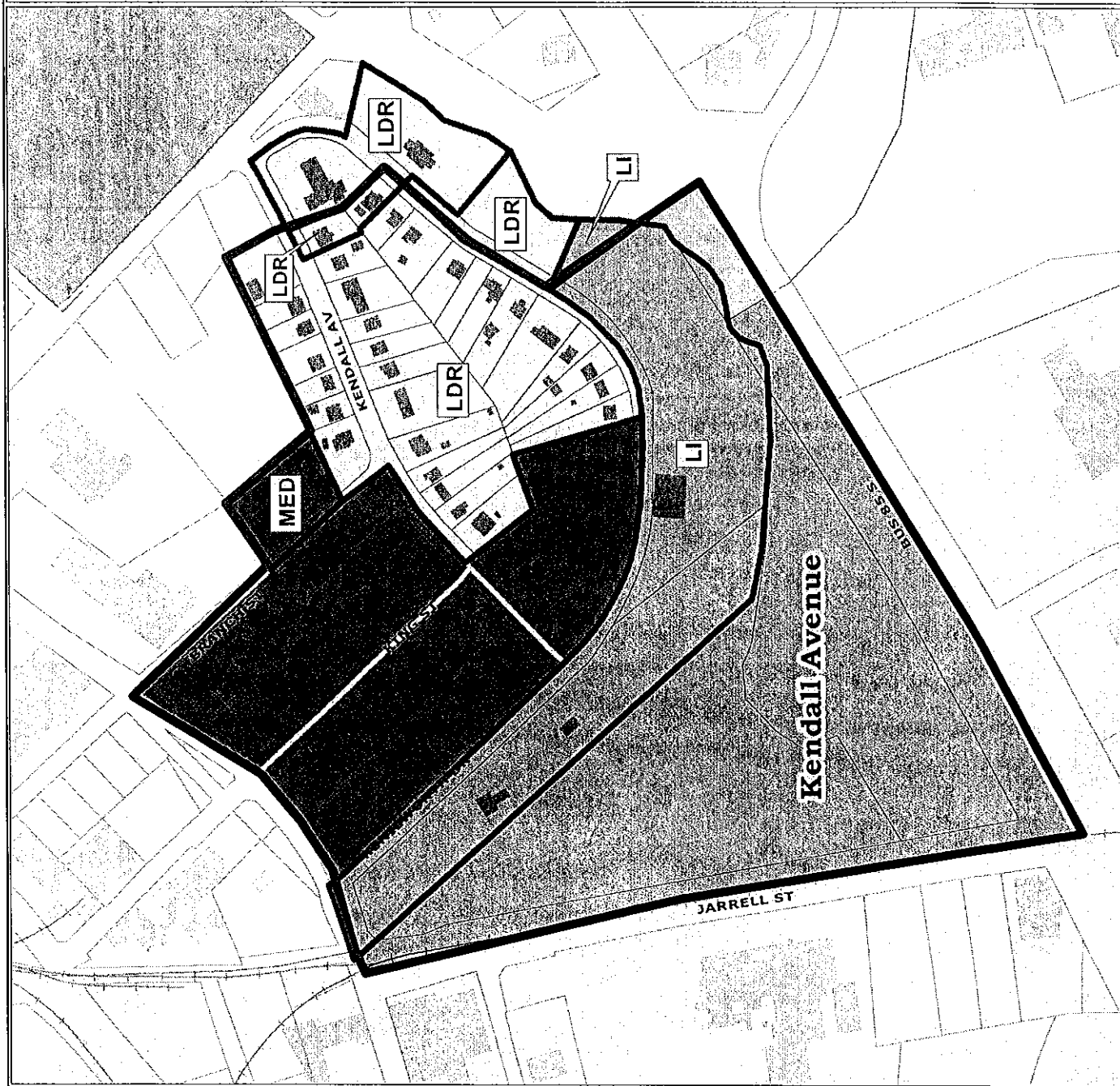
- LDR - Low-Density Residential
- MOD - Moderate-Density Residential
- MED - Medium-Density Residential
- HDR - High-Density Residential
- OFF - Office
- LCC - Local/Convenience Commercial
- CRC - Community/Regional Commercial
- LI - Light Industrial
- HI - Heavy Industrial
- INS - Institutional
- ROS - Recreation/Open Space
- MUD - Mixed Use Development

Recommendation Areas

Neighborhood Boundaries



G:\Planning\Secure\c00111\Public-Meetings\Maps\CC-modified-01-17-12\ppt-slides\img1-CC-LUP-Amaral-Rec-Kendall.mxd



PLANNING AND ZONING COMMISSION RECOMMENDATION

On September 27, 2011 and October 25, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. At the September meeting all members of the Commission were present except Mr. Mark Walsh. At the October meeting all members of the Commission were present except Mr. John McKenzie.

City of High Point

Street Abandonment Case 11-07

A request by the Technical Review Committee to abandon a partially improved street right-of-way, known as Gaylord Court, located along the north side of Washington Street approximately 900 feet west of Eccles Place.

Mr. Mark Schroeder, Senior Planner presented the request at the September 27th meeting and recommended approval as outlined in the staff report.

No one spoke in favor or in opposition to Street Abandonment Case 11-07.

Rev. Frank Thomas, Pastor of Mt. Zion Baptist Church spoke. He was not necessarily opposed to the request, but he wanted information regarding the street abandonment process. He noted that the church owns both the abutting single-family dwelling and duplex lying west of the right-of-way and they want to understand how abandoning Gaylord Court would impact the church and its future expansion plans. Rev. Thomas requested that a recommendation be postponed so he could take the information he received at the meeting back to discuss with the church trustees.

The Commission voted to postpone action on this request until the October 25, 2011 meeting. At the October meeting staff presented an email from Rev. Thomas in which he noted that he met with the church trustees to review the information provided and that Mt. Zion Baptist Church has no objection to this street abandonment proposal.

The Planning & Zoning Commission recommended ***approval*** of Street Abandonment Case 11-07, by a vote of 8-0, with the retention of a public utility easement over the entire right-of-way for the existing water line and electric utility lines.

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

**STAFF REPORT
STREET ABANDONMENT CASE 11-07
September 27, 2011**

Request	
Applicant: City of High Point Technical Review Committee	Proposal: Abandonment of a partially improved right-of-way known as Gaylord Court.

Adjacent Streets		
Name:	Classification:	Right-of-Way and Pavement Width:
Washington Street	Collector	100 ft. right-of-way – 25 ft. face to face
Gaylord Court	Local	12 ft. right-of-way – 15 ft. gravel drive

Adjacent Property Zoning and Current Land Use		
North	Public Institutional (PI)	Penn Griffin School
East	Public Institutional (PI)	Penn Griffin School
South	Railroad Right-of-way (100')	Railroad
West	Central Business (CB) with Washington Mixed Use Center Overlay, and PI	Barber Shop and Single Family Residential

Analysis

The right-of-way being considered for abandonment is approximately 0.1 acres in area approximately 12 feet in width by 365 feet in length. The right-of-way contains an 8-inch public waterline and public overhead electric lines. The entire right-of-way must be retained as a public utility easement for the existing water main and electrical lines. The right-of-way also contains a natural gas service line (Piedmont Natural Gas) and gravel drive serving both the existing barber shop and single family residence. Both the barber shop and single family residence are on the same lot which is owned by Mt. Zion Baptist Church. The gravel drive is approximately 15 feet in width and is privately maintained. The private gravel drive is located on the western boundary of the Gaylord right-of-way (as shown on a survey by Davis, Martin, Powell & Associates for Mt. Zion Baptist Church) partially within the right-of-way. Once abandoned the vast majority of the private driveway will be on the property which it serves.

Findings

The Technical Review Committee (TRC) reviewed this request on September 22, 2010 and identified no issues that would prevent its abandonment. An early notice was sent to abutting property owners on April 12, 2011.

This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owners, as provided by state statutes, is found not to be contrary to the public's interest

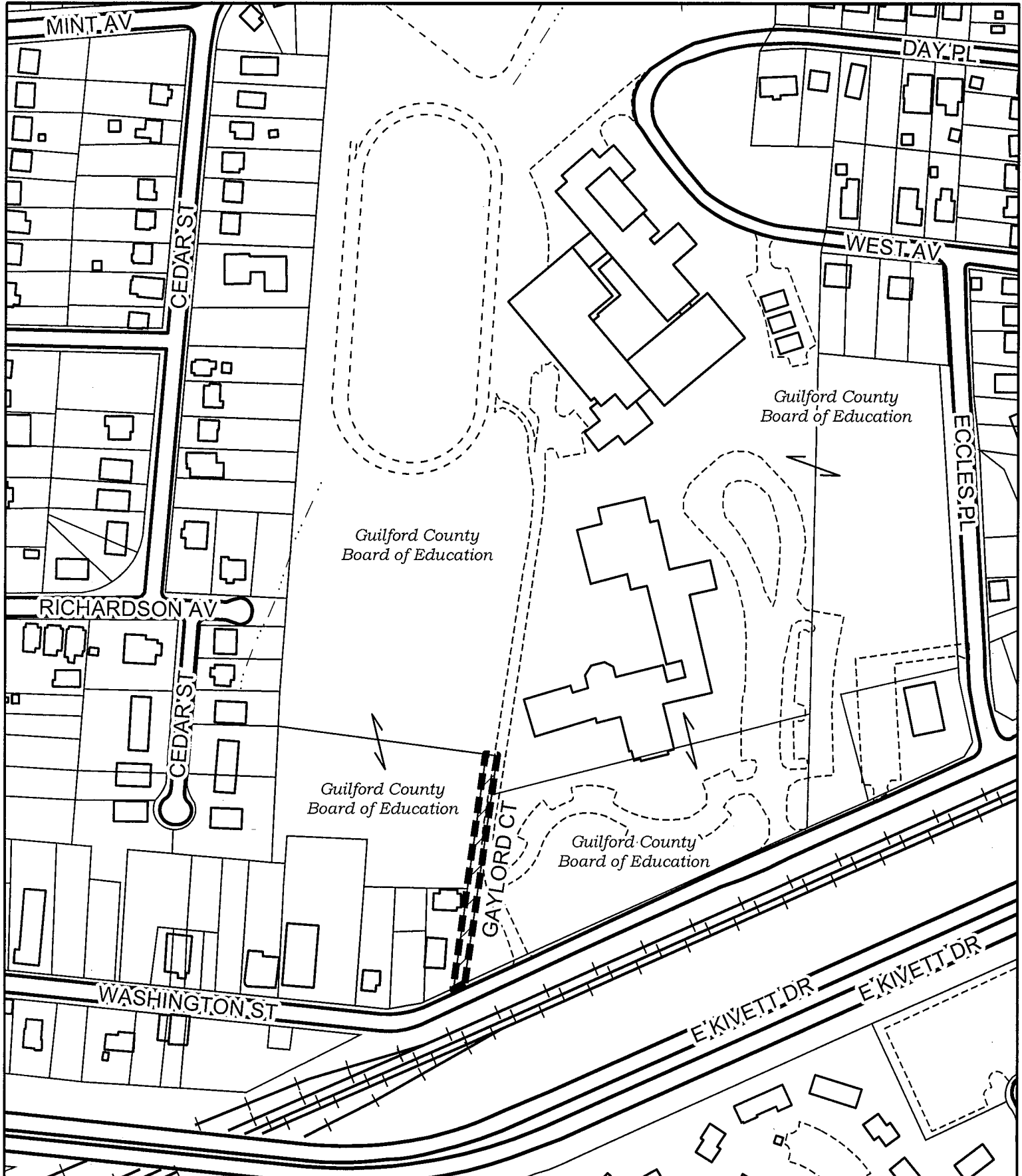
and found not to deprive owners in the vicinity of the right-of-way or in the subdivision reasonable means of ingress and egress to their property.

Recommendation

The Planning and Development Department recommends approval of the requested street right-of-way abandonment with the retention of a public utility easement over the entire right-of-way for the existing water line and electric utility lines based on preliminary findings that the abandonment is not contrary to the public interest, and that no property in the vicinity of the street abandonment would be deprived of reasonable means of ingress or egress.

Report Preparation

This report was prepared by Planning and Development Department staff member Mark Schroeder, AICP, Senior Planner and reviewed by Bob Robbins, AICP, Development Administrator, and Lee Burnette, AICP, Director.



STREET ABANDONMENT REQUEST SA11-07

Applicant: Technical Review Committee
Area: 0.139 acres (approximate)

 Location of requested street abandonment

Department of Planning
and Development

City of High Point

Date: September 7, 2011

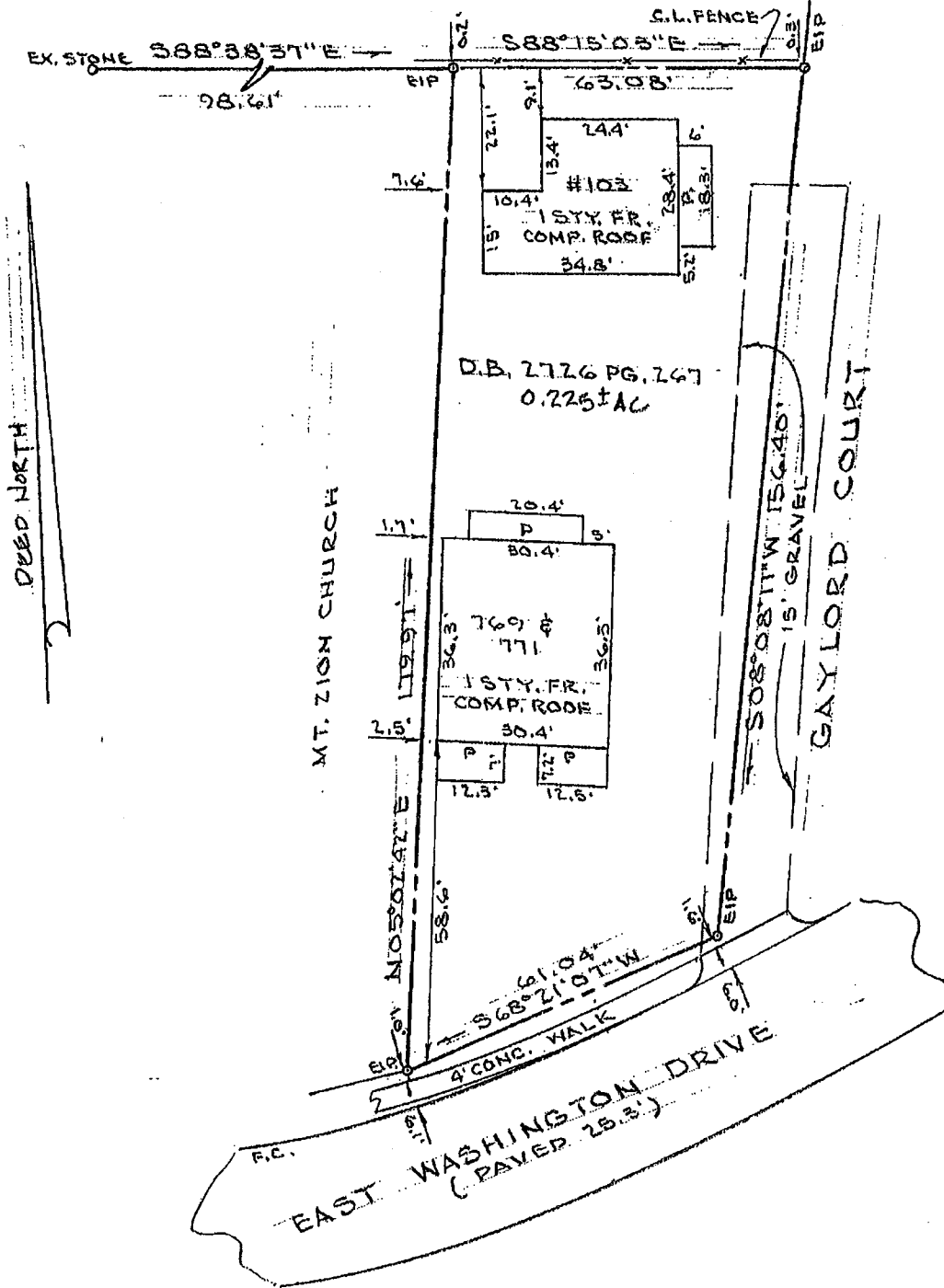


Scale: 1"=200'

y:/ba-pz/2011/pz/sa11-07.mxd

H.P. BOARD OF EDUCATION

228



I certify that on February 17, 1990 I surveyed the property shown on this plat that the property lines and location of all structures are accurately shown hereon; that no structure located on this property encroaches on any adjacent street or property and that no structure on adjacent property encroaches on this premises surveyed, except as shown.

B. B. Davis
Surveyor

SURVEYED BY

DAVIS - MARTIN - POWELL & ASSOC., INC.

ENGINEERING & LAND SURVEYING

HIGH POINT, NORTH CAROLINA

DATE 2-19-90 SCALE 1"=30' JOB NO. 5-30177

SURVEYED A.H. PLATTED BY B.B.

PROPERTY OF

MT. ZION BAPTIST CHURCH

HIGH POINT, N. C.



Looking north from Washington Street.



Looking north from the northern limits of the gravel drive.



Aerial with the abandonment area highlighted.

11/29/2011

To: Randy McCaslin

FR: David Briggs

Re: Gene Bohi – Theatre Advisory Board Emeritus status

Dear Mr. McCaslin,

The Theatre Advisory Board would like to request that Mr. Gene Bohi be named "Board Member Emeritus" for his service to the High Point Theatre, and Theatre Advisory Board.

Mr. Bohi was an important member of the community who helped develop the High Point Theatre from concept through creation, and has supplied worthy and sage advice to the High Point Theatre for many, many years.

At Mr. Bohi's request he was not re-nominated for a new term, however the Board and I feel , we would be remiss if Emeritus status was not granted to Mr. Bohi for his longstanding, thoughtful and willing service to the City of High Point, and the High Point Theatre.

Respectfully,

David S. Briggs, Director

High Point Theatre



MEMORANDUM

January 11, 2012

To: Honorable Mayor and City Council
From: G. Lee Burnette, AICP, Director
Subject: **Core City Land Use Plan Amendments**

The Planning, Economic Development and Information Technology Committee met on Tuesday, December 20, 2011 to discuss the proposed Core City Land Use Plan Amendments for the remaining six neighborhoods, but due to a lack of a quorum the amendments were not discussed. The Committee Chair decided to place the item on the January 17, 2012 City Council agenda for consideration.

If you have any questions or if you need any additional information, please contact me or Heidi Galanti at 883-3328.

cc: Strib Boynton,
Randy McCaslin
Pat Pate,
Lisa Vierling

Administration
336.883.3328

Planning Services
336.883.3328

Development Services
336.883.3328

Inspection Services
336.883.3151

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3056 www.highpointnc.gov/plan Permit Fax: 336.883.8518 TDD 336.883.8517



MEMORANDUM

November 28, 2011

MEMO TO: Pat Pate, Assistant City Manager

FROM: Jeffrey A. Moore, Financial Services Director

SUBJECT: Recommendation for Sole Source Authorization and Contract Extension

Please place the following item for City Council's consideration at their December 5, 2011, Council meeting:

Quality drinkable water is a required and expected commodity for the City of High Point. The City last took bids in 2008 for corrosion inhibitors at which time DABCO received the award based on a conclusive testing cycle. Due to the recent change in the City's water treatment process to chloramines and the recent addition of water from the Piedmont Triad Regional Water Authority, staff is concerned about potential changes to the City's distribution system and has requested that the City extend the current contract award for another year. DABCO has confirmed with staff that the original bid price of \$1,050 per ton would be extended through December 31, 2012. A memo from Wendell Pickett, Water Plant Superintendent, in the Public Services Department is attached for additional justification of the request.

In order to complete the purchase, the following actions are requested from City Council to authorize the exception to the bid laws and approve the purchase of the metals corrosion inhibitor from DABCO Inc.

1. City Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of chemicals by the Public Services Department.

State statute (G.S. 143.129(e)(6)) requires City Council to specifically authorize "qualified sole source" exceptions to the bid laws prior to awarding the contract. Based on the letter of justification, the Public Services Department appears to have met the standard for "standardization considerations" as a qualified exemption. Representatives of the Public Services Department will be present to answer any questions which may arise.

2. City Council is requested to approve the extension of the metals corrosion inhibitor contract from DABCO Inc. The projected annual value of \$175,000.00 for the contract is budgeted in the Water and Sewer Fund.

Accounting
336.883.3240

Internal Audit
336.883.3122

Purchasing
336.883.3219

Treasury Services
336.883.3230

Robert Wendell Pickett

Water Filtration Plant

2011 EAST KIVETT DRIVE
HIGH POINT, NC 27260



Memo

To: Jeff Moore, Financial Services Director

From: Wendell Pickett, Water Plant Superintendent

Cc: Terry Houk, Assistant Director Public Services

Date: 11/21/2011

Re: Corrosion Inhibitor

As requested, this will be the justification for continuing the use of Dabco 22L corrosion inhibitor in the city of High Point's water distribution system for corrosion control.

High Point used a Hexametaphosphate corrosion inhibitor up until the mid 80's. A corrosion study was done and found that this particular inhibitor was not doing the job of coating the pipes as needed. This is the period in which High Point changed to Dabco 22 as its corrosion inhibitor which at that time came in a dry powder and had to be mixed. Another study was done prior to the start of a new regulation from the State on Lead and Copper. This study showed good results and High Point continued to use this inhibitor.

In the early 90's, High Point started its Lead and Copper sampling as required by law. Sixty samples were required and some additional parameters that had to be sampled along with the Lead and Copper samples. These are known as WQP's, Water Quality Parameters, they included, pH, alkalinity, Calcium, Conductivity, Silicate and water temperature. The samples collected were all within required limits. This proved that the Dabco 22 was doing what it was supposed to do by coating the pipes and not allowing Lead and Copper to leach into the water system. As an important side note, we were also using chloramines during this period.

We have used only one other inhibitor since changing to Dabco. In late 2006 we were made to go out on bids for corrosion inhibitors and started using a similar inhibitor sold by Shannon Chemical. What you have to understand is all inhibitors are not made alike; they all contain some proprietary ingredients and are blends. No two are alike. We had some issues with discolored water at times and higher than normal silica values. The significance of this is we have been given specific limits on our WQP's by the state and if we vary any over these limits, we will be in violation. We went back to Dabco in 2008 because the price from Shannon went up dramatically. Another fact that must be addressed is that if we were to change inhibitors now it would take 6 to 8 months to recoat the water system pipes to a degree that we have right now. That would not be acceptable. Since we have started chloramines again, the state is requiring us to basically start all over again with Lead and Copper sampling. We are required to take a minimum of 100 samples and 15 sites for WQP's before the end of the year. If we were to change inhibitors at this point in time it would be a nightmare and I would not want to be responsible for the results. On a side note, the City of Raleigh has been using Dabco for many years and is currently on chloramines as well. They have had no issues with Lead and Copper. So it is my recommendation that we extend the contract with Dabco at this point in time.