

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Meeting Agenda

Monday, December 18, 2017

5:30 PM

Council Chambers

City Council

*Jay W. Wagner, Mayor
Christopher Williams, Mayor Pro Tem
Jason P. Ewing, Jeffery J. Golden,
S. Wesley Hudson, Victor A. Jones,
Britt W. Moore, Monica L. Peters,
Donald A. Scarborough*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**

[170464](#) Resolutions - Miss High Point 2017 & Miss High Point's Outstanding Teen 2017

Mayor Wagner will present a Resolution to Miss High Point 2018, Hannah Lee Welborn-Lewis, and to Miss High Point's Outstanding Teen 2018, Miss Grayson Hensley.

Attachments: [Resolutions - Miss High Point 2017 and Miss High Point Teen 2017](#)

[170443](#) Humanitarian of the Year Award

Members of the Human Relations Commission will be present to present the Humanitarian of the Year Award for 2017.

PUBLIC COMMENT PERIOD

[170444](#) Public Comment Period

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

- * Persons addressing City Council are asked to limit their comments to three (3) minutes.

- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.

- * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

CONSENT AGENDA ITEMS**FINANCE COMMITTEE - Council Member Britt Moore, Chair****Committee Members: Moore,**

[170445](#) Contract Extension - Corrosion Inhibitor - WWTP

Council is requested to authorize an extension to the Sterling Water

Technologies contract in the amount of \$95,964.00 for purchase of corrosion inhibitor which is used to protect the pipes in the distribution system from corrosion and to help keep lead and copper from leaching into the system.

Attachments: [1. Contract - Corrosion Inhibitor](#)

[170446](#)

Contract Extension - Biosolids Hauling and Disposal
Council is requested to authorize an extension to the McGill Environmental contract in the amount of \$1,132,326.00 for disposal of biosolids for a twelve (12) month period.

Attachments: [2. McGill Contract - Bio Solids](#)

[170447](#)

Ordinance - Budget Amendment - NC Trails Program Grant
Council is requested to adopt a budget ordinance amendment to appropriate funds in the amount of \$100,000 for the NC Trails Program grant received for the Deep River Greenway project.

Attachments: [3. Budget Ordinance Amendment - NC Parks Greenway Grant](#)

[170448](#)

Contract - Eaglewood, Inc - Greenway Construction
Council is requested to approve contract with Eaglewood, Inc., in the amount of \$3,963,778.14 for the construction of the High Point Greenway from Deep River Road to Penny Road. This will finalize the connection of the High Point Greenway with the Bicentennial Greenway.

Attachments: [4. Deep River Greenway Construction November 2017 \(002\)](#)

[Map - Greenway](#)

REGULAR AGENDA ITEMS

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair

Committee Members: Golden, Peters, Scarborough, and Williams

[170449](#)

Fire Department Request - Elimination of Secondary Fire Limits
Council is requested to approve the elimination of the secondary fire limits and the establishment of the new reduced primary fire limits within the City.

Attachments: [1. Fire Department Request - Elimination of Secondary Fire Limits](#)

[170450](#)

Ordinance - Demolition of Structure - 517 Amos Street
Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 517 Amos Street belonging to James Graham (deceased).

Attachments: [2. 517 Amos St Council Packet](#)

[170451](#)

Ordinance - Demolition of Structure - 412 Walnut Street
Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 412 Walnut Street

belonging to Nancy B. Hughes.

Attachments: [3. 412 Walnut St Council Packet](#)

PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams,

Chair

Committee Members: Williams, Jones, Moore, and Scarborough

[170452](#) Resolution of Intent - Street Abandonment 17-05
Approval of a Resolution of Intent that establishes a public hearing date of Tuesday, January 16, 2018, at 5:30 p.m. to consider a request by Hedgecock Road, LLC to abandon that portion of the proposed Westside Thoroughfare lying north of Hedgecock Road and west of the Phillips Soccer Complex.

Attachments: [1. SA17-05 Council ROI](#)

[170461](#) Resolution of Intent - Street Abandonment 17-06
Approval of a Resolution of Intent that establishes a public hearing date of Monday, February 5, 2018 at 5:30 p.m. to consider a request by High Point University to abandon that portion of the Barbee Avenue right-of-way lying east of the Willow Place right-of-way.

Attachments: [SA17-06 Council ROI](#)

PUBLIC HEARINGS - Planning & Development Committee

[170453](#) Ordinance - Tim Auman - Zoning Map Amendment 17-19
A request by Tim Auman to rezone approximately 2.3 acres from the Residential Single Family-5 (R-5) District to a Conditional Zoning General Business (CZ-GB) District. The property is lying at the northeast corner of E. Fairfield Road and Belmont Drive (701, 705 and 707 E. Fairfield Road).

Attachments: [2. Staff Report ZA-17-19](#)

[Adopted CZ Ordinance ZA-17-19](#)

[170454](#) Ordinance - Enzine Inc. - Zoning Map Amendment 17-23
A request by Enzine Inc. to rezone an approximate 0.89-acre parcel from a Conditional Use Central Business (CU-CB) District to the Central Business (CB) District. The site is lying along the south side of W. High Avenue, approximately 150 feet west of S. Lindsay Street (407 W. High Avenue).

Attachments: [3. Staff Report ZA-17-23](#)

[Adopted Ordinance \(ZA-17-23\)](#)

[170455](#) Ordinance - Debbie Tucker Roberson and Martin T. Tucker - Annexation 17-12
A request by Debbie Tucker Roberson and Martin T. Tucker to consider a voluntary non-contiguous annexation of approximately 8.787 acres lying along the south side National Service Road, approximately 500 feet west of Tyner Road. The property is addressed as 8017 National Service Road

and is also known as Guilford County Tax Parcel 0169800.

Attachments: [4. Staff Report AN-17-12](#)

[170456](#)

Ordinance - Marsh Investments LLC - Zoning Map Amendment 17-25
A request by Marsh Investments LLC to rezone an approximate 8.7-acre parcel from the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to the Employment Center (EC) District. The site is lying along the south side of National Service Road, approximately 500 feet west of Tyner Road (8017 National Service Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [5. Staff Report ZA-17-25](#)

GENERAL BUSINESS AGENDA

[170457](#)

Revisions to Article P - Traffic Control- Stop Intersections
Consideration and approval of the following traffic control measures to be added to Article P, Schedule 8 as referenced in the City's Code of Ordinances (Title 10: Transportation and Traffic; Chapter 1- Traffic Regulations; Article H- Stop and Yield Intersections; Sec. 10-1-101- Stop Intersections).

4-Way Stop at the intersection of Westover Drive and Ingleside Road
4-Way Stop at the intersection of N. Elm Street and Gatewood Avenue

Attachments: [1. Traffic Control Ordinance Updates](#)

[170458](#)

Resolution of Support - Intersection Improvements - Johnson Street and Sandy Ridge Road
Resolution of support for improvement of the existing intersection of Johnson Street (SR 1818) and Sandy Ridge Road (SR 1820) by realigning the existing intersection, adding turn lanes on both roads and installing a traffic signal at this location.

Attachments: [2. Resolution of Support - Intersection Improvements - Johnson Street and Sandy Ridge Road](#)

[170463](#)

Reinstatement as Voting Board Members - BOA/HPC
Consideration of the reinstatement of members that lost voting status on the Board of Adjustment and Historic Preservation Commission due to noncompliance with the city's attendance requirement.

Attachments: [Board Member Reinstatement CCFWD Lee](#)

[170459](#)

Revisions to the Boards/Commissions Liaison Members
Council is requested to confirm the following appointments/revisions to the Boards/Commissions Liaison Members:

1. To appoint Jay Wagner, Mayor, as the City's appointed alternate representative to the North Carolina Municipal Power Agency¹ (NCMPA1) Board of Commissioners replacing former Mayor, William S. Bencini, Jr.

2. To appoint Council Member Jason Ewing as liaison to the ABC Board
3. Remove Council Member Jason Ewing as the liaison to the CVB Board and add Victor Jones as the liaison to the CVB Board.

Attachments: [boards commissions liaison members 2017-2019](#)

[Oath - Jay Wagner - Alternate NCMPA1](#)

[Revised Council Liaison Appointments](#)

170462

Revision to the Standing Committees of City Council (2017-2019)
Due to a conflict with the date and time of the Economic Development Corporation meeting, Council Member Ewing is proposing a revision to the Standing Committees of the 2017-2019 Council as follows:
Finance Committee
Thursday preceding the 1st and 3rd Monday at 4:00 p.m.

Attachments: [Standing Committees of City Council adopted December 4 2017](#)

170460

Minutes to Be Approved
Regular Meeting; Monday, December 4th @ 5:30 p.m.
Organizational Meeting; Monday, December 4th @ 6:00 p.m.
Special Meeting; Wednesday, December 6th @ 3:00 p.m.
Finance Committee Meeting; Wednesday, December 13th @ 4:00 p.m.

Attachments: [1. December 4 2017 High Point City Council](#)

[2. December 4 2017 High Point City Council Organizational Meeting](#)

[3. December 6 2017 High Point City Council Special Meeting \(Closed Session\)](#)

[4. December 13 2017 Finance Committee](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 17-25
(Marsh Investments LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: December 18, 2018

Public Hearing: Yes

Advertising Date: December 6 & 13, 2017

Advertised By: Planning & Development

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

PURPOSE:

A request by Marsh Investments LLC to rezone an approximate 8.7-acre parcel from the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to the Employment Center (EC) District. The site is lying along the south side of National Service Road, approximately 500 feet west of Tyner Road (8017 National Service Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request, as outlined in the attached staff report.
- B. On November 14, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 17-25. The Planning & Zoning Commission recommended **approval** of this request, by a vote of 8-0, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Marsh Investment LLC

Zoning Map Amendment 17-25

At its November 14, 2017 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 8.7-acre parcel to the Employment Center (EC) District. All members of the Commission were present except for Ms. Marie Stone. Mr. Bob Robbins, Development Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request, on behalf of the applicant, was Ms. Amanda P. Hodierne, an attorney with Isaacson-Isaacson-Sheridan-Fountain & Leftwich, LLP, 804 Green Valley Road, Suite 200; Greensboro. Ms. Hodierne gave a brief summary of the request and made herself available for questions.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the request is consistent with the Restricted Industrial designation as applied in the northern portion of the City's Planning Area and is consistent with the adopted Land Use Plan.

Reasonableness Statement

The Commission stated it would be reasonable and in the public interest to approve this request, as the proposed EC District's allowable uses, and its building and site design standards are similar and compatible with previous conditional zoning approvals granted in this area.

The Planning & Zoning Commission **adopted these statements** by a vote of 8-0.

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 17-25, as recommended by staff, by a vote of 8-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 17-25
November 14, 2017**

Request	
Applicant: Marsh Investments LLC	Owners: Debbie Tucker Roberson and Martin T. Tucker
Zoning Proposal: To annex and apply initial City zoning to an 8.7-acre parcel	From: RS-40 Residential Single Family – 40 District (<i>Guilford County</i>)
	To: EC Employment Center District

Site Information	
Location:	Lying along the south side of National Service Road, approximately 500 feet west of Tyner Road (8017 National Service Road).
Tax Parcel Number:	Guilford County Tax Parcel 0169800
Site Acreage:	Approximately 8.7 acres
Current Land Use:	Single family detached dwelling
Physical Characteristics:	The site has a moderately sloping terrain with the western half of the property being heavily wooded. A drainage ditch runs in a north-to-south direction along the western portion of the property.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along National Service Road and an 8-inch City sewer line lies along National Service Road, approximately 260 feet west of the site.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area Airport Overlay (Zone 1)

Adjacent Property Zoning and Current Land Use			
North	CU-LI AG	Conditional Use Light Industrial District Agricultural District (Guilford County)	Undeveloped parcel and single-family dwelling
South:	AG	Agricultural District (Guilford County)	Undeveloped parcel
East:	AG	Conditional Use Light Industrial District	Industrial/manufacturing uses
West:	AG	Agricultural District (Guilford County)	Undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1B: Preserve and link environmentally sensitive lands such as floodplains, wetlands and steep slopes.
	Goal 6: Keep High Point's economy strong and make it more diversified.

Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research & development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goals and objective of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area; Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.
Relevant Area Plan:	Not applicable
Zoning History:	Since the late 1980s and early 1990s, property in this northern portion of the City's Planning area have been annexed to support restricted industrial uses. To the north and west of this current zoning request is the Willard Tucker industrial subdivision that was annexed and granted Conditional Use Light Industrial (CU-LI) District zoning in 1996. Also, abutting the site to the east is the Piedmont Corporate Park industrial subdivision, which was annexed and granted CU-LI zoning in 1997.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	National Service Road		Minor Thoroughfare	600 ft.
Vehicular Access:	National Service Road			
Traffic Counts: <i>(Average Daily Trips)</i>	National Service Road		1,100 (NCDOT 2015 AADT)	
Estimated Trip Generation:	Not Applicable			
Traffic Impact Analysis:	Required		TIA Comment	
	<u>Yes</u>	<u>No</u> X	No comment	
Comments:	One point of access shall be allowed to National Service Road. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.			

School District Comment
Not applicable to this zoning case.

Details of Proposal
The applicant desires to develop a minor manufacturing use on this parcel. In order to have access to City utilities, they have submitted applications to annex and to establish initial City zoning on the property. This property is situated in the northern portion of the City's planning area, which extends

northward to I-40, and is designated on the adopted Land Use Map for Restricted Industrial uses. There have been a number of annexations and zoning approvals to allow Restricted Industrial type uses in this portion of the City's Planning area since the 1990s. Also, the site is located in Zone 1 of the Airport Overlay District, which only allows nonresidential uses.

Staff Analysis

The applicant has requested the Employment Center (EC) zoning district be granted for this property to facilitate the development of a minor manufacturing use. The EC District has been established to accommodate office, warehouse, research & development, light industrial, and supporting activities in a well-planned, high-quality business park setting. In addition to an expectation for high quality design, the district includes standards to help ensure compatibility between development and nearby residential uses.

The zoning site is adjacent to similar zoned properties to the north, west and east that were annexed in mid 1990s. Although these adjacent industrial developments have a CU-LI District zoning, they were conditioned to meet the higher development standards of the former Corporate Park (CP) District. The LI District was utilized to allow for a higher building area coverage percentage. Under the new Development Ordinance, which became effective on January 1, 2017, the CP District was eliminated and the newly established EC District was adopted to support limited industrial type development in areas designated on the City's Land Use Plan as Restricted Industrial. The EC District contains building and site design standards, prohibits more intensive industrial uses and allows greater building coverage. This new district eliminated the need to have a conditional zoning request with numerous conditions consisting of a mixture of CP and LI District standards.

Allowable uses of the requested EC District include the applicant's proposed minor manufacturing use and similar uses envisioned by the Restricted Industrial classification. The minor manufacturing use type involves indoor processing or assembly of finished or partially finished goods that do not require large stockpiles of raw material. Key to the designation of "minor" is that the processing and storage activities take place within enclosed buildings, which limit the creation of noise, vibration, dust, glare, heat, odor, and smoke.

Consistency with Adopted Policy Guidance:

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

The request is consistent with the Restricted Industrial designation applied to the northern portion of the City's Planning Area and is consistent with the adopted Land Use Plan.

Reasonableness/Public Interest:

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

The requested EC Districts allowable uses, and its building and site design standards are similar and compatible with previous conditional zoning approvals granted in this area.

Recommendation

Staff Recommends Approval

The Planning & Development Department recommends approval of the request to rezone this 8.7-acre parcel to the EC District.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

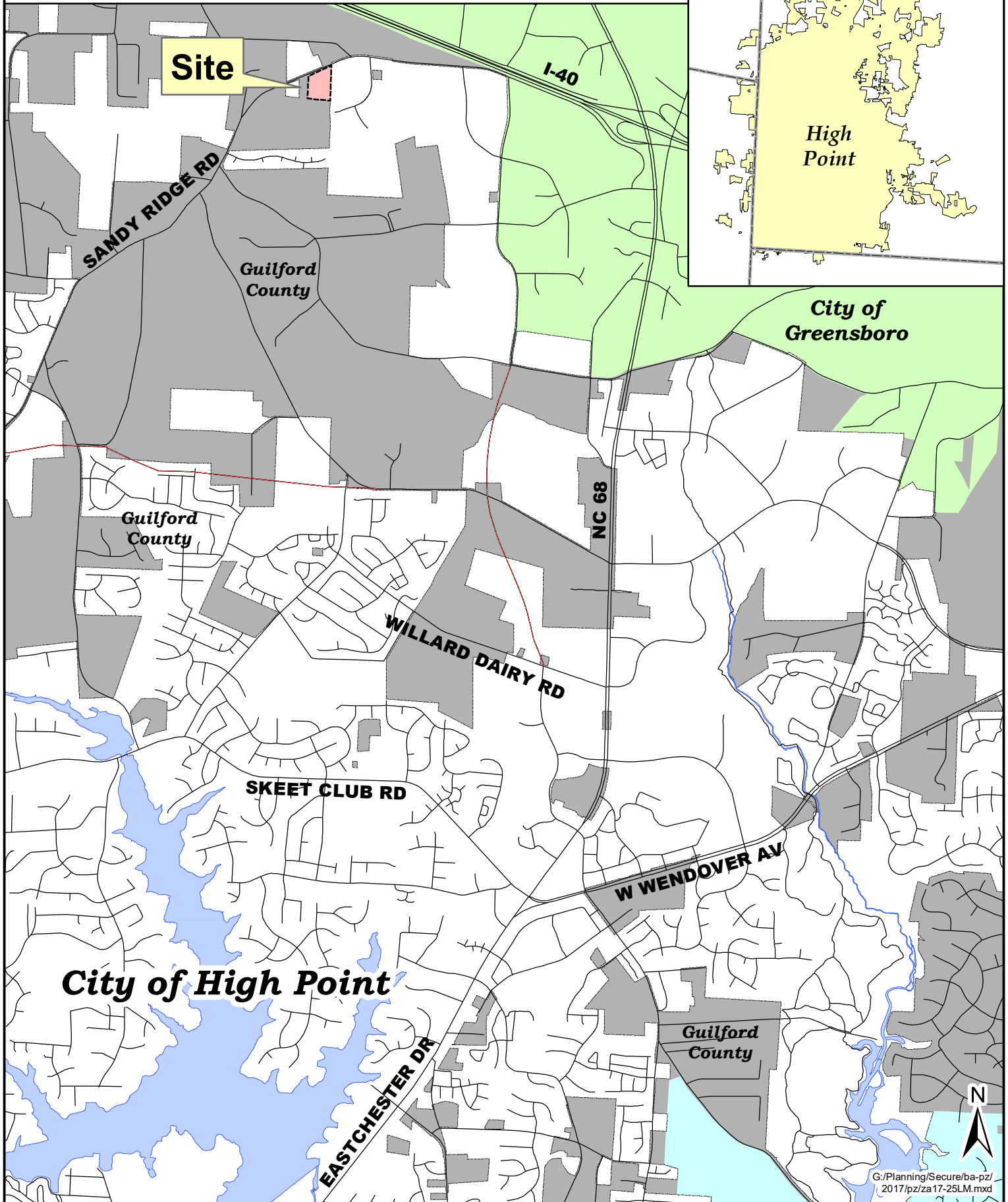
Report Preparation

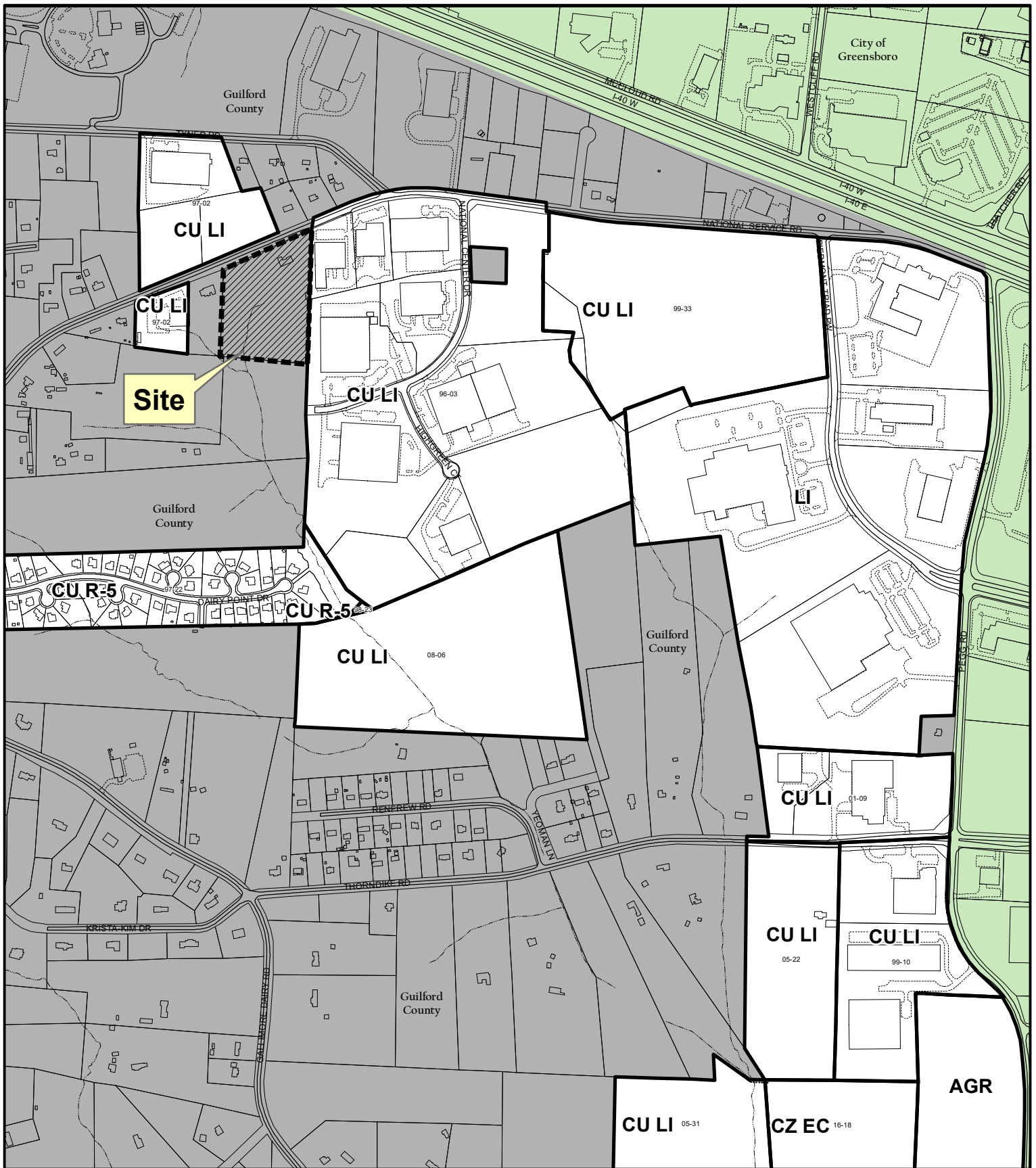
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-17-25

Applicant: Debbie T. Roberson and Martain T. Tucker





ZONING MAP AMENDMENT ZA17-25

From: Agricultural - AG (Guilford Co)
To: Employment Center - EC

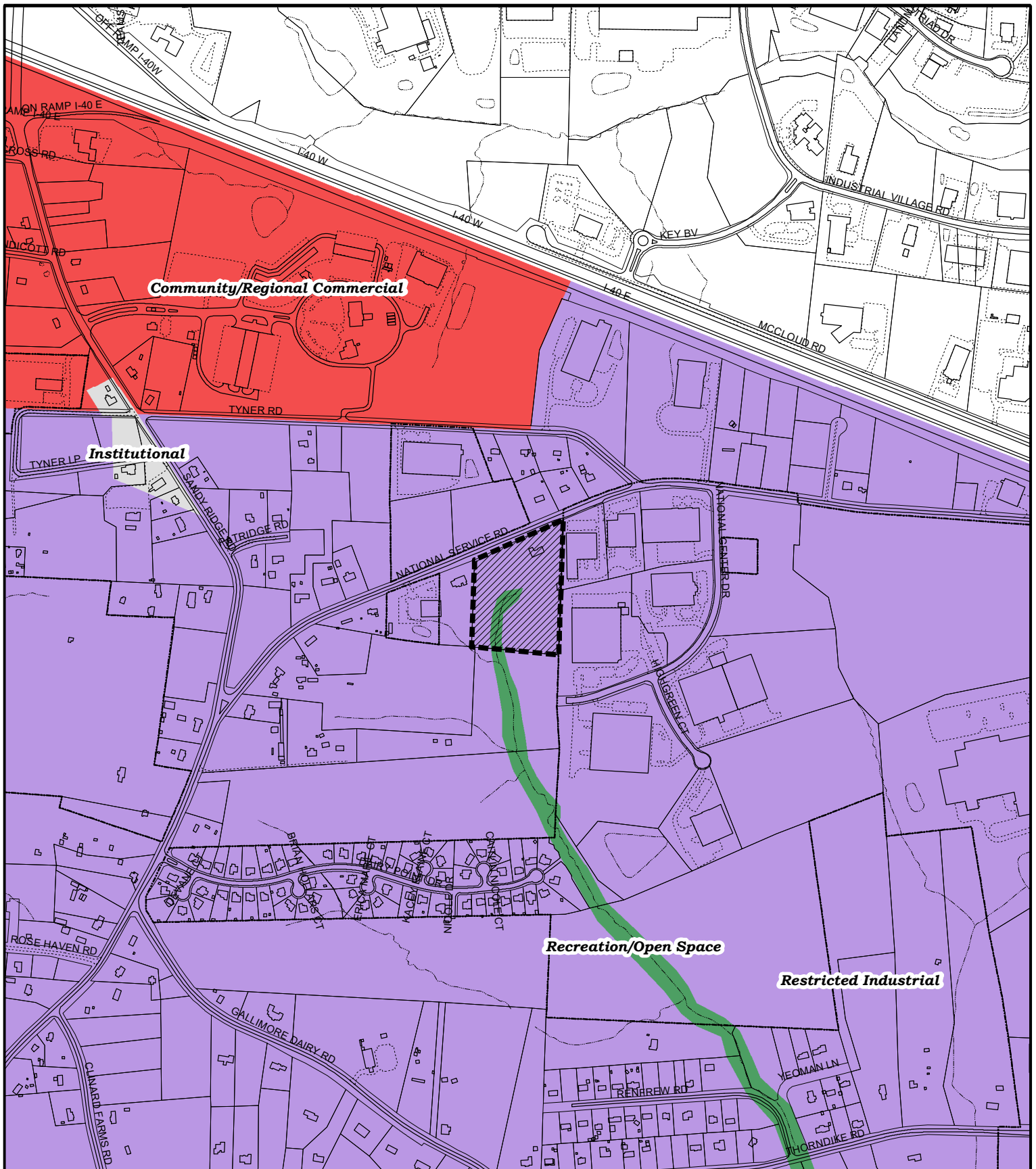
Existing Zoning Boundary **—————**
Subject Property Boundary **- - - - -**

**Planning & Development
Department**

City of High Point



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ZONING MAP AMENDMENT ZA-17-25

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

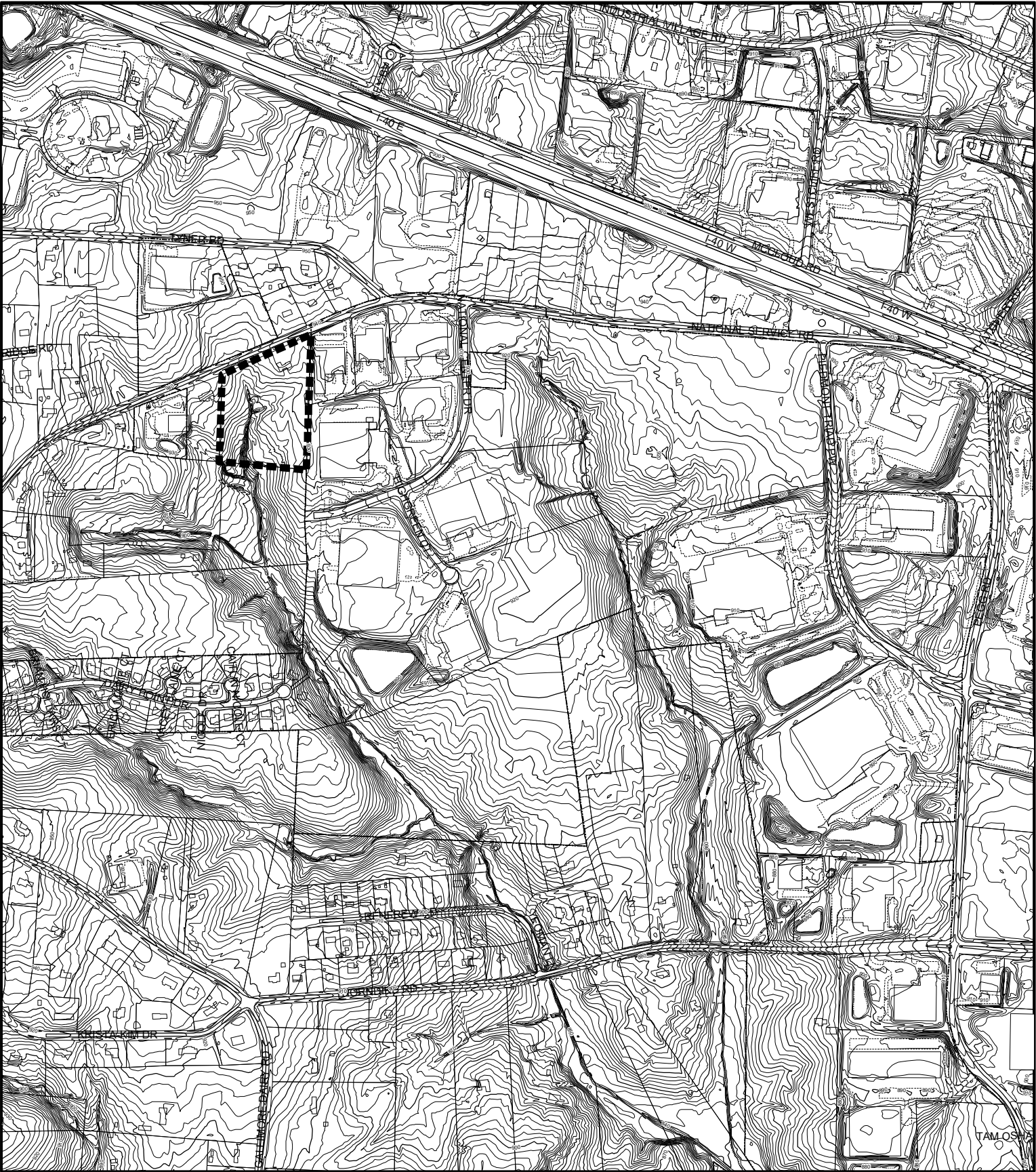


Planning & Development
Department

City of High Point



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ZONING MAP AMENDMENT ZA-17-25

Topography

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



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ZONING MAP AMENDMENT ZA-17-25



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 14, 2017 and before the City Council of the City of High Point on December 19, 2017 regarding **Zoning Map Amendment Case 17-25 (ZA-17-25)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on November 5, 2017, for the Planning and Zoning Commission public hearing and on December 6, 2017 and December 13, 2017, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 18, 2017**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Employment Center (EC) District**. The property is approximately 8.7 acres and lying along the south side of National Service Road, approximately 500 feet west of Tyner Road (8017 National Service Road). The property is also known as Guilford County Tax Parcel 0169800.

SECTION 2

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

SECTION 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.
18th day of **December, 2017**.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 17-25

Submitted by: Amanda P. Hodierne, Attorney at Law, on
behalf of Marsh Investments LLC.



8011 National Service Road • PO Box 550 • Colfax, NC 27235
Telephone: (336) 931-1100

October 17, 2017

Dear Neighbor:

Our company, Marsh Investments, LLC, is under contract to purchase the property located at 8017 National Service Road. Marsh Investments is a long standing member of the community with its business Tenn-Tex Plastics already located at 8011 National Service Road.

We plan to expand our current facility with the addition of this property. We have applied to the City of High Point to annex and rezone this property to allow for additional manufacturing space.

The granting of our request will enable us to proceed with plans for an attractive and functional use of this property. We have worked closely with High Point planning staff to ensure our request and eventual development is in keeping with City's vision for this part of town and we believe our request is in harmony with the surrounding community.

Please feel free to contact our office with any questions you have about this request. The High Point Planning and Zoning Commission will meet to consider our request on Tuesday, November 14th at 6:00 pm. The meeting is held in the Council Chambers located on the third floor of the Municipal Building at 211 S. Hamilton Street.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rick Marsh", written over a horizontal line.

Rick Marsh

Marsh Investments, LLC and
Tenn-Tex Plastics, Inc.

8017 NATIONAL SERVICE ROAD
SUMMARY OF NEIGHBORHOOD COMMUNICATION

- Based on the scattered nature of the surrounding property owners, the small number of surrounding property owners and the presence of many non-residential property owners in the area, the applicant chose to send a letter about this request to each person on the City's notification list.
- The attached letter was sent on October 17th to all property owners on the attached mailing list provided by the Planning Department.
- The letter explained the request and the reason for it, informed the recipient of the date, time and location of the Planning and Zoning Board public hearing and invited the recipient to contact the applicant with any questions
- To date, we have had no response from the letter

BARRINGER LEASING LLC
1620 FAIRFAX RD
GREENSBORO NC 27407

CLEVELAND, MICHAEL ; CLEVELAND, MARSHA W
8215 TYNER RD
COLFAX NC 27235

DERIC LLC
PO BOX 4024
GREENSBORO NC 27404

FRAZIER, LINDA J
8219 TYNER RD
COLFAX NC 27235

GEORGE H PITTS & LALA B PITTS REVOCABLE
TRUST ; PITTS, LALA B TRUSTEE
2520 SANDY RIDGE RD
COLFAX NC 27235

MARSH INVESTMENTS LLC
PO BOX 43
WALLBURG NC 27373

OWENS, LARRY MICHAEL ; OWENS, BETTY S
8217 TYNER RD
COLFAX NC 27235

ROBINSON, DENNIS WADE ; ROBINSON,
PAULETTE D BULL
PO BOX 207
COLFAX NC 27235

RWK-TRIAD LLC
1813 CAPITAL BLVD
RALEIGH NC 27604

SPIVEY, CYNTHIA H
8000 NATIONAL SERVICE RD
COLFAX NC 27235

STICEA, CONSTANTIN ; STICEA, LILIANA
8023 NATIONAL SERVICE RD
COLFAX NC 27235

TUCKER, FORREST A
8017 NATIONAL SERVICE RD
COLFAX NC 27235

TUCKER, M WILLARD ; TUCKER, BARBARA C
8109 THORNDIKE RD
GREENSBORO NC 27409

**HIGH POINT CITY COUNCIL SPECIAL MEETING
HIGH POINT MUNICIPAL BUILDING
3RD FLOOR LOBBY CONFERENCE ROOM
DECEMBER 6, 2017 – 3:00 p.m.**

Present:

Mayor Jay W. Wagner, Mayor Pro Tem Christopher Williams (Ward 2); Council Member Britt Moore (At Large), Council Member Donald Scarborough (At Large), Council Member Jeffrey Golden (Ward 1), Council Member Monica Peters (Ward 3), Council Member Wesley Hudson (Ward 4), Council Member Victor Jones (Ward 5), and Council Member Jason Ewing (Ward 6)

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Joanne Carlyle, City Attorney; and Cynthia Duncan-Smith, Executive Assistant

Others Present:

Roy Jones, Chief Executive Officer of ElectriCities; Matt Schull, Chief Operating Officer of ElectriCities; Strib Boynton, NCMPA1 Chair; and Bill McGuinn, NCMPA1 Alternate Member

Mayor Wagner called the Special Meeting to order at 3:00 p.m. and announced that the Special Meeting was called for the purpose of holding a Closed Session pursuant to N.C. General Statute 143-318.11(a)(1) to prevent the disclosure of privileged information.

Mayor Pro Tem Williams moved to enter into Closed Session to prevent disclosure of privileged information. Council Member Ewing made a second to the motion, which carried unanimously.

Upon reconvening into Open Session at 3:55 p.m., Mayor Wagner announced there would be no action as a result of the Closed Session.

The meeting adjourned at 3:55 p.m. upon motion duly made by Council Member Ewing and second by Mayor Pro Tem Williams.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Cynthia C. Duncan-Smith
Executive Assistant

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 17-23
(Enzine Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: December 18, 2018

Public Hearing: Yes

Advertising Date: December 6 & 13, 2017

Advertised By: Planning & Development

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

PURPOSE:

A request by Enzine Inc. to rezone an approximate 0.89-acre parcel from a Conditional Use Central Business (CU-CB) District to the Central Business (CB) District. The site is lying along the south side of W. High Avenue, approximately 150 feet west of S. Lindsay Street (407 W. High Avenue).

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request, as outlined in the attached staff report.
- B. On November 14, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 17-23. The Planning & Zoning Commission recommended **approval** of this request, by a vote of 8-0, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Enzine Inc.

Zoning Map Amendment 17-23

At its November 14, 2017 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 0.89-acre parcel to the Central Business (CB) District. All members of the Commission were present except for Ms. Marie Stone. Mr. Bob Robbins, Development Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request, on behalf of the applicant, was Ms. Connie Lineberry, Events Coordinator for Pandora's Manor, 407 W. High Avenue, High Point. Ms. Lineberry spoke about the owner's plans to construct an event center behind Pandora's Manor bed and breakfast and made herself available to answer questions.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the request is consistent with goals and objectives that encourage non-furniture-related uses, especially ones that creatively reuse historic buildings to complement the Market, and the request does not conflict with any adopted policy guidance documents.

Reasonableness Statement

The Commission stated that the request is reasonable and in the public interest as it removes non-relevant zoning conditions, will establish updated zoning on the property that will be consistent with the surrounding development pattern and with recent zoning actions by City Council in the downtown.

The Planning & Zoning Commission **adopted these statements** by a vote of 8-0.

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 17-23, as recommended by staff, by a vote of 8-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 17-23
November 14, 2017**

Request		
Applicant: Enzine Inc.	Owner: Enzine Inc.	
Zoning Proposal: To rezone a 0.89-acre parcel	From	CU-CB Conditional Use Central Business District
	To:	CB Central Business District

Site Information	
Location:	Lying along the south side of W. High Avenue, approximately 150 feet west of S. Lindsay Street (407 W. High Avenue).
Tax Parcel Number:	Guilford County Tax Parcel 0172463
Site Acreage:	Approximately 0.89 acres
Current Land Use:	Bed and Breakfast facility
Physical Characteristics:	The site has no noteworthy features.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sanitary sewer line lay adjacent to the site along S. Lindsay Street and W. High Street.
General Drainage and Watershed:	The site is relatively flat and drains in a general southerly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area (Downtown area)

Adjacent Property Zoning and Current Land Use			
North:	CU-CB	Conditional Use Central Business District	High Street ROW and railroad tracts
South:	HI	Heavy Industrial District	Vacant warehouse building and parking lot
East:	CB	Central Business District	Market Showrooms
	CU-CB	Conditional Use Central Business District	
	HI	Heavy Industrial District	
West:	CU-CB	Conditional Use Central Business District	Assembly use (American Legion Post)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1D: Preserve and revitalize key historic landmarks and unique areas in High Point.

	Obj. 4F: Introduce new uses and creative industries, including artist studios and living space, small business incubators, and live/work units, and support them through zoning. Obj. 6C: Identify and recruit new industries that complement or leverage the furniture industry, including design and “style” related businesses.
Land Use Plan Map Classification:	The site has an Office land use designation. This classification includes professional, personal and business service uses.
Land Use Plan Goals, Objectives & Policies:	The following objective of the Land Use Plan is relevant to this request: Obj.#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.
Relevant Area Plan:	<u>Core City Plan</u> In the Core City Plan, the site is identified as being within the Showroom District. While this area is intended to be the primary location for Market showrooms, non-furniture related businesses, including dining, retail, entertainment and cultural facilities should also be encouraged, because such amenities benefit both the High Point Market patrons and the community in general.
Zoning History:	Historically, the zoning site and the surrounding area was a residential area, at the fringe of the downtown, with some commercial/industrial warehousing uses fronting along W. Green Drive. Starting in the 1980s, this area began transitioning into an extension of the downtown area with the construction of the Market Square development along the east side of S. Lindsay Street. The zoning site was granted its current Conditional Use Central Business (CU-CB) District zoning approval in 1994. This zoning approval was the continuation of a trend that gradually rezoned most of the property in this block to the CU-CB District. In June 2017, City Council granted zoning approval to the abutting parcel to the east under Zoning Map Amendment 17-08. This application amended a previously adopted CU-CB District to remove a condition requiring on-site parking.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	High Avenue		135 ft.
Vehicular Access:	Via an existing driveway from High Avenue.		
Traffic Counts: (Average Daily Trips)	No traffic count information available for High Street.		
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> X	None

School District Comment

Not applicable to this zoning case.

Details of Proposal

The current CU-CB District zoning includes zoning conditions to provide a minimum of 20 parking spaces and to retain all trees on the site with a diameter greater than 12-inches. The applicant has requested rezoning from a CU-CB to the CB District to remove these conditions to allow for expanded use of the property as an event center catering to furniture market visitors and to serve as an accessory use to the current bed & breakfast facility that is operating at this location.

Staff Analysis

The zoning site was granted a CU-CB District zoning in 1994. As part of that zoning approval, development conditions were imposed to preserve larger tree specimens and to ensure some onsite parking was provided as the CB District does not require any minimum amount of on-site parking. During the preceding two-decades, the following has occurred to make these zoning conditions no longer relevant:

- 1) Trees at the rear of the site have been removed. It is unknown the reason for their removal (if they were healthy or diseased), but based on review of historic aerial photos, this occurred around 1998.
- 2) The creation of the High Point Market Authority in 2001 centralized the organization of this biannual event. The Market transportation network consists of regional parking lots, buses and a shuttle transportation network which has eliminated the need to require a minimum number of on-site parking spaces be provided.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The request is consistent with goals and objectives that encourage non-furniture related uses, especially ones that creatively reuse historic buildings to complement the Market; and the request does not conflict with any adopted policy guidance documents.

Reasonableness/Public Interest:

Whether an approval of the Conditional Zoning is reasonable and in the public interest.

The request to remove non-relevant zoning conditions will establish updated zoning on the property that will be consistent with the surrounding development pattern and with recent zoning actions by City Council in the downtown.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this parcel to the CB District.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

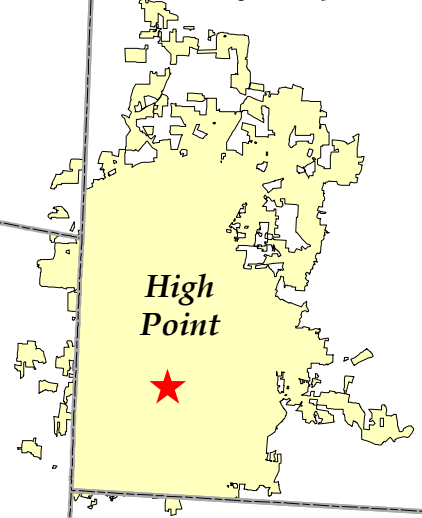
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-17-23

Applicant: EZINE INCORPORATED

Vicinity Map



City of High Point

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

I-74

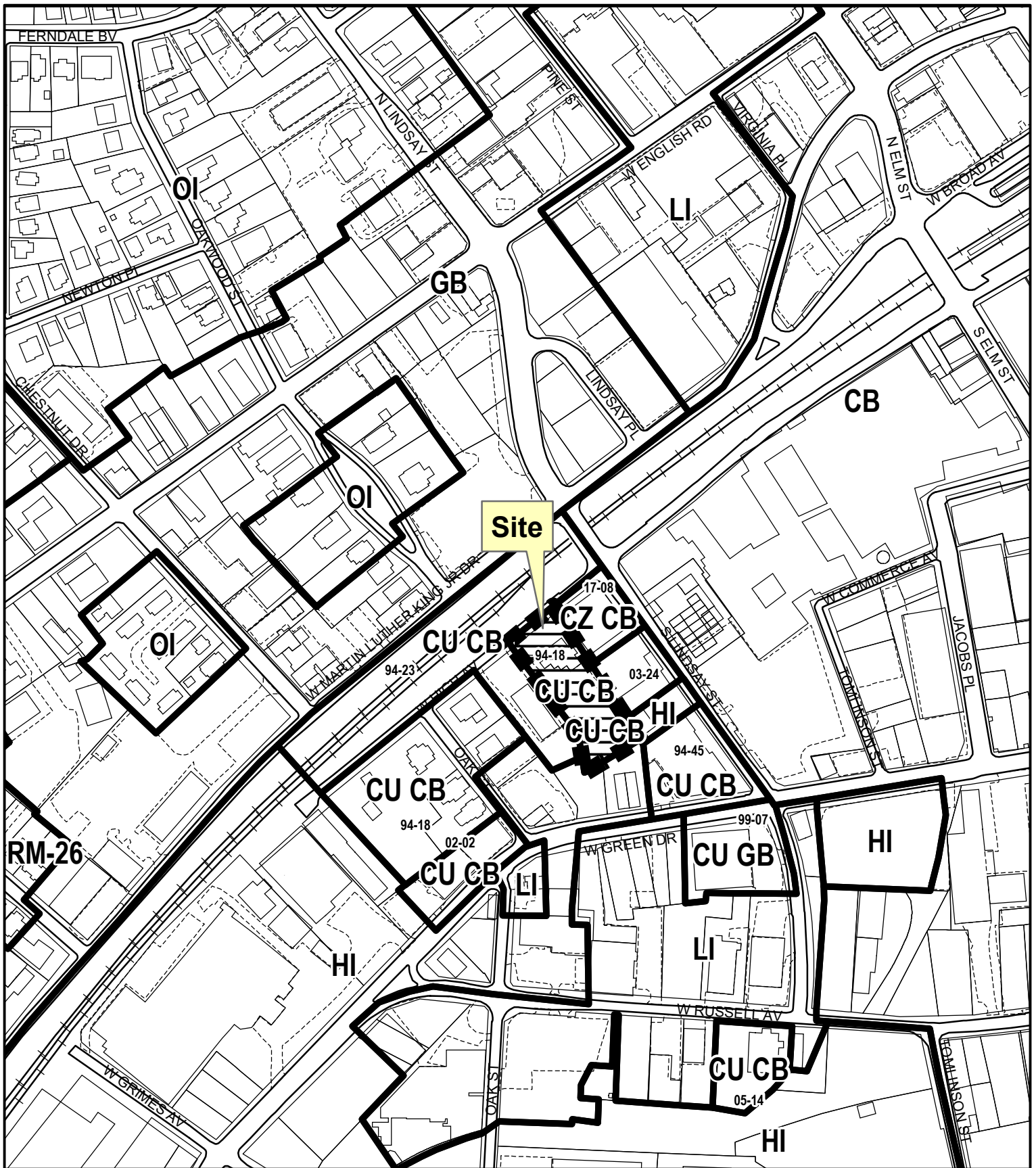
Site

ENGLISH RD

S MAIN ST

BUSINESS I-85





ZONING MAP AMENDMENT ZA-17-23

From: Conditional Use Central Business (CU CB)
To: Central Business (CB)

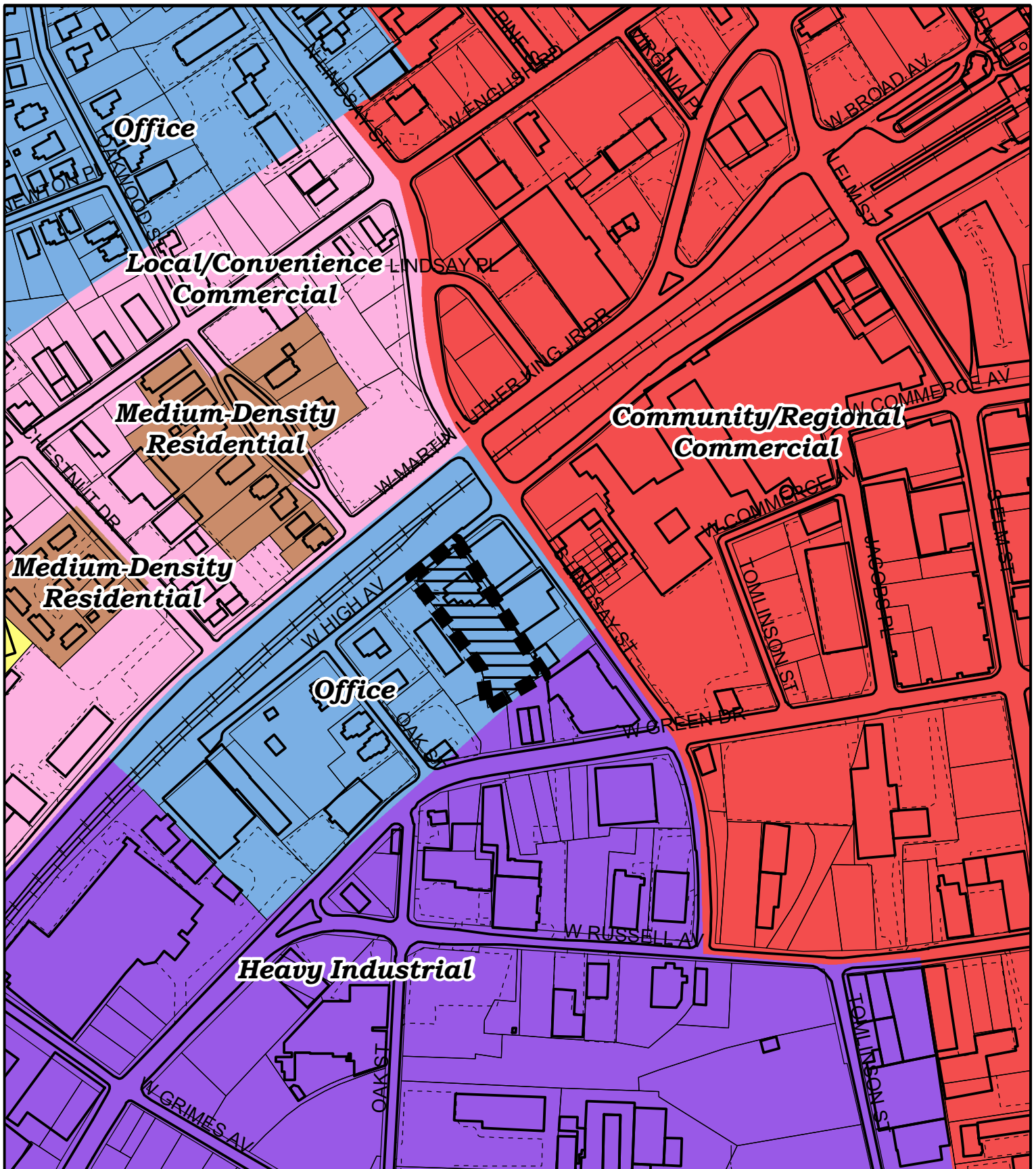
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



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ZONING MAP AMENDMENT ZA-17-23

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

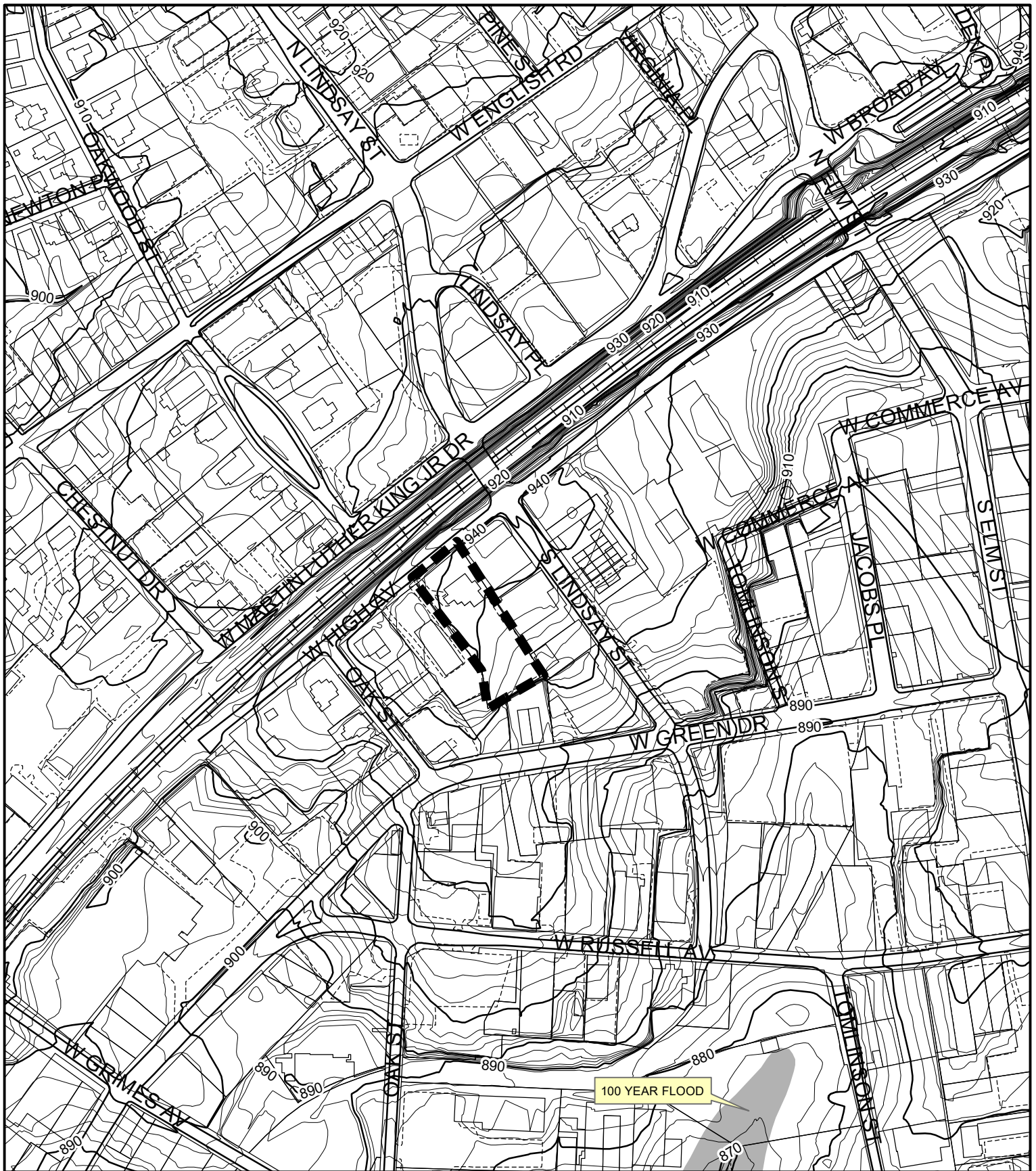


Planning & Development
Department

City of High Point



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ZONING MAP AMENDMENT ZA-17-23

Topography

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



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ZONING MAP AMENDMENT ZA-17-23

Site



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 14, 2017 and before the City Council of the City of High Point on December 19, 2017 regarding **Zoning Map Amendment Case 17-23 (ZA-17-23)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on November 5, 2017, for the Planning and Zoning Commission public hearing and on December 6, 2017 and December 13, 2017, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 18, 2017**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Central Business (CB) District**. The property is approximately 0.89 acres and lying along the south side of W. High Avenue, approximately 150 feet west of S. Lindsay Street (407 W. High Avenue). The property is also known as Guilford County Tax Parcel 0172463.

SECTION 2

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

SECTION 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.
18th day of **December, 2017**.

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Greenway Construction – Deep River to Penny Road

From: Lee Tillery –Parks and Recreation Director
Keith Pugh – Engineering Services Director

Meeting Date: December 18, 2017

Public Hearing: N/A

Advertising Date: November 3, 2017
Advertised By: Purchasing

Attachments: Attachment A – Bid Tabulations
Attachment B – Bid Tabulations Details

PURPOSE:

The construction of 1.3 miles of greenway from Deep River Road to Penny Road finalizing the connection of the High Point Greenway with the Bicentennial Greenway.

BACKGROUND:

Plans to construct this portion of the greenway have been in place for over five years pending plan approval and funding. The construction of this portion of the greenway will deliver a connection with the High Point Greenway and the Bicentennial Greenway which will provide a regional system connecting trails, destinations and other greenways from High Point through Guilford County, Greensboro and surrounding areas.

BUDGET IMPACT:

Funds for this project are appropriated in the Capital Improvement Plan (CIP) from the following sources: 2014 2/3rds bonds - \$2,000,000, CMAQ Grant - \$1,236,000, unspent funds from previous greenway segments - \$125,838 and savings from street bond projects - \$501,941. There is a separate budget amendment on this agenda to appropriate the NC Division of Parks and Recreational Trails Program grant in the amount of \$100,000 for a total funding of \$3,963,779.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council approve contract with Eaglewood, Inc in the amount of \$3,963,778.14 for the final construction of the High Point Greenway from Deep River Road to Penny Road.



FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Parks and Recreation and Engineering Services

COUNCIL AGENDA DATE: December 18, 2017

BID NO.: 26-111517 CONTRACT NO.: ENG 2016-11 DATE OPENED: Nov 15, 2017

DESCRIPTION:

Deep River Greenway - Connection from Deep River Road to Penny Road

PURPOSE:

Construction of the 1.3 mile Greenway connection from Deep River Road to Penny Road

COMMENTS:

RECOMMEND AWARD TO: Eaglewood, Inc AMOUNT: \$3,963,778.14

JUSTIFICATION:

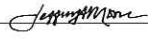
Recommendation to Eaglewood, Inc as the lowest responsible bidder

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
411410	533701	411001008205	40201	\$3,963,779
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: P. Lee Tillery Digitally signed by P. Lee Tillery
DN: cn=P. Lee Tillery, o=City of High Point, ou,
email=lee.tillery@highpointnc.gov, c=US
Date: 2017.11.29 11:17:42 -0500 DATE: Nov 29, 2017

The Purchasing Division concurs with recommendation submitted by the P&R / Engineering and recommends award to the lowest responsible, responsive bidder Eaglewood, Inc. in the amount of \$ 3,963,779.00.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti
DN: cn=Erik Conti, o, ou,
email=erik.conti@highpointnc.gov, c=US
Date: 2017.11.29 13:12:44 -0500 DATE: Nov 29, 2017

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC,
ou=Financial Services Director,
email=jeff.moore@highpointnc.gov, c=US
Date: 2017.12.04 07:52:54 -0500 DATE: Dec 4, 2017

CITY MANAGER: Greg Demko Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2017.12.04 08:53:51 -0500 DATE: Dec 4, 2017

Contract Bid Amount By Project & Bidders

Contract No.: 2016011

Awarded

Deep River Greenway - Deep River Road to Piedmont Environmental

EAGLEWOOD INC.

Proj. No.	Title	Eng	Engineers	Proposed Account	Bid Amount
P00374-01	Deep River Greenway	enterry	\$2,792,217.71		\$3,963,778.14

Total Contract Bid:

\$2,792,217.71

\$3,963,778.14

TRIANGLE GRADING & PAVING CO

Proj. No.	Title	Eng	Engineers	Proposed Account	Bid Amount
P00374-01	Deep River Greenway	enterry	\$2,792,217.71		\$4,199,234.00

Total Contract Bid:

\$2,792,217.71

\$4,199,234.00

YATES CONSTRUCTION COMPANY INC

Proj. No.	Title	Eng	Engineers	Proposed Account	Bid Amount
P00374-01	Deep River Greenway	enterry	\$2,792,217.71		\$4,176,480.00

Total Contract Bid:

\$2,792,217.71

\$4,176,480.00

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –517 Amos Street

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 12/18/17

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 517 Amos Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/30/17. No action occurred by the compliance date of 10/04/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

517 Amos St.

OWNER:

James Graham (deceased)

**REASON FOR
INSPECTION:**

Complaint received that property was vacant and in disrepair

**FIRST
INSPECTION:**
12/3/15

Summary of Major Violations

1. Repair or replace roof structure
2. Replace missing plumbing
3. Repair damage to interior walls
4. Repair or replace rotten fascia and boxing
5. Repair or replace exterior siding

**HEARING
RESULTS:**
8/10/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:**
8/30/17

Order to Repair or Demolish
Date of Compliance 10/4/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

We did have to advertise the notices in the High Point Enterprise in order to achieve service for this case.

517 Amos Street

W GRIMES AV

PHILLIPS AV

MILLIS ST

TAYLOR AV

AMOS ST

CROSS ST

GRAYSON ST

Site

REDDING DR

ENNIS ST

W GREEN DR

LANGFORD AV

HILLTOP ST

VAIL AV



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Inspections\PresentMap200.mxd

















CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent (ROI) for Street Abandonment 17-05
(Hedgecock Road, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: December 18, 2017

Public Hearing: No

Advertising Date: Not applicable

Advertised By: N/A

Attachments: A. Resolution of Intent (ROI) for Street Abandonment 17-05
B. Map of right-of-way proposed to be abandoned

PURPOSE:

Approval of a Resolution of Intent that establishes a public hearing date to consider a request by Hedgecock Road, LLC to abandon that portion of the Westside Thoroughfare lying north of Hedgecock Road and west of the Phillips Soccer Complex.

BACKGROUND:

Resolution of Intent for Street Abandonment 17-05 is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council set a public hearing date of Tuesday, January 16, 2018 to hear this request.

Publish four (4) consecutive weeks: December 22 & 29, 2017 and January 5 & 12, 2018

**RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENT
(SA17-05)**

WHEREAS, the City Council has been petitioned by Hedgecock Road, LLC to abandon that portion of the Westside Thoroughfare lying north of Hedgecock Road and west of the Phillips Soccer Complex.

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the above right-of-way and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-way above described and sets Tuesday, January 16, 2018, at 5:30 p.m. as the date for said public hearing before the Council in the Council Chamber of the Municipal Building in High Point.

Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328 or FAX (336) 883-3056.

By Order of the City Council
This the 18th day of December, 2017.

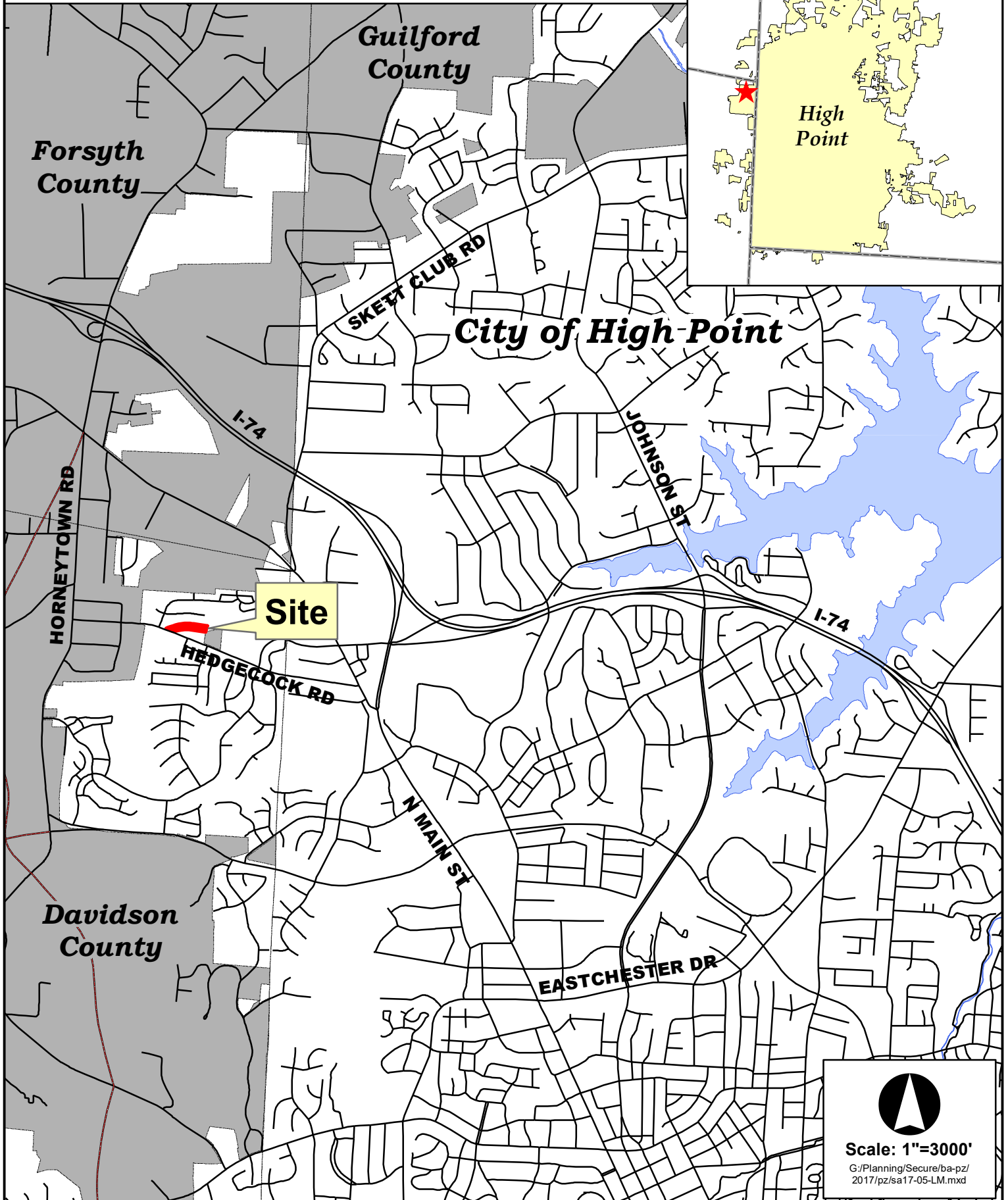
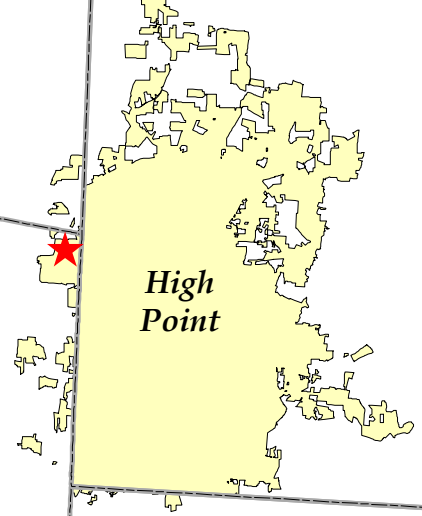
Lisa B. Vierling, City Clerk
Petition Submitted by: Hedgecock Road, LLC

LOCATION MAP

STREET ABANDONMENT SA-17-05

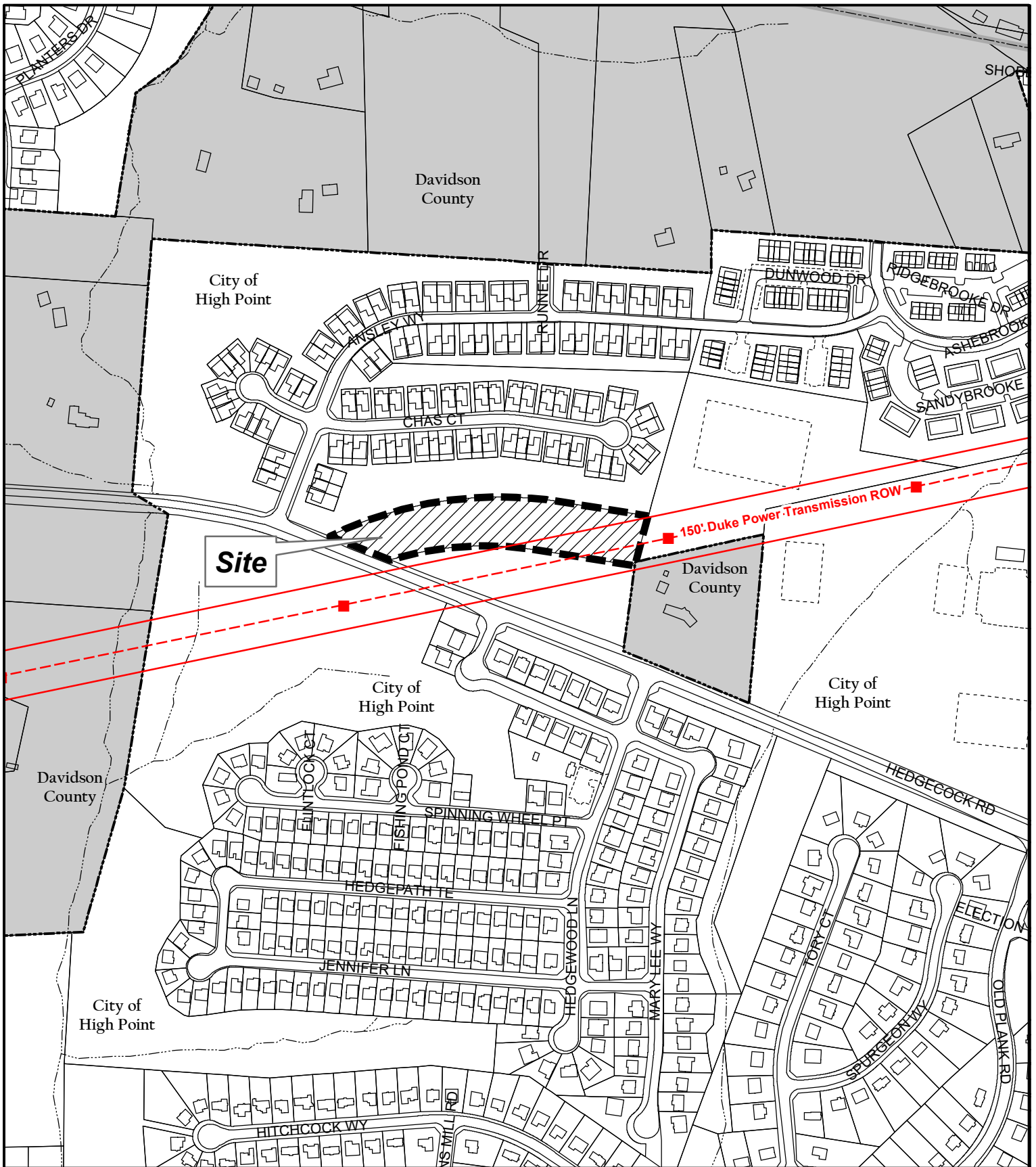
Applicant: Hedgecock Road LLC

Vicinity Map



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STREET ABANDONMENT SN-17-05

Applicant: Hedgecock Road LLC
Area: 3.05 acres



Location of requested street abandonment

**Planning & Development
 Department**

City of High Point



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 2017\pz\sa 17-05exhB.mxd

CITY OF HIGH POINT

AGENDA ITEM



Title: Traffic Control Ordinance Updates

From: Mark McDonald, Transportation Director

Meeting Date: Monday December 18, 2017

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Location Maps

PURPOSE:

Consideration of changes to traffic control measures at two (2) locations: 1) Westover Drive and Ingleside Drive; and 2) N. Elm Street and Gatewood Avenue. A brief description of each recommended change is presented below. Mapping of each location is attached.

BACKGROUND:

Westover Drive and Ingleside Drive:

Several complaints have been received recently regarding crashes at the intersection and the speeding on Westover Drive. Since Hartley Drive Extension opened several years ago, volumes on Ingleside Drive have increased and are almost as high as those on Westover (1,300 vpd versus 1,500 vpd). Over the past five years, there have been 13 angle crashes at this intersection, with some motorists running the existing STOP signs on Ingleside.

To address these conditions, Transportation recommends the installation of 4-Way STOP control at the intersection. Although not intended for speed control, multi-way STOPS can offer some traffic calming benefits, with a greater assurance that motorists approaching and entering the intersection are doing so at lower speeds and have more time to take notice of traffic conditions. With everyone stopping, safety should improve, as crashes occurring in 4-Way STOP controlled intersections are typically minor.

N. Elm Street and Gatewood Avenue:

N. Elm Street and Gatewood Avenue is an intersection with a chronic angle crash problem. A caution signal was installed in the early 1980s, which generally helps to reduce angle crashes, but it has proven ineffective at this location. In the most recent five-year crash study, 29 angle crashes occurred in the intersection; in 16 of these crashes the motorist at fault failed to stop on Gatewood Avenue. In early 2016, overhead STOP signs were installed on the Gatewood approaches to help make motorists more aware of the STOP condition. Since then, three additional failure-to-stop crashes have occurred.

A review of traffic counts at this location found that volumes on N. Elm Street are more than three times that on Gatewood Avenue (2014 peak hour totals: 1,108 on N. Elm, and 315 on Gatewood). However, while the counts heavily favor N. Elm, 4-Way STOP control is appropriate at unsignalized intersections with patterns of right-angle and turning crashes. This can reduce crashes by providing more orderly traffic movements through an intersection, and offering greater assurance that motorists are entering the intersection at lower speeds and with more time to assess traffic conditions.

BUDGET IMPACT:

The budget impact of these changes is limited to the cost of additional and upgraded traffic signing, new pavement markings, and minor modifications to the flashing signal at N. Elm and Gatewood. The total cost to implement the improvements at

both locations is estimated to be under \$2,000. This cost can be absorbed in the Transportation Department's current operating budget.

RECOMMENDATION / ACTION REQUESTED:

The Transportation Department requests City Council's consideration and approval of the following traffic control measures, to be added to Schedule P of the City's Code of Ordinances:

4-Way STOP at the intersection of Westover Drive and Ingleside Road

4-Way STOP at the intersection of N. Elm Street and Gatewood Avenue



1

2

68

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of support for improvement of the existing intersection of Johnson Street (SR 1818) and Sandy Ridge Road (SR 1820) by realigning the existing intersection, adding turn lanes on both roads and installing a traffic signal at this location

From: Mark McDonald, Transportation Director

Meeting Date: December 18, 2017

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments:

PURPOSE:

Consideration of a resolution of support.

BACKGROUND:

The NC Department of Transportation issued a call for projects for the use of High Impact - Low Cost Funds as part of Senate Bill 257, "Current Operations Appropriations Act of 2017", Section 34.7.(c). Due to development pressure near the intersection of Johnson Street and Sandy Ridge Road the High Point Department of Transportation submitted the above referenced project through the High Point Metropolitan Planning Organization to NCDOT for consideration of funding. As part of the project submittal process, NCDOT is requesting this resolution of support by the City of High Point City Council.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Department of Transportation recommends approval of this resolution of support regarding improvements to the intersection of Johnson Street (SR 1818) and Sandy Ridge Road (SR 2020).

City Council's consideration of this request is appreciated. I will be available at the Monday December 18th meeting to address questions.

RESOLUTION OF SUPPORT
REGARDING IMPROVEMENTS TO THE INTERSECTION OF JOHNSON STREET
(SR 1818) AND SANDY RIDGE ROAD (SR 2020)

WHEREAS, G.S. 136-11.1 requires that the North Carolina Department of Transportation ("NCDOT") request a resolution from all municipalities and counties affected by certain planned transportation projects to express their views on the project prior to any action taken by the North Carolina Board of Transportation ("Board"); and

WHEREAS, the Department has proposed committing in excess of \$250,000 for the intersection improvements at Johnson Street and Sandy Ridge Road by re-aligning the intersection, with the addition of turn lanes and a traffic signal; and

WHEREAS, pursuant to G.S. 136-11.1, the City is provided the opportunity to state its views on the Project through this resolution before action of the Board; and

WHEREAS, the Department and the Board shall consider, but shall not be bound by, the views of the City regarding the Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HIGH POINT RESOLVES:

Section 1. The City supports the Project because it will enhance the safety of the traveling public in the area and requests the Department and the Board approve the Project.

Section 2. This resolution shall be effective upon passage.

Adopted this 18th day of December 2017

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent (ROI) for Street Abandonment 17-06
(High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: December 18, 2017

Public Hearing: No

Advertising Date: Not applicable

Advertised By: N/A

Attachments: A. Resolution of Intent (ROI) for Street Abandonment 17-06
B. Map of right-of-way proposed to be abandoned

PURPOSE:

Approval of a Resolution of Intent that establishes a public hearing date to consider a request by High Point University to abandon that portion of the Barbee Avenue right-of-way lying east of the Willow Place right-way.

BACKGROUND:

Resolution of Intent for Street Abandonment 17-06 is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council set a public hearing date of Monday, February 5, 2018 to hear this request.

Publish four (4) consecutive weeks: January 5, 12, 19 & 26, 2018

**RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENT
(SA17-06)**

WHEREAS, the City Council has been petitioned by High Point University to abandon that portion of the Barbee Avenue right-of-way lying east of the Willow Place right-way.

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the above right-of-way and calling a public hearing on the question;

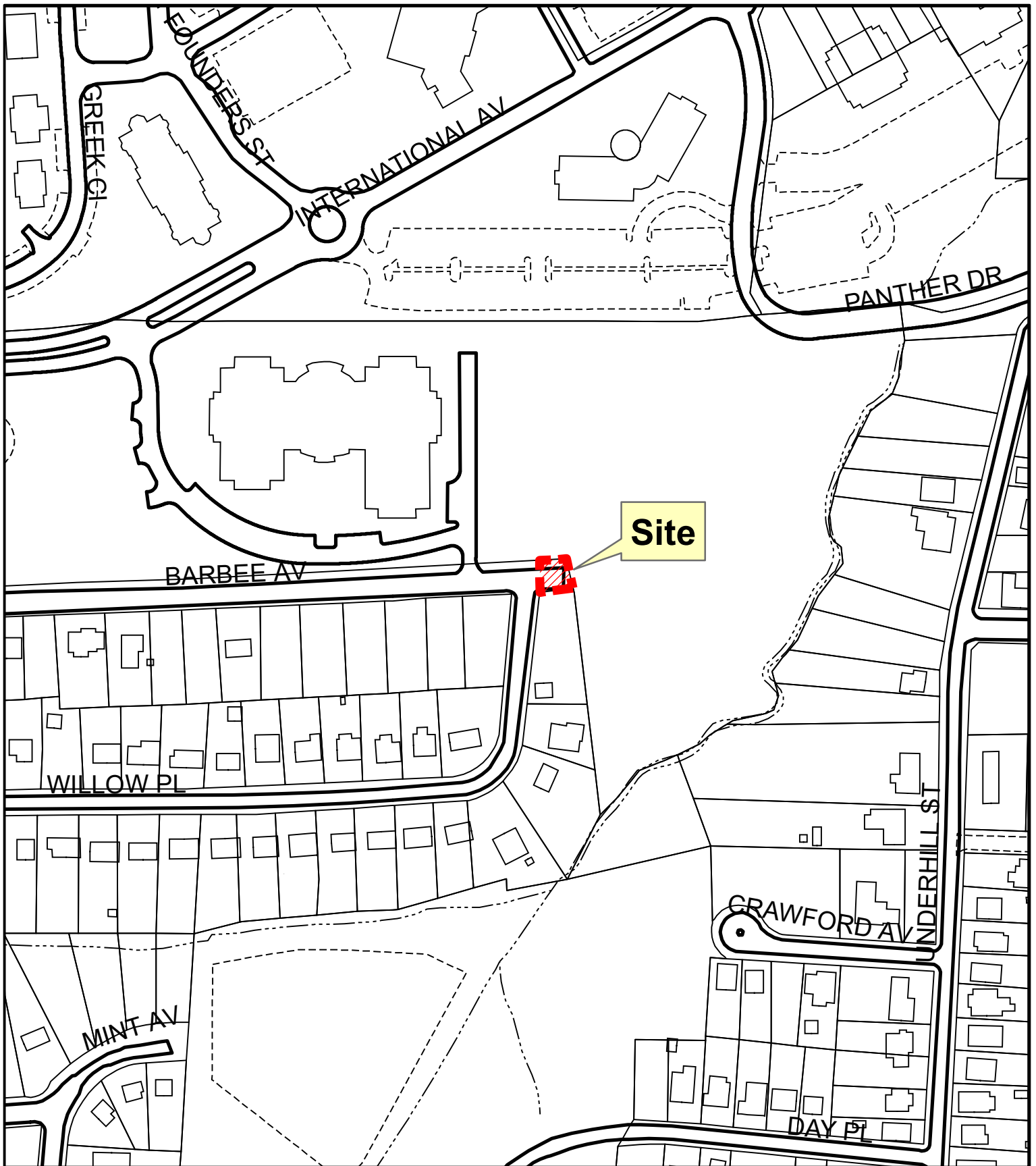
NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-way above described and sets Monday, February 5, 2018, at 5:30 p.m. as the date for said public hearing before the Council in the Council Chamber of the Municipal Building in High Point.

Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328 or FAX (336) 883-3056.

By Order of the City Council
This the 18th day of December, 2017.

Lisa B. Vierling, City Clerk
Petition Submitted by: High Point University



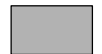
STREET ABANDONMENT SA-17-06

Applicant: High Point University

Area: 0.05 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Planning & Development
Department**

City of High Point



Scale: 1"=200'

G:/Planning/Secure/ba-pz/
2017/pz/sa17-06.mxd

CITY OF HIGH POINT

AGENDA ITEM



Title: Fire Limits

From: Chief Tommy Reid

Meeting Date: December 18, 2017

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Map

PURPOSE/BACKGROUND:

The city currently has established primary and secondary fire limits that were identified in the 1950s. Fire limits were a means to control combustible (wood) construction in the main downtown areas to prevent catastrophic conflagrations from destroying a city. With the development of model building and fire codes the need for fire limits has become unnecessary in most cases. In addition, the improvements in city water supply, fire department equipment and staffing, and firefighting techniques and strategies further reduce the need for fire limits.

The State requires that Council establish a primary fire limit and may establish a secondary limit at their discretion. After evaluating the existing fire limits, it is the Fire Department's recommendation that the secondary limits be eliminated and the primary limits reduced to the main downtown, densely populated, high fire load area. Eliminating the secondary and reducing the primary will eliminate the added construction features that would be required, reducing construction costs while meeting the model building and fire codes. Maintaining the reduced fire limits meets the statutory requirements while providing the added level of protection in and around the core downtown area that was constructed under various building codes in effect over time.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Recommend council approve the elimination of the secondary fire limits and the establishment of the new reduced primary fire limits with the City.





CITY OF HIGH POINT

AGENDA ITEM



Title: Contract Extension for Corrosion Inhibitor Ward Water Treatment Plant

From: Terry Houk – Public Services Director
Derrick Boone – Asst. Director Public Services
Wendell Pickett, Water Plant Superintendent

Meeting Date: December 18, 2017

Public Hearing: No

Advertising Date: November 8, 2015

Advertised By: Purchasing

Attachments: Attachment A – Signed extension letter

PURPOSE:

This product is used to protect the pipes in the distribution system from corrosion and to help keep lead and copper from leaching into the system.

BACKGROUND:

Corrosion Inhibitor for Ward Water Plant bids were received on November 17, 2015. The current contract is up for renewal. The Public Services Department recommends that the contract extension be awarded to Sterling Water Technologies for a period of one year beginning January 1, 2018 and ending December 31, 2018 with an option to extend one more year.

BUDGET IMPACT:

Funding is available in the FY 2017-2018 Budget.

RECOMMENDATION / ACTION REQUESTED:

Public Services is recommending that Council approve this contract extension to Sterling Water Technologies for \$95,964.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services**

COUNCIL AGENDA DATE: **12/18/2017**

BID NO.: **47-111715**

CONTRACT NO.:

DATE OPENED: **11/17/2015**

DESCRIPTION:

Chemical extension for Corrosion Inhibitor used at the Ward Water Plant.

PURPOSE:

To provide protection for the interior of the distribution piping to prevent corrosion.

COMMENTS:

Recommend a One year extension from January 1, 2018 to December 31, 2018.

RECOMMEND AWARD TO: **Sterling Water Technologies**

AMOUNT: **\$95,964.00**

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
621758	526103			\$95,964.00
TOTAL BUDGETED AMOUNT				\$95,964.00

DEPARTMENT HEAD:

Terry Houk

Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US
Date: 2017.11.22 08:18:20 -0500

DATE: **Nov 22, 2017**

The Purchasing Division concurs with recommendation submitted by the **Public Services** and recommends award to the lowest responsible, responsive bidder **Sterling Water Tech.** in the amount of \$ **95,964.00**.

PURCHASING MANAGER:

Erik Conti

Digitally signed by Erik Conti
DN: cn=Erik Conti, o, ou,
email=erik.conti@highpointnc.gov, c=US
Date: 2017.11.22 11:59:33 -0500

DATE: **Nov 22, 2017**

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR:

Jeffrey A. Moore

Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC,
ou=Financial Services Director,
email=jmfmoores@highpointnc.gov, c=US
Date: 2017.12.04 07:54:49 -0500

DATE: **Dec 4, 2017**

CITY MANAGER:

Greg Demko

Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2017.12.04 08:53:04 -0500

DATE: **Dec 4, 2017**

Bid Tabulation
Bid #47-111715
Corrosion Inhibitor

<u>BIDDERS</u>	<u>UNIT COST PER TON</u>	<u>TOTAL Estimated 120 Tons</u>	<u>DELIVERY DAYS ARO</u>
F2 Industries	\$840.00	\$100,800.00	7-10 days
Shannon Chemical	\$677.77	\$81,332.40	7-14 days
Sterling Water Technologies	\$799.70	\$95,964.00	5-8 days

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation Case 17-12**
 (Debbie Tucker Roberson and Martin T. Tucker)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: December 18, 2018

Public Hearing: Yes

Advertising Date: December 1, 2017

Advertised By: Planning & Development

Attachments: A. Staff Report
 B. Map
 C. Annexation Ordinance of Adoption

PURPOSE:

A request by Debbie Tucker Roberson and Martin T. Tucker to consider a voluntary non-contiguous annexation of approximately 8.78 acres lying along the south side National Service Road, approximately 500 feet west of Tyner Road. The property is addressed as 8017 National Service Road and is also known as Guilford County Tax Parcel 0169800.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 17-12.

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

**STAFF REPORT
ANNEXATION 17-12
November 18, 2017**

Request	
Applicant: Debbie Tucker Roberson and Martin T. Tucker	Owners: Debbie Tucker Roberson and Martin T. Tucker
Proposal: Voluntary non-contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 17-25

Site Information	
Location:	Lying along the south side of National Service Road, approximately 500 feet west of Tyner Road (8017 National Service Road).
Tax Parcel Number:	Guilford County Tax Parcel 0169800
Site Acreage:	Approximately 8.78 acres
Current Land Use:	Single family detached dwelling
Current Fire District:	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
Proposed Development:	The property owner has a buyer that is proposing to establish a "Minor Manufacturing" use on the site.
Proposed Unit Type, Number and Average Value:	An approximately 120,000 square foot industrial building is proposed to be developed at a cost of approximately \$3,000,000.
Proposed Build-out Schedule:	Approximately one year.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The site has a moderately sloping terrain with the western half of the property being heavily wooded. A drainage ditch runs in a north-to-south direction along the western portion of the property.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along National Service Road and an 8-inch City sewer line lies along National Service Road, approximately 260 feet west of the site.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area Airport Overlay (Zone 1)

Adjacent Property Zoning and Current Land Use			
North	CU-LI AG	Conditional Use Light Industrial District Agricultural District (Guilford County)	Undeveloped parcel and single-family dwelling
South:	AG	Agricultural District (Guilford County)	Undeveloped parcel
East:	AG	Conditional Use Light Industrial District	Industrial/manufacturing uses
West:	AG	Agricultural District (Guilford County)	Undeveloped parcel

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	National Service Road	Minor Thoroughfare	600 ft.
Vehicular Access:	One point of access shall be allowed to National Service Road		

City Department Comment Summary
Comments were not requested for this proposed annexation due to the fact the site is surrounded by the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not warrant individual department comment.

Details of Proposal
The applicant is requesting annexation to have access to City utilities to facilitate development of an industrial use. This property is situated in the northern portion of the City's planning area, and is designated on the adopted Land Use Map for Restricted Industrial uses. There have been a number of annexation approvals to allow Restricted Industrial type uses in this portion of the City's Planning area since the 1990s. The site abuts the City's corporate limits along its eastern boundary and is adjacent to parcels that are within the City limits to the north and west.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is generally surrounded by the City's corporate limits and City services and service vehicles are already present in this area. The annexation of this parcel will not negatively impact the City's ability to provide services in this area.

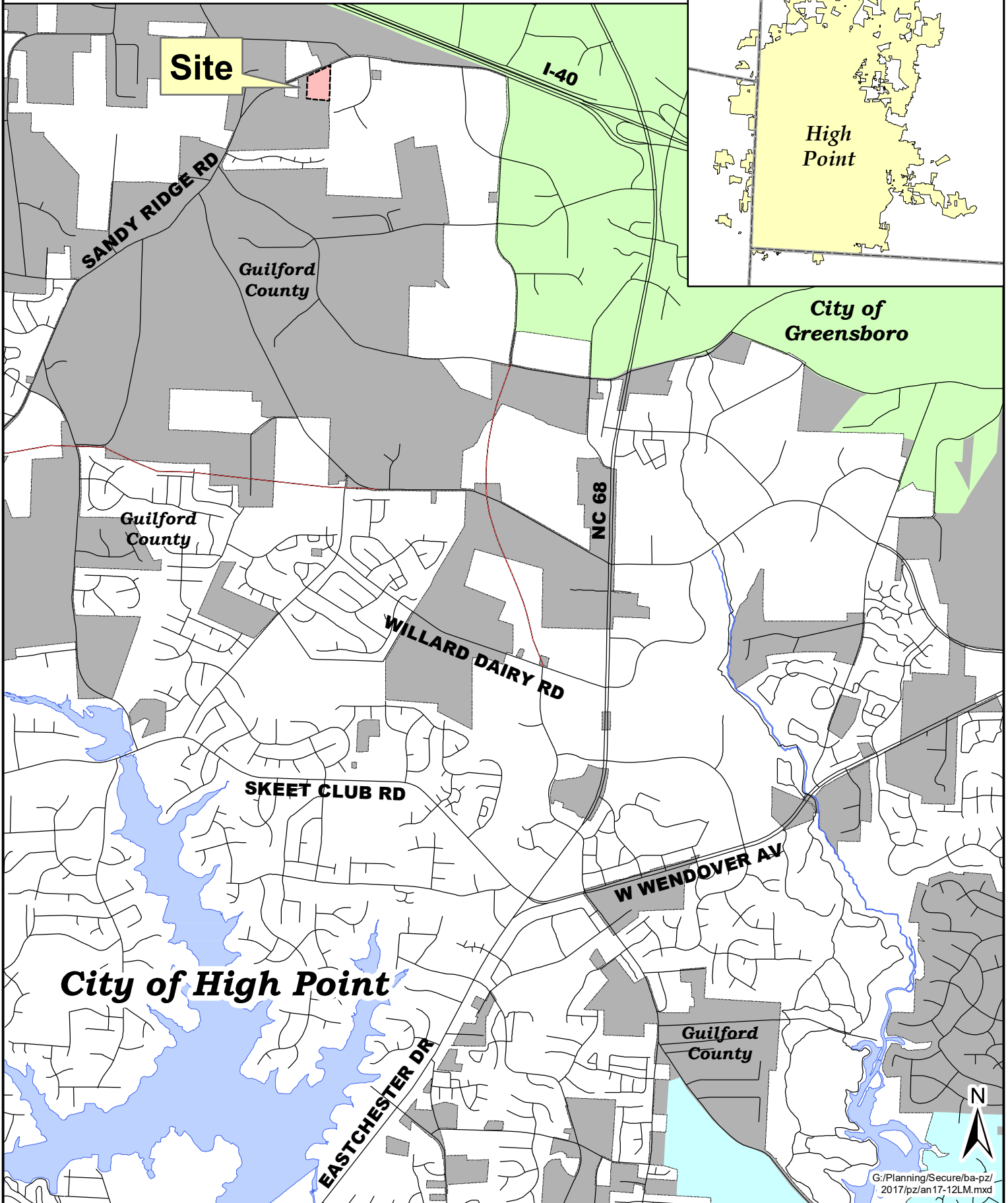
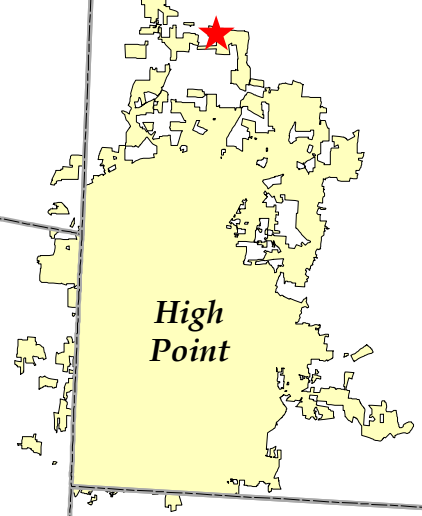
Report Preparation
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ANNEXATION CASE: AN-17-12

Applicant: Debbie T. Roberson and Martain T. Tucker

Vicinity Map



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 18th day of December, 2017; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of December 18, 2017.

ANNEXATION DESCRIPTION

Debbie Tucker Roberson and Martin T. Tucker

Annexation Case 17-12 (AN-17-12)

Guilford County Tax Parcels 0169800 (8017 National Service Road)

Being all that certain tract or parcel of land lying and being in Deep River Township, Guilford County, North Carolina, being more particularly described as follows:

BEGINNING at a metal rebar found in the westerly line of Lot 1-D of the Piedmont Corporate Park Subdivision (Plat Book 143, Page 83, Guilford County Register of Deeds Office), said rebar being also the northeasterly corner of property owned, now or formerly by Dennis Wade Robinson and Paulette D. Bull Robinson (Deed Book 1575, Page 621, Guilford County Register of Deeds Office), said rebar having North Carolina State Plane Grid Coordinates(NAD 83/2011) of North (y) = 850,222.31 feet and East (x) = 1,709,007.58 feet; running thence with the northerly line of Robinson North 83 deg 51' 24" West a distance of 536.04 feet to an iron pipe found, the southeasterly corner of Lot 3 of the Sarah Tucker Monroe Subdivision (Plat Book 77, Page 97, Guilford County Register of Deeds Office); thence with the easterly line of said Lot 3 North 00 deg 42' 54" West a distance of 575.31 feet (passing an iron pipe set at a distance of 529.94 feet; passing an iron pipe found at a distance of 544.57 feet) to a point in the centerline of National Service Road [SR 1844]; thence with the centerline of National Service Road [SR 1844] North 67 deg 04' 01" East a distance of 579.15 feet to a point in the centerline of said road; thence South 00 deg 27' 02" East, falling in with the westerly line of Lot 1-C (Plat Book 129, Page 26, Guilford County Register of Deeds Office) and Lot 1-D of the Piedmont Corporate Park Subdivision (Plat Book 143, Page 83, Guilford County Register of Deeds Office), a distance of 858.33 feet (passing an iron pipe set at 45.46 feet; passing an iron pipe found at a distance of 462.79 feet; passing a pinched-top iron pipe found at a distance of 569.47 feet) to the point and place of BEGINNING, containing 8.787 acres, more or less.

SECTION 2. Upon and after **December 18, 2017** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for **Guilford** County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

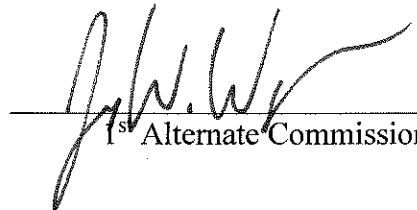
Adopted by City Council,
this the **18th** day of **December, 2017**.
Lisa B. Vierling, City Clerk

BOARDS/COMMISSIONS/LIAISON MEMBERS
(2017-2019) High Point City Council

<u>ABC Board</u> - 3rd Wednesday- 2:00 p.m. , Administration Offices at 201 W. Fairfield.....	Ewing
<u>Arts Council</u> - 2nd Wednesday- 12 Noon - 121 S. Centennial.....	Hudson
<u>Board of Realtors-(Board of Directors)</u> Last Wednesday- Various times/locations	Moore
<u>Chamber of Commerce</u> ... 4th Wednesday- 4:00 p.m. - Board Room, Chamber of Commerce.....	Moore
<u>Citizens Advisory Council</u> - 4th Thursday- 6:00 p.m. - (various locations)	Golden
<u>Connect HP</u>	Jones
<u>Convention & Visitors Bureau</u> - 3rd Wednesday- 12 Noon – HPCVB @ 1634 N. Main, Suite 102.....	Jones
<u>Economic Development Corporation</u> - 1st Wednesday- 4 p.m. (none in Jan., July or Dec.) various locations	Ewing/Wagner
<u>Furniture Market Authority (BOD)</u> -(meet 4 times a year)	Wagner/Williams
<u>Forward High Point</u>	Williams
<u>Greater HP Food Alliance</u>	Williams
<u>Guilford County Economic Development Alliance Leadership Group</u> – 4th Thursday of month – 8:30 a.m. GTCC, Cameron Campus, 7908 Leabourne Road, Colfax.....	Wagner/Golden
<u>Guilford County Local Emergency Planning Committee</u> - 2nd Thursday of month - 9 a.m- 12 Noon - Various locations (see attached schedule).....	Jones
<u>High Point Community Against Violence</u> - 2nd Wednesday @ 8:30 a.m.	Scarborough/Williams
(High Point Police Department)	
<u>Housing Authority</u> - 2nd Wednesday- 4:00 p.m. - Board Room (unless otherwise posted).....	Williams
<u>High Point Theatre Advisory Board</u> - 3rd Wednesday- 4:00 p.m. - High Point Theatre.....	Hudson
<u>Human Relations Commission</u> - 2nd Thursday- 5:30 p.m. - 3 rd Floor Lobby Conf. Rm.....	Jones
<u>Library/Museum Board of Trustees</u> - 3rd Wednesday- 4:30 p.m. - Board Room- Library	Peters
<u>NC Municipal Power Agency (NCMPA-1) ElectriCities</u>	Alexander/Wagner
<u>Parks & Recreation Commission</u> - 2nd Monday – 5:30 p.m. - Parks & Rec. Adm. Offices @ 136 Northpoint.....	Scarborough
<u>PART</u> - 2nd Wednesday @ 8:30 a.m. - PART Office- Greensboro.....	Ewing
<u>Piedmont Triad Regional Council</u> Paul J. Ciener Botanical Gardens, Kernersville.....	Scarborough
<u>Say Yes Guilford- Community Leadership Council</u>	Wagner/
<u>Transportation Advisory Committee/MPO</u> - 4th Tuesday @ 10:00 a.m.	Wagner
<u>Welfare Reform Liaison Project</u>	Golden
<u>Workforce Development Board</u>	Peters

OATH

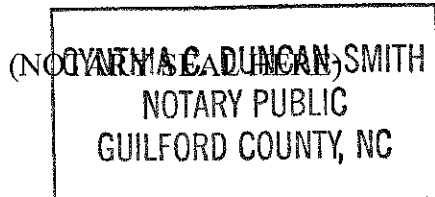
I, Jay W. Wagner, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina, not inconsistent therewith, and that I will faithfully and impartially execute and discharge the duties of my office as 1st Alternate Commissioner of North Carolina Municipal Power Agency Number 1, and that I will adhere to and abide by the ElectriCities' Ethical and Professional Code of Conduct, so help me God.


1st Alternate Commissioner

Sworn to and subscribed before me,
this 18 day of December, 20 17.


Notary Public

My Commission Expires: 1/18/2020



**HIGH POINT CITY COUNCIL
ORGANIZATIONAL MEETING
DECEMBER 4, 2017 – 6:00 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

MINUTES

ADMINISTRATION OF OATHS OF OFFICE

The Honorable H. Thomas Jarrell, Jr., Chief Judge, Eighteenth Judicial District, administered the Oaths of Office and allowed an opportunity for introduction of family and friends. The Oaths were administered as follows:

- Mayor **Jay W. Wagner** (standing with him was his wife, Leigh; daughter, Sarah; and son, John)
- At Large Council Member **Britt Moore** (standing with him was his wife, Karen; and son, Ethan)
- At Large Council Member **Donald A. Scarborough** (standing with him was his granddaughter; and his son, Ryan)
- Ward 1 Council Member **Jeffrey Golden** (standing with him was his wife, Ondrea; daughter, India; and grandson)
- Ward 2 Council Member **Christopher Williams** (standing with him was his wife, Jan; daughter, Kristy; granddaughter, Nya; and Bishop Quentin Boger)
- Ward 3 Council Member **Monica Peters** (standing with her was her husband, Alan; and daughter, Claire)
- Ward 4 Council Member **Wesley Hudson** (standing with him was his wife, Allison; and son, John)
- Ward 5 Council Member **Victor Jones** (standing with him was his mom and dad)
- Ward 6 Council Member **Jason Ewing** (standing with him was his son, Logan; and his daughter, Kate)

ROLL CALL and INVOCATION

Mayor Wagner called the 2017-2019 Organizational Meeting to order at 6:15 p.m.

*Upon call of the roll, the following Council Members were **Present**:*

Mayor Jay W. Wagner, Mayor Pro Tem Christopher Williams (Ward 2); Council Member Britt Moore (At Large), Council Member Donald Scarborough (At Large), Council Member Jeffrey Golden (Ward 1), Council Member Monica Peters (Ward 3), Council Member Wesley Hudson (Ward 4), Council Member Victor Jones (Ward 5), and Council Member Jason Ewing (Ward 6)

REMARKS/INTRODUCTION OF FAMILY MEMBERS

Transcript of Remarks

Mayor Wagner: *Those former council members who are still in attendance, I'd like to take this opportunity again to recognize you for your service. Thank you for your dedication to the city. We've accomplished a lot in the last three years and I think our city would be a much better place for it. Your level of dedication and your ability to think outside the box and look at things in a new way, I think has brought us a long, long way. And I'm very appreciative and I know the other members of Council who are returning are very appreciative as well. We'll see what the future holds for us. Again, thank you so much for your service.*

Before we proceed, I think it would be appropriate for each of us to have the opportunity to introduce members of our family and special guests who came. They were kind o introduced when we got sworn in, but let's just do it again to make sure we got everybody. I'll start unless there's any objection. I do have quite a few folks here that I would like to thank. You don't have to stand or anything. I'll start on the front row.

I'll thank Aaron Clinard for coming. Actually, Aaron was the senior partner in my firm and gave me a job when I needed one and really helped to mentor me quite a bit—not only in my legal profession, but also in dedication to the city. He was very much an example of what a public servant can be in volunteering your time to make your city better. So, Aaron, I thank you very much.

My brother, Rick, is here. His wife, Angela. Thank you so much for being here tonight.

My mother-in-law, who makes the best cheese rings in the city. We got to eat some of those last night. I should have brought some. We got to eat some of those last night. But, Barbara, thank you so much for being here. My father-in-law is all the way in the back holding down the corner back there. Thank you for being here as well.

My children, of course, Sarah and John. Thank you, John, for rallying the troops with the Scouts to come out tonight. Thank you to Troop #4. Thank you to all you guys for coming out and hooking us up. A lot of my friends are in the Scout leadership. So, thank you guys for coming out.

My Aunt Barbara is here also. I haven't seen you in a while, but I'm glad that you're here. She's going back and forth to Florida a lot now. She's got a grandbaby down there.

Then, of course, my mother is here as well. Mom, I just thank you for being here, for coming out. So much of who I am is because of you. So, thank you.

My sister, Adrian, is here as well. I thank you for being here. She's had some back problems lately so she may be sitting up extra straight or something, but I'm glad you toughed it out and made it here tonight.

My niece, Amber, it's Rick's daughter. And my niece-in-law, Mason, is here. She likes....well, I'm not going to say, but she likes to call me Uncle Jay now.

And I hope I'm not leaving anybody out. I think I saw them all unless y'all are hiding in the corner somewhere. But I really want to thank my family for coming out and being so represented here tonight. Don't think I'm going to buy you all a meal or anything after this though. But, of course, most of all I want to thank my wife. I love you. She worked much harder than I did to get me to this point knocking on doors and asking the questions that needed to be asked and making plans that needed to be planned. Really, I wouldn't be sitting here talking to you as Mayor tonight without her. So, thank you so much for being here. That's it.

Victor Jones: *Mom, Dad, thanks for giving me life. That was pretty cool. But I have a lot of friends that I thought were going to help me out and some that did and some that didn't. Justin and Anna, I appreciate all your help with the campaign and the process. It meant a lot. And I don't want to be the only person not to say thank you to my wife. She's not here tonight. I haven't met her yet, but I just wanted to say thank you. [laughter]*

This is recorded and I'll show it to her later. But that sums it up for me.

Donald Scarborough: *You may not know this, but High Point is family "start over" city. My wife died of breast cancer while we were in Brevard, and prior to me going to college, I applied to High Point University. I was denied admission. But after I got my doctorate at Vanderbilt, they gave me a job as the Vice President of Operations. So, it's helped me kind of close some wounds.*

My son, Ryan, when we came here was in his second semester....beginning his second semester of his senior year. I asked him how things went for him at his first day of school and he said, "Daddy, it was a great day." I said, "What do you mean?" He pulled out about 35 girls phone numbers that had given him numbers at lunch. So, he had an experience while he was here. My younger, son, Patrick....both he and Ryan got degrees from High Point and they both married ladies that they met at High Point. Then, my little granddaughter came along and she's named for my wife. She looks like my wife. She just hasn't told me to start cleaning house yet, but she will. [laughter]. It's helped build a catharsis amongst me and my sons and we appreciate everything that so many of you have done when we first got here to make us feel at home. And this is our home. My grandbaby was born here. The world turns on her now. And, you, as my clients that I must serve as your councilperson. Thank you so very much.

Jeffrey Golden: *I'll be quick and brief. I do have some family here tonight. I have my mother-in-law with me tonight. She's been my spiritual guide for several years now and keeps me encouraged with whatever I'm doing and whenever I'm doing. My daughter is here*

tonight, Ms. India. And India is the forebearer of my little grandson, who runs my household. He tells us where to go and what to do.

This is my third term and I ran one time and I lost. I didn't have a campaign manager. Somebody said I needed one. Well, I didn't have the finances for that, but I had four brothers. So, one of my brothers took charge and he's been my unofficial campaign manager for the last two elections-Donnie Golden. And we've had some success, so I just want to thank him, my mother-in-law, and lastly, I want to thank my wife. And I will do what Victor tried to do in advance, and that's tell my wife publicly that I love her and I appreciate her for all the things she does for me. I thank you guys for giving me this opportunity to serve you.

Jason Ewing: *I've got a few people in attendance. First off, I'd just like to thank, you know, the last five years, those who have served with Jay and Jeff and Britt for a portion of that. This, as Latimer put it earlier, this can be a very enjoyable, a very stressful adventure. Sometimes time consuming. Sometimes we have a good time with the time we spend. It's definitely a roller coaster ride, but it's an enjoyable one when we see projects like our Downtown Catalyst Project finally come to fruition. But it's taken a lot of patience on the part of family and friends and co-workers to get through the last five years. So, I just hope for another two years of that patience.*

Here with me tonight I've got my son and daughter, Logan and Kate. I have my girlfriend, Shanda, and her three kids, Dylan, Alyse, and Kierstyn. And that's all.

Chris Williams: *I will start out with my Bishop who has been a father to me since I lost mine many years ago. He guided me in pretty much everything of being in service to someone else. I remember in 2006 I told him you really need to run for Council. He was like, no, I'm moving. You need to run for Council. So, it was a long road and we got here. I got here in 2014 and I'm going to say to Sandra, my sister-in-law, she was just tearing it up at the polls. There's something about that Wilson blood—I don't know. They are really good when it comes to campaigning. I have my granddaughter here, Nya and my middle child, Kristy. My other kids and grandkids are at home. But I want to say to my two-time successful campaign manager wife, I do love you and I think you missed your calling. I think you need to working on someone's campaign because you do an excellent job. The only time I ran I lost. So, I want to say thank you and I love you.*

And real briefly, the mission behind me is the purpose of why I do what I do. Until we get there, until it says created, we've got a lot of work to do in this city. And I thank my friends and family who supported me, but I thank the citizens for giving me the opportunity to serve. Thank you.

Britt Moore: *Thank you. It's nice to be back. I look forward to working with the staff. I have in the back row, you have met my son and my wife earlier. We just celebrated twenty-six years of marriage and I'm thankful to her for being a wonderful wife and a great friend. Also, I have special friends. The Bible that I used tonight was given to my wife and I a couple of years ago by our friends, Steven and Jenni Hall. Steven is a long-time friend since childhood and has just become a true inspiration and an example of faith and courage as he lives out his life every day.*

I have a wonderful family. My dad couldn't be here tonight. I have my brother-in-law, Roy, who I think I've known Roy since I was 10. He's married to my sister, Sharyn. Her wonderful daughter, Caitlin, is here. And I've got news for all of y'all, if you think you had a good campaign manager, my mother is hands-down, the best campaign manager out there. I don't know how I can afford to pay her back, but she has certainly wanted her son to be successful and she put a lot of work in helping me. So, I love each and every one of them. I love this city. It means so much more.

I went to a roast for Dr. Otis Tillman the other month, and what a story his life is and a testament of life and success and giving. Just a true, amazing man. And, at the end of the night he stood up and said that the City of High Point had given him more than he could ever give back to them. And I found that to be an amazing comment from a man who had gone through so much and had seen so much to achieve what he has done. But, I feel that same love for this town and Ken Smith, who recently stepped down from his post at the EDC was trying to put into words from this dais the other week, that sometimes High Point seems like its story is not told correctly, or they have a second brother complex or something, and it's hard to put around. I encourage you to really dig into the history of this place. We have such a great community, a carrying community-not a perfect community, but we just got back from a short trip from up in New York. We had a wonderful time. It's a city that doesn't sleep. Excitement, something going on all the time, but I can tell you when I woke up the next morning that it's nice to wake up in a town sometimes that does sleep.

So, I want to thank this Council that has just finished their term. A lot of things happened under their watch, now it's up to this Council to pick up the ball and to keep it going forward. And, I know some things get divisive, but it's our job to unite and make this a very prosperous place where people want to be. There's no place else I want to be. This town's been good. I love this town and I'm appreciative to all of you that have supported me and that have allowed me to serve again. Thank you.

Monica Peters: *So Jay must have read my mind because after I was sworn in and I went to my seat, I thought, oh no I didn't get to introduce any of my wonderful family that's here. So, I'm glad that I have the opportunity. So, my two beautiful sisters are here, Jacqui and Karin. A wonderful aunt, Carola, we call her "Tata." She's here. My wonderful in-laws, Larry and Sandra Peters, I'm so glad that you guys are here. And, hopefully, the next mover and shaker in Ward 3, John Muldoon, who is doing the co-hab space in Ward 3 that I'm really super excited about. Thanks so much for coming.*

But, I'm very honored and privileged to be sitting here right now and I'm really looking forward to working with this team and really see some things happen in High Point and keeping the momentum moving forward. So, thank you all so much.

Wesley Hudson: *First of all, Bill Bencini, thank you. You are a fantastic mayor. And, Jay, thank you for serving in this seat prior to me and I appreciate you giving it up and giving another guy a chance. I have very big shoes to fill in this seat, so I thank both of you all. You are fine examples. My son, John, is here tonight. I also have a daughter who lives in*

Raleigh, and a son who goes to Davidson College, and a daughter who is in Driver's Ed right now. So, beware.

It's difficult to say, but this is one of the first major events in my life that my father has not participated in. He's in the hospital recovering from cancer surgery. So, I think this is the first event since kindergarten and Little League that my father has not been present, and my mother as well. So, they're in my thoughts tonight as well. My wife, Allison, is here tonight. And, as everyone says, it would be impossible for me to be here without her and I promise I will be coming home sometime. Sometime soon I hope. And thank you all for being here tonight. There's so many people that I see out there who were supportive of me and so many of the people sitting up here tonight that were supportive of the campaign. I look forward to the future for High Point. It's going to be wonderful.

[end of remarks]

[applauses, standing ovations followed the remarks]

GENERAL BUSINESS AGENDA

170437 Election of Mayor Pro Tem

Consideration of the election of Mayor Pro Tem. Term to be effective immediately and will expire one year from the date of election.

Approved the appointment of Council Member Chris Williams as Mayor Pro Tem for the period of December 2017 through December 2018.

A motion was made by Council Member Golden, seconded by Council Member Ewing, to approve the appointment of Mayor Pro Tem. The motion carried by the following 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing.

170438 Appointments to Committees of City Council (2017-2019)

Council is requested to confirm the appointments of respective Council Members to serve on the various Standing Committees of the City Council for the period of 2017-2019.

Note: A copy of the 2017-2019 Appointments to the Standing Committees of City Council will be attached in Legistar and incorporated as a permanent part of these proceedings

Approved the appointments to the Standing Committees of the 2017-2019 High Point City Council as recommended by Mayor Wagner.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Ewing, that these appointments be approved. The motion carried by the following 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing.

170439 Appointments of Council Liaisons to the Various Boards and Commissions - 2017- 2019

Council is requested to confirm the appointments of the respective Council Members to serve as liaisons to the various boards and commissions. Appointments to be effective immediately and liaisons will serve until the next organizational meeting of the Council in 2019, or until further action is taken by Council.

Note: A copy of the Council Liaisons Appointed to the Various Boards and Commissions will be attached in Legistar and incorporated as a permanent part of these proceedings.

Mayor Wagner pointed out the list is not yet complete, and that he expects to fill the remaining liaison positions within the next couple of weeks.

Approved the appointments of the Council Liaisons to the various boards and commissions for 2017-2019.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Ewing, to approve the appointments of Council Liaisons to the various boards and commissions. The motion carried by the following 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing.

170440 Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council

Adoption of an Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council. Meeting schedule to be effective December 4, 2017.

Note: A copy of the Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council will be attached in Legistar and incorporated as a permanent part of these proceedings.

Adopted the Ordinance Establishing Dates and Times for Official Sessions of the 2017-2019 High Point City Council to be effective upon adoption.

A motion was made by Council Member Ewing and seconded by Mayor Pro Tem Williams, that this Ordinance be adopted. The motion carried by the following 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing.

Ordinance No. 7366/17-109
Introduced 12/4/2017; Adopted 12/4/2017
Ordinance Book, XIX, Page 248

170441 High Point City Council Rules and Procedures

Council is requested to adopt the Rules and Procedures for the period of 2017 - 2019.

Note: A copy of the High Point City Council Rules and Procedures will be attached in Legistar and incorporated as a permanent part of these proceedings.

Adopted the High Point City Council Rules of Procedure for the period of 2017-2019.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Golden, that this matter be adopted. The motion carried by the following 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing.

170442 Revisions to the High Point City Council 2018 Meeting Schedule

Council is requested to approve the following changes to the 2018 City Council Meeting Schedule:

- ✓ Cancellation of the Monday, January 1st Council Meeting due to the New Year's Holiday
- ✓ Reschedule the Monday, January 15th Council Meeting to Tuesday, January 16th due to the MLK Holiday
- ✓ Cancellation of the Monday, April 16th Council Meeting due to the High Point Furniture Market
- ✓ Cancellation of the Monday, July 2nd Council Meeting due to the 4th of July Holiday
- ✓ Cancellation of the Monday, September 3rd Council Meeting due to the Labor Day Holiday
- ✓ Cancellation of the Monday, October 15th Council Meeting due to the High Point Furniture Market

Approved the preceding revisions to the High Point City Council 2018 Meeting Schedule.

A motion was made by Council Member Golden, seconded by Council Member Ewing, to approve the revisions to the High Point City Council 2018 Meeting Schedule. The motion carried by the following 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing.

ADJOURNMENT and RECEPTION

There being no further business to come before Council, the meeting adjourned at 6:45 p.m. upon motion by Council Member Ewing and second by Mayor Pro Tem Williams.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 14, 2017 and before the City Council of the City of High Point on December 19, 2017 regarding **Zoning Map Amendment Case 17-19 (ZA-17-19)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on November 5, 2017, for the Planning and Zoning Commission public hearing and on December 6, 2017 and December 13, 2017, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 18, 2017**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 2.3 acres lying at the northeast corner of E. Fairfield Road and Belmont Drive (701, 705 and 707 E. Fairfield Road). The property is also known as Guilford County Tax Parcels 0195909, 0195911 and 0195912.

SECTION 2

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

Part I. **USES:** Only the following uses shall be permitted.

- A. Only those Transitional Office (TO) District uses, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that are also permitted in the General Business (GB) District shall be permitted.
- B. All principal uses authorized under the “Vehicle Establishment” Use Type (Commercial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS:

A. General Development Standards

1. Development Standards: Development shall be subject to the GB District Dimensional standards as stated in Section 3.4.6 of the Development Ordinance.
2. Lot Combination: The three parcels that make up the zoning site shall be combined to form one lot. This shall occur prior to the establishment of any permitted use on the zoning site.
3. Transportation Conditions.
 - a) Right-of-Way Dedication:
 - (1) E. Fairfield Road: The property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the centerline of E. Fairfield Road, for future road widen and improvements for the construction of NCDOT TIP project U-3433. This shall occur prior to the establishment of any permitted use on the zoning site.
 - (2) Sight Distance Triangle Dedication: The property owner shall dedicate a 20 x 20-foot right-of-way at the corner of E. Fairfield and Belmont Drive for a sight distance triangle. This shall occur prior to the establishment of any permitted use on the zoning site.
 - b) Access
 - (1) E. Fairfield Road: One point of access shall be permitted to E. Fairfield Road. The two-existing access points on E. Fairfield Road shall be consolidated into one access point located a minimum of 155 feet from the intersection of E. Fairfield Road and Belmont Drive. The removal of the existing access points and instalment of the new access point shall occur prior to the establishment of any permitted use on the zoning site.
 - (2) Belmont Drive: One point of access shall be permitted to Belmont Drive.
 - c) The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

- B. The following shall apply to the establishment of a Vehicle Establishment use on the site.
1. Landscaping, Screening & Buffering: The following landscaping conditions shall be met prior to the establishment of a Vehicle Establishment use on the zoning site
 - a) Landscaping as required by the development ordinance, or as outlined in this Conditional Zoning Ordinance, shall be installed around the perimeter of the site.
 - b) In addition to required screening requirements of the Development Ordinance, a minimum 5-foot-high opaque fence shall be installed along the eastern boundary of the site where it abuts Guilford County Tax Parcel 0195910 (711 E. Fairfield Road).
 - c) A minimum 100-foot-wide undisturbed buffer shall be preserved at the rear of the property (See exhibit A). All existing trees and vegetation shall be preserved and supplemented, where necessary, to meet the Type B Planting Yard rate. The property owner shall be permitted to remove unhealthy vegetation and vegetation that may pose a danger to occupants of the rezoning site. The property owner shall also be permitted to prune existing vegetation within the planting yard area in order to maintain the health of the existing vegetation.
 2. Display of vehicles:
 - a) Fairfield Road: Vehicle display associated with automotive sales or leasing shall be permitted along the E. Fairfield Road frontage of the property. However, no display activity shall be permitted in the 10-foot-wide street planting yard.
 - b) Belmont Drive: Vehicle display associated with automotive sales or leasing shall be permitted at the corner of E. Fairfield Road and Belmont Drive. However, no display shall be permitted beyond 50 feet of the intersection of E. Fairfield Road and Belmont Drive. No display activity shall be permitted in the 10-foot-wide street planting yard (See exhibit A).

SECTION 3

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

SECTION 4

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

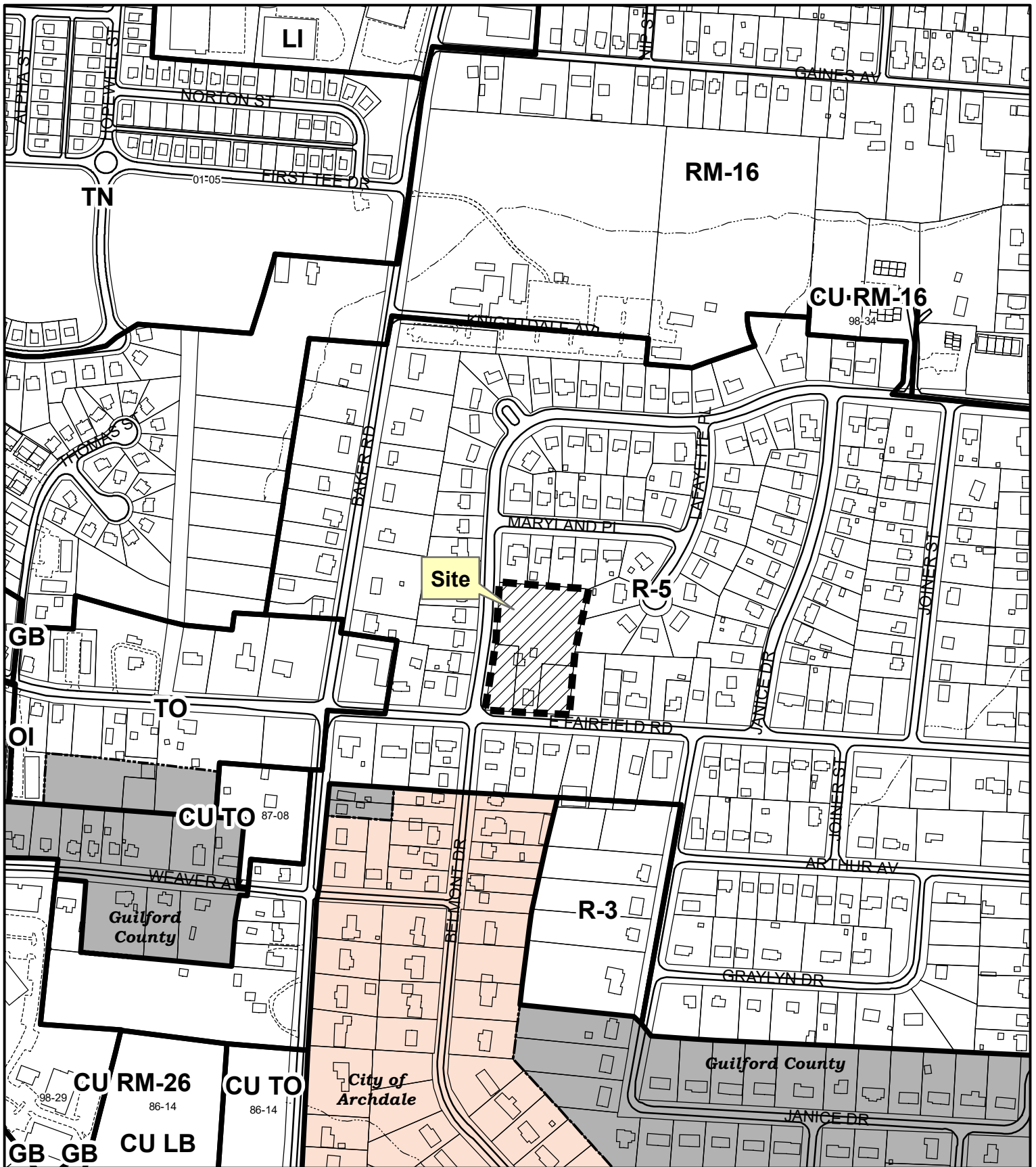
SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.
18th day of December, 2017.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-17-19

From: Residential Single Family-5 (R-5)
To: Conditional Zoning General Business (CZ GB)

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

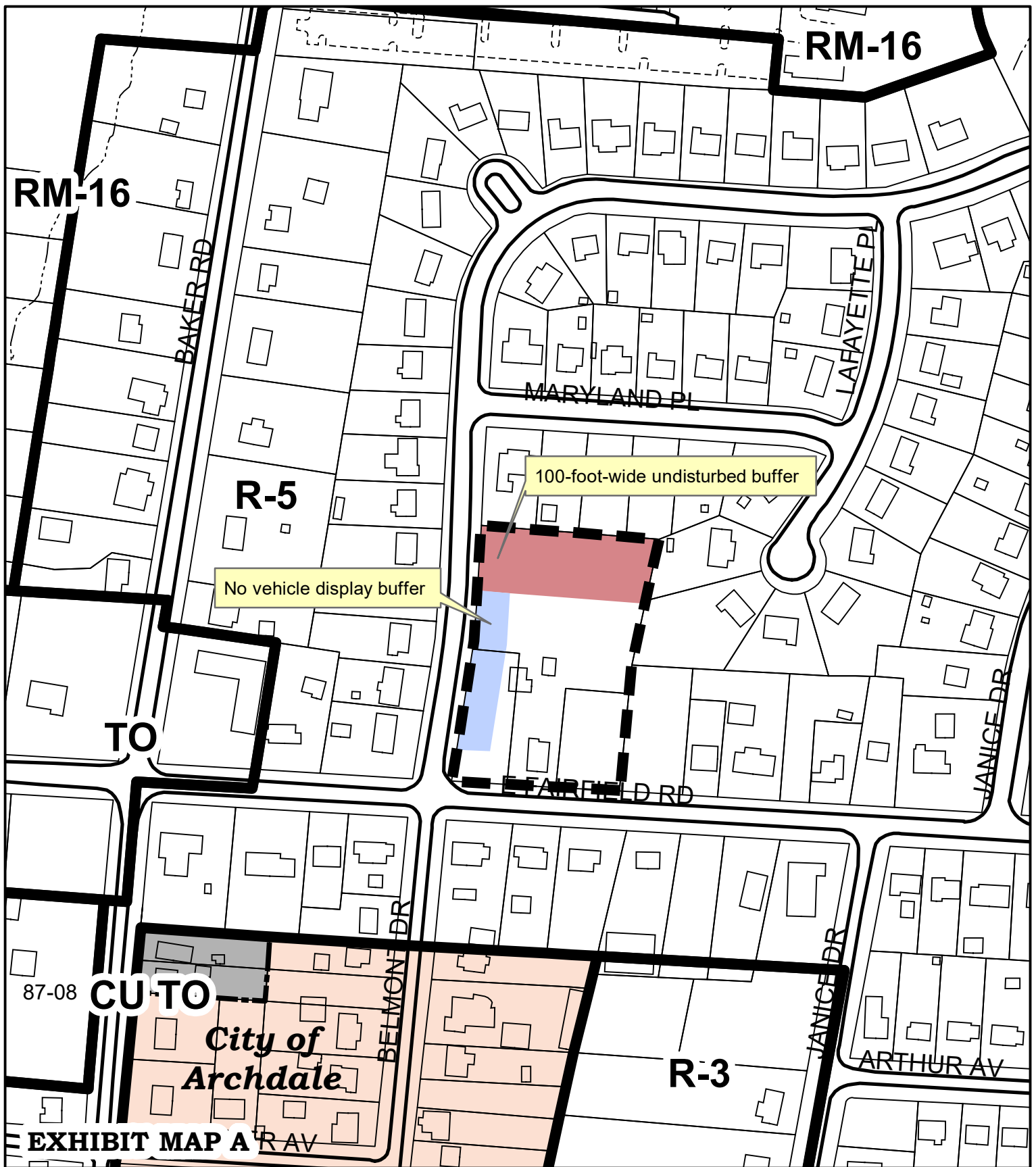
**Planning & Development
 Department**

City of High Point



Scale: 1"=400'

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 2017\pz\za17-19.mxd



ZONING MAP AMENDMENT ZA-17-19

From: Residential Single Family-5 (R-5)
To: Conditional Zoning General Business (CZ GB)

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



Scale: 1"=200'
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Office of the Mayor
City of High Point
North Carolina

RESOLUTION...

WHEREAS, on Saturday, November 18, 2017, Hannah Leigh Welborn- Lewis captured the title of Miss High Point 2018. She was crowned by Susan Griffin Fisher, Miss North Carolina 1974, the first and only Miss High Point to become Miss North Carolina; and,

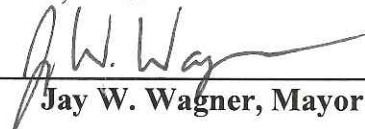
WHEREAS, the Miss High Point Scholarship Pageant is operated by the Miss High Point Scholarship Association, Inc., and is an official preliminary pageant within the Miss America Organization. Under the direction of Executive Director Travis Green and Co-Director Stella Todd, this is the second time in forty-four years that the city of High Point has had a representative at the Miss North Carolina Scholarship Pageant; and,

WHEREAS, Hannah, who has been involved with the Miss America Organization for several years, winning three titles as a teen, has earned scholarship benefits that have helped her continue her college education. Hannah will serve the High Point community and graduate from Western Carolina University in May 2018 with a degree in Sports Management and a minor in Accounting and Finance. Hannah also has an extensive dance background and received multiple awards throughout North Carolina; and,

WHEREAS, Hannah Leigh Welborn-Lewis has rightfully earned the respect of the citizens of High Point and through her accomplishments has brought great honor and prestige to the Miss High Point Scholarship Association, Inc. and the High Point community.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of High Point that this Resolution be presented to Hannah Leigh Welborn-Lewis expressing our sincere congratulations on being crowned Miss High Point 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 18th day of December, 2017.


Jay W. Wagner, Mayor



Office of the Mayor
City of High Point
North Carolina

RESOLUTION...

WHEREAS, on Saturday, November 18, 2017, Grayson Jana Hensley captured the title of Miss High Point's Outstanding Teen 2018. Grayson was crowned by Logan Potts, Miss High Point's Outstanding Teen 2017; and,

WHEREAS, the Miss High Point's Outstanding Teen Pageant is operated by the Miss High Point Scholarship Association, Inc. and is an official preliminary pageant within the Miss America's Outstanding Teen Organization. Under the direction of Executive Director Travis Green and Co-Director Stella Todd, this is the second time the City of High Point will have a representative at the Miss North Carolina's Outstanding Teen Scholarship Pageant; and,

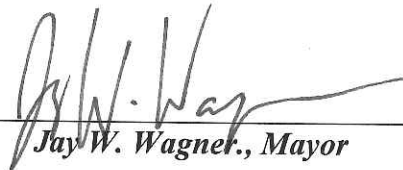
WHEREAS, Grayson will serve the High Point community and graduate High School in the Spring of 2018. She excels in academics and has as applied for admission at High Point University pursuing a career in medicine; and,

WHEREAS, Grayson Jana Hensley has rightfully earned the respect from the citizens of High Point and through her accomplishments has brought great honor and prestige to the Miss High Point Scholarship Association, Inc. and the High Point community.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of High Point that this Resolution be presented to Grayson Jana Hensley expressing our sincere congratulations on being crowned Miss High Point's Outstanding Teen 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 18th day of December 2017.




Jay W. Wagner, Mayor



STANDING COMMITTEES OF CITY COUNCIL – COMPOSITION (2017-2019)

Day & Time of Meetings

Finance Committee

Britt Moore, Chair
Wesley Hudson
Jason Ewing
Victor Jones
Jay Wagner, Mayor (alternate)
Mayor Pro Tem Chris Williams (alternate)

Thursday preceding the 1st and
3rd Monday @ 4:00 p.m.

Community Housing, Neighborhood Development & Public Safety Committee

Jeff Golden, Chair
Monica Peters
Don Scarborough
Chris Williams
Jay Wagner, Mayor (alternate)
Mayor Pro Tem Chris Williams (alternate)

Tuesday after 1st Monday meeting
@ 10:00 a.m.

Planning & Development Committee

Chris Williams, Chair
Victor Jones
Britt Moore
Don Scarborough
Jay Wagner, Mayor (alternate)
Mayor Pro Tem Chris Williams (alternate)

Tuesday after 1st Monday meeting
@ 4:00 p.m.

Prosperity & Livability Committee

Jason Ewing, Chair
Wesley Hudson
Monica Peters
Jeff Golden
Jay Wagner, Mayor (alternate)
Mayor Pro Tem Chris Williams (alternate)

1st Wednesday @ 9:00 a.m.

These committees will meet as needed and could be subject to cancellation if there is no business to be considered.

Sec. 2-1-22 - Official action by city council. (High Point Code of Ordinances)

Official action by the city council can only be taken at a regular, special, or continued meeting of the city council, which includes continued public hearings and properly scheduled or called meetings. No standing or special committee of the city council shall have the power to act for the city council regardless of the number of city council members on the committee or present.

CITY OF HIGH POINT

AGENDA ITEM



Title: Revisions to the Council Liaison Appointments to Various Boards & Commissions

From: Randy E. McCaslin, Deputy City Manager

Meeting Date: December 18, 2017

Public Hearing: N/A

**Advertising Date /
Advertised By:**

Attachments:

PURPOSE:

1. To appoint Jay Wagner, Mayor, as the City's appointed alternate representative to the North Carolina Municipal Power Agency1 (NCMPA1) Board of Commissioners replacing former Mayor, William S. Bencini, Jr.
2. To appoint Council Member Jason Ewing as the Liaison to the ABC Board
3. Remove Council Member Jason Ewing as the Liaison to the CVB Board and add Victor Jones as the Liaison to the CVB Board.

BACKGROUND:

To revise and update the High Point City Council Boards/Commissions/Liaison Member appointments.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Confirm the appointments s listed above.

BOARDS/COMMISSIONS/LIAISON MEMBERS
(2017-2019) High Point City Council

<u>ABC Board</u> - 3rd Wednesday- 2:00 p.m. , Administration Offices at 201 W. Fairfield.....	Ewing
<u>Arts Council</u> - 2nd Wednesday- 12 Noon - 121 S. Centennial.....	Hudson
<u>Board of Realtors-(Board of Directors)</u> Last Wednesday- Various times/locations	Moore
<u>Chamber of Commerce</u> ... 4th Wednesday- 4:00 p.m. - Board Room, Chamber of Commerce.....	Moore
<u>Citizens Advisory Council</u> - 4th Thursday- 6:00 p.m.- (various locations)	Golden
<u>Connect HP</u>	Jones
<u>Convention & Visitors Bureau</u> - 3rd Wednesday- 12 Noon – HPCVB @ 1634 N. Main, Suite 102.....	Jones
<u>Economic Development Corporation</u> - 1st Wednesday- 4 p.m. (none in Jan., July or Dec.) various locations	Ewing/Wagner
<u>Furniture Market Authority (BOD)</u> -(meet 4 times a year)	Wagner/Williams
<u>Forward High Point</u>	Williams
<u>Greater HP Food Alliance</u>	Williams
<u>Guilford County Economic Development Alliance Leadership Group</u> – 4th Thursday of month – 8:30 a.m. GTCC, Cameron Campus, 7908 Leabourne Road, Colfax.....	Wagner/Golden
<u>Guilford County Local Emergency Planning Committee</u> - 2nd Thursday of month - 9 a.m- 12 Noon- Various locations (see attached schedule).....	Jones
<u>High Point Community Against Violence</u> - 2nd Wednesday @ 8:30 a.m.	Scarborough/Williams
(High Point Police Department)	
<u>Housing Authority</u> - 2nd Wednesday- 4:00 p.m. - Board Room (unless otherwise posted).....	Williams
<u>High Point Theatre Advisory Board</u> - 3rd Wednesday- 4:00 p.m. - High Point Theatre.....	Hudson
<u>Human Relations Commission</u> - 2nd Thursday- 5:30 p.m. - 3 rd Floor Lobby Conf. Rm.....	Jones
<u>Library/Museum Board of Trustees</u> - 3rd Wednesday- 4:30 p.m. - Board Room- Library	Peters
<u>NC Municipal Power Agency (NCMPA-1) ElectriCities</u>	Alexander/Wagner
<u>Parks & Recreation Commission</u> - 2nd Monday – 5:30 p.m. - Parks & Rec. Adm. Offices @ 136 Northpoint.....	Scarborough
<u>PART</u> - 2nd Wednesday @ 8:30 a.m. - PART Office- Greensboro.....	Ewing
<u>Piedmont Triad Regional Council</u> Paul J. Ciener Botanical Gardens, Kernersville.....	Scarborough
<u>Say Yes Guilford- Community Leadership Council</u>	Wagner/
<u>Transportation Advisory Committee/MPO</u> - 4th Tuesday @ 10:00 a.m.	Wagner
<u>Welfare Reform Liaison Project</u>	Golden
<u>Workforce Development Board</u>	Peters

CITY OF HIGH POINT

AGENDA ITEM



Title: Biosolids Hauling and Disposal

From: Terry Houk – Public Services Director
Derrick Boone – Assistant Public Services Director
Lisa Joseph- Wastewater Superintendent

Meeting Date: December 18, 2017

Public Hearing: N/A

Advertising Date: September 2, 2016
Advertised By: Purchasing

Attachments: Formal Bid Recommendation

PURPOSE:

The City of High Point disposes bio-solids from the wastewater system via incineration. The current solids handling equipment was replaced and upgraded as part of a capital improvement project. The upgrade included the installation of two new centrifuges, two new cake pumps, and rehabilitation of the incinerator to comply with new EPA air emission requirements.

BACKGROUND:

During test start-up of the incinerator a key component of the air emission system caught on fire and had significant damage. The project is currently on hold until the issues with the system can be resolved. A contract was bid and awarded to McGill Environmental for the hauling and disposal of biosolids from the Westside and Eastside Wastewater Treatment Plants for a period of 120 working days. On June 15, 2017, City Council approved a 6-month extension of the existing contract with McGill Environmental to dispose of the biosolids for the Westside and Eastside Wastewater Treatment Plants for \$400,000. To continue to dispose of the bio-solids while the incinerator is non-functional, the Public Services Department must extend the existing McGill Environmental contract for an additional 12-months with a 1.6% contract price increase.

BUDGET IMPACT:

Funds are available in the 2017-2018 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

Public Services is recommending that Council approve the contract extension to McGill Environmental to dispose of biosolids for twelve (12) months in the amount of \$1,132,326.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services- Residuals Management**

COUNCIL AGENDA DATE: **Dec. 18, 2017**

BID NO.: **14-091516**

CONTRACT NO.:

DATE OPENED: **Sep 22, 2016**

DESCRIPTION:

Bio-Solids hauling and disposal for Eastside and Westside Residuals.

PURPOSE:

Contract extension to remove bio-solids from the division during our equipment failure shutdown.

COMMENTS:

Removal of solids on a estimated 90 wet tons per day for 260 working days.

RECOMMEND AWARD TO: **McGill Environmental**

AMOUNT: **\$48.39 per Wet Ton**

JUSTIFICATION:

Contract extension.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	40203	421161027405	533701	\$1,132,326.00
TOTAL BUDGETED AMOUNT				\$1,132,326.00

DEPARTMENT HEAD:

Terry Houk

Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public
Services, email=terry.houk@highpointnc.gov, c=US
Date: 2017.12.05 12:50:04 -0500

DATE: **Dec 5, 2017**

The Purchasing Division concurs with recommendation submitted by the **Public Services and recommends
award to the lowest responsible, responsive bidder **McGill Environmental** in the amount of \$ **1,132,326.00**.**

PURCHASING MANAGER:

Erik Conti

Digitally signed by Erik Conti
DN: cn=Erik Conti, o=City of High Point, ou=Public
Services, email=erik.conti@highpointnc.gov, c=US
Date: 2017.12.05 13:19:25 -0500

DATE: **Dec 5, 2017**

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR:

Jeffrey A. Moore

Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC,
ou=Financial Services Director,
email=jfmoore@highpointnc.gov, c=US
Date: 2017.12.08 08:39:39 -0500

DATE: **Dec 8, 2017**

CITY MANAGER:

Greg Demko

Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2017.12.08 08:39:39 -0500

DATE: **Dec 8, 2017**

CITY OF HIGH POINT

AGENDA ITEM



Title: Budget Amendment for N.C. Trails Program Grant

From: Eric Olmedo, Budget Director

Meeting Date: December 18, 2017

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Budget ordinance

PURPOSE:

A Budget Amendment is needed to appropriate funds for a grant received for the Deep River Greenway project from the N.C. Trails Program.

BACKGROUND:

The City received a grant from the N.C. Department of Natural and Cultural Resources Department's NC Trails Program in the amount of \$100,000. This is a pass through grant from the Federal Highway Administration's Recreational Trails Program.

BUDGET IMPACT:

The NC Trails Program will allocate \$100,000 to the City of High Point. There is a 25% city match for this grant, which will be more than satisfied by the city funds allocated to the Deep River Greenway project.

RECOMMENDATION / ACTION REQUESTED:

The Budget Department recommends and asks the Council to approve the budget amendment.

"AN ORDINANCE AMENDING THE 2017-2018 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE FUNDS FOR THE NORTH CAROLINA TRAILS PROGRAM GRANT

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

Section 1. The City of High Point has received a NC Trails Program grant in the amount of \$100,000 for the Deep River Greenway project.

Section 2. The 2017-2018 Budget Ordinance of the City of High Point, should be amended as follows:

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

Federal Grant Revenues	\$ 100,000
------------------------	------------

(B) That the Capital Projects Fund expenditures be amended as follows:

Parks and Recreation Expenditures	\$ 100,000
-----------------------------------	------------

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."

Adopted December 18, 2017

CITY OF HIGH POINT

AGENDA ITEM



Title: Reinstatement as Voting Board Members

From: Lee Burnette, Planning & Development
Director

Meeting Date: December 18, 2017

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: Memorandum

PURPOSE:

Request to reinstate two Board of Adjustment members and one Historic Perseveration Commission member as voting members of each board due to absences.

BACKGROUND:

The Development Ordinance's attendance requirements do not allow BOA, HPC or P&Z board members to miss 33% or more of the regular meetings in a calendar year or miss 3 consecutive regular meetings. When this occurs the member loses status as a voting member of the board until reinstated by the City Council or another appointment is made.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends reinstatement of each board member as stated in the attached memorandum.



December 12, 2017

To: Honorable Mayor and City Council
From: G. Lee Burnette, AICP, Director
Subject: **Board Attendance**

Each year attendance on the Planning and Zoning Commission (P&Z), Board of Adjustment (BOA) and Historic Preservation Commission (HPC) is reviewed by staff to determine compliance with the attendance requirements of Development Ordinance. The Development Ordinance's attendance requirements do not allow members to miss 33% or more of the regular meetings in a calendar year or miss 3 consecutive regular meetings. When this occurs, then the member loses status as a voting member of the board until reinstated by the City Council or another appointment is made. This year 2 members of the BOA and 1 member of the HPC had unexcused absences that totaled 33% or more of the regular meetings held in 2017.

From the BOA, Sandra Dunn missed the July and December regular meetings and Matt Witmeyer missed the July regular meeting. From the HPC, Janet Catania missed the January, April, May and September regular meetings. These absences were not excused under the terms of the attendance requirements because these absences were due to vacations and family-related conflicts. Please note that due to the number of agenda items, HPC met 10 times and BOA met only 3 times during 2017.

Staff has discussed these absences with each of the board members and they do not expect these conflicts to reoccur. They all expressed interest in continuing to serve on these two boards.

Listed below are their attendance records from 2015 through 2017 on their respective boards. I ask that City Council consider the reinstatement of Sandra Dunn, Matt Witmeyer and Janet Catania to their respective boards.

Member	Board	Area	2015	2016	2017
Sandra Dunn	BOA	ETJ	N/A	N/A	1 of 3
Matt Witmeyer	BOA	Ward 6	N/A - Alternate	3 of 3	2 of 3
Janet Catania	HPC	Ward 2	N/A	6 of 7	6 of 10

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –412 Walnut Street

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 12/18/17

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Staff report
B. Ordinance to Demolish
C. Photos
D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 412 Walnut Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/22/17. No action occurred by the compliance date of 10/23/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

412 Walnut Street

OWNER:

Nancy B. Hughes

**REASON FOR
INSPECTION:**

Property was observed unsecured by inspector

**FIRST
INSPECTION:
7/20/17**

Summary of Major Violations

1. Repair or replace damaged exterior sheathing
2. Repair or replace damaged roof sheathing and covering
3. Remove tree growing through roof
4. Repair or replace damaged floor covering throughout
5. Repair or replace plumbing fixtures

**HEARING
RESULTS:
8/14/17**

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
9/22/17**

Order to Repair or Demolish
Date of Compliance 10/23/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

412 Walnut Street

LEONARD AV

GRANBY AV

Site

WHITE OAK ST

E COMMERCE AV

CABLE ST

THISSELL ST

S UNIVERSITY PW

FILBERT PL

S CENTENNIAL ST

PARK ST

SMITH ST

WALNUT ST

E GREEN DR



Scale: 1"=200'

G:\Planning\Secure\ba-pz\Inspections\PresentMap200.mxd

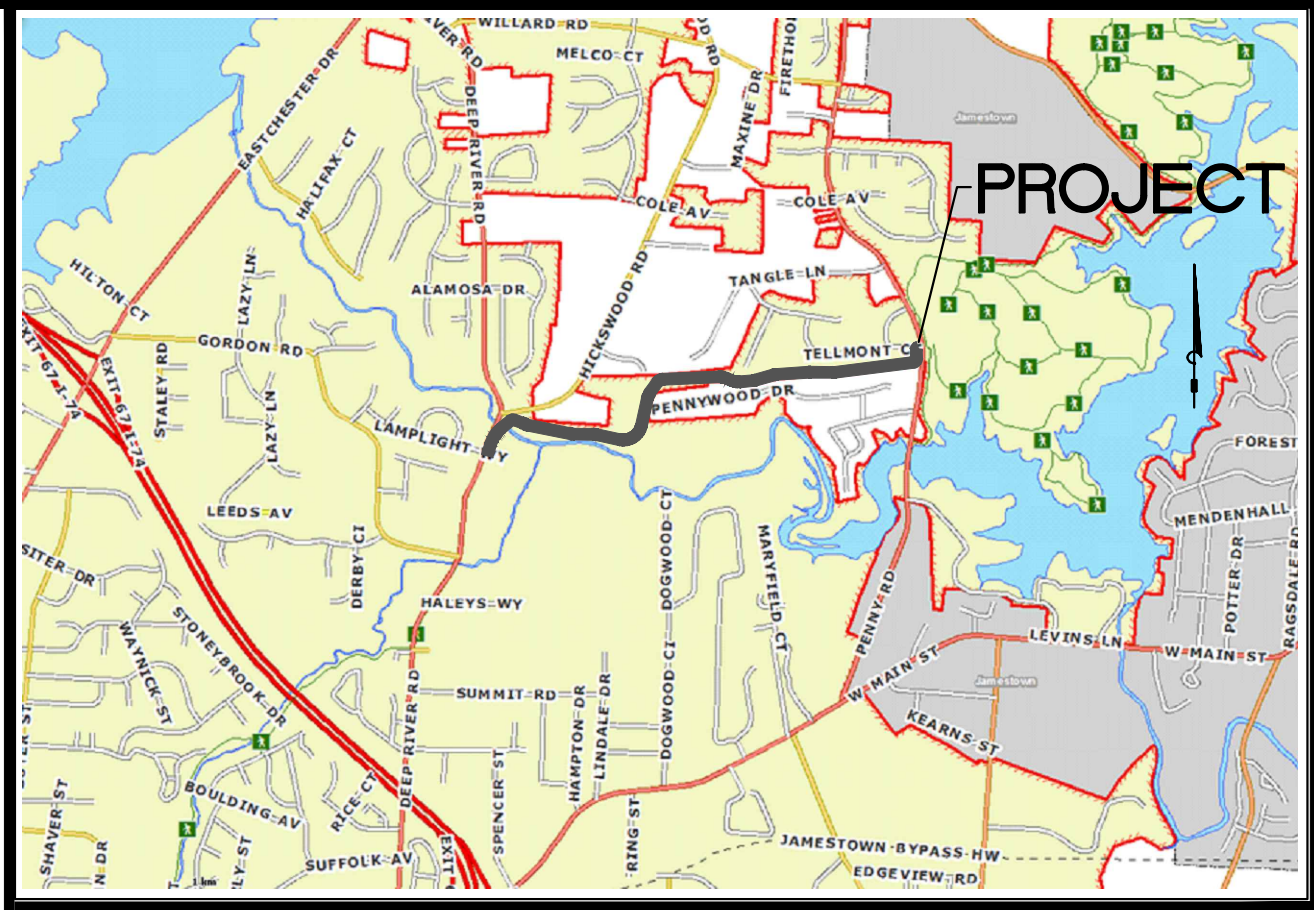




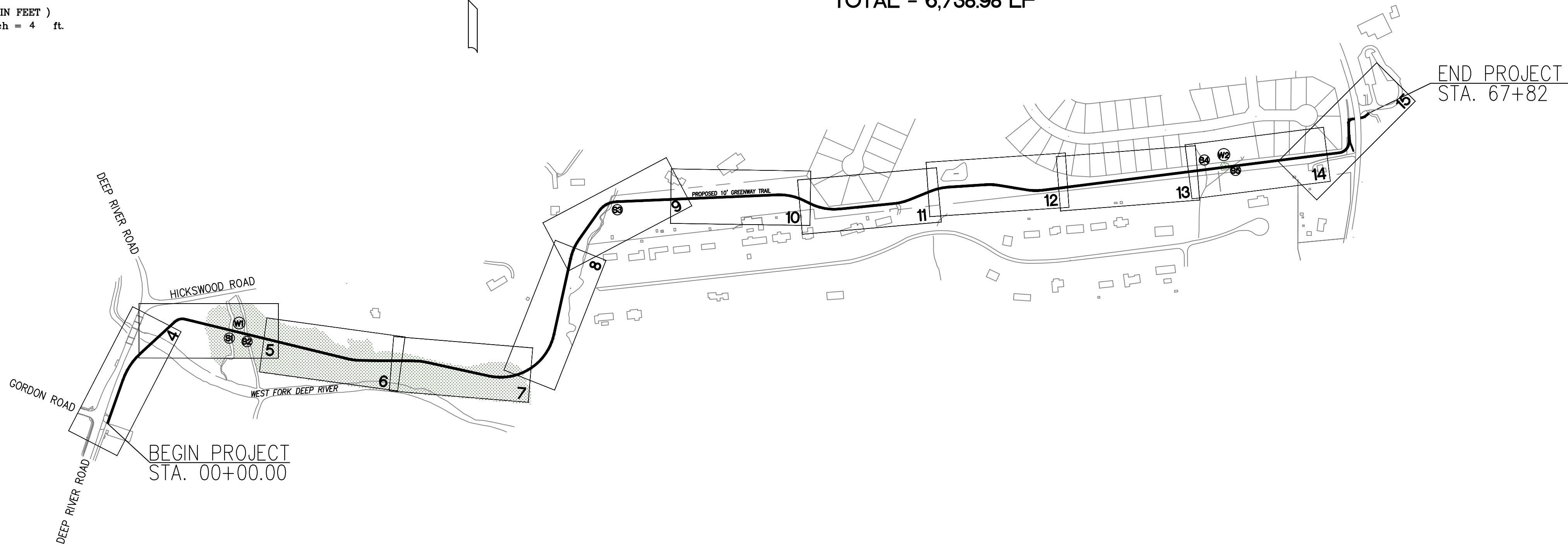
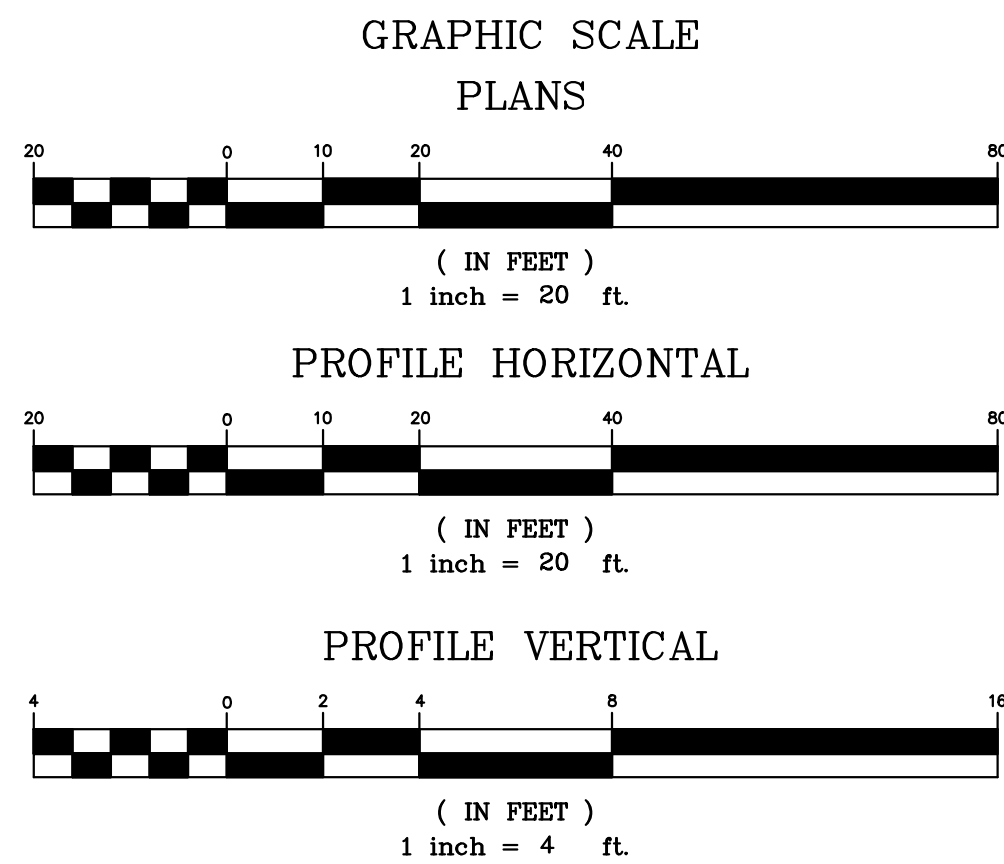








VICINITY MAP
(NOT TO SCALE)



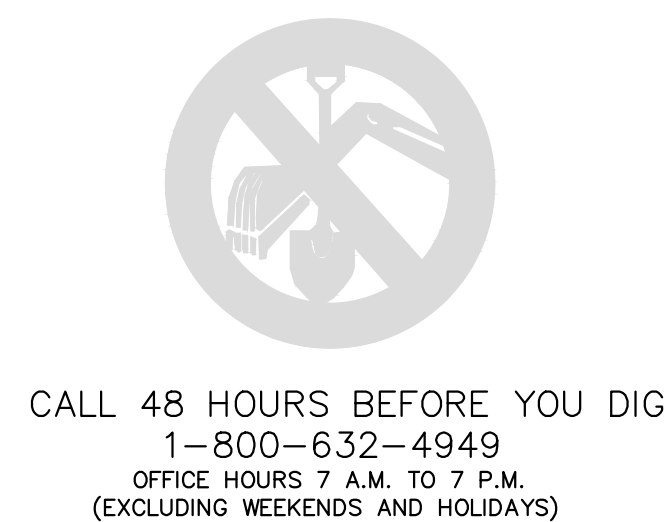
STANDARD SPECIFICATIONS:

NORTH CAROLINA DEPT. OF TRANSPORTATION, JULY 2012
STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES

CITY OF HIGH POINT, STANDARD SPECIFICATIONS AND DETAILS
FOR ROADS, STRUCTURES AND UTILITIES, (LATEST EDITION)

CONTRACT NO.

LETTING DATE _____



CITY OF HIGH POINT ENGINEERING SERVICES DEPARTMENT DEEP RIVER GREENWAY

(A.K.A. PENNY ROAD GREENWAY)

DEEP RIVER ROAD TO PENNY ROAD GUILFORD COUNTY

TYPE OF WORK: - GRADING, PAVING, BRIDGES, ELEVATED TIMBER GREENWAY

WBS ELEMENT: 45125.3.1
TIP NO.: EL-5104

APPROXIMATE LENGTH OF PROJECT:
TOTAL = 6,738.98 LF

LEGEND		
EXISTING	PROPOSED	
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		SEWER CLEANOUT
		EXISTING IRON PIPE
		PERMANENT DRAINAGE EASEMENT
		SANITARY SEWER WITH MH
		EXISTING DITCH
		PROPERTY LINE
		TEMPORARY EASEMENT
		CUT - FILL LINE
		RIGHT OF WAY
		TYPE "B" CATCH BASIN
		GRATED INLET
		YARD INLET
		TYPE "A" CATCH BASIN
		DRAINAGE MANHOLE
		GAS VALVE
		CURB & GUTTER
		FENCE
		WOODS LINE
		POWER POLE
		TELEPHONE POLE WITH GUY
		EDGE PAVEMENT
		GUARDRAIL
		CENTERLINE
		ROW PARCEL NUMBER
		DRAINAGE STRUCTURE NUMBER
		EXISTING WELL
		PROP. WHEEL CHAIR RAMP

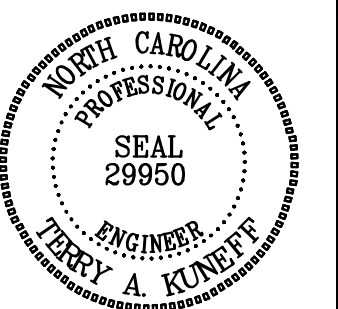


PLANS PREPARED BY:

CITY OF HIGH POINT
ENGINEERING SERVICES DEPARTMENT
HIGH POINT, N.C. 27261

CITY OF HIGH POINT
PROJECT DESIGN ENGINEER

Signature: Terry A. Kureff
DATE: 12-16-16



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 14, 2017 and before the City Council of the City of High Point on December 19, 2017 regarding **Zoning Map Amendment Case 17-23 (ZA-17-23)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on November 5, 2017, for the Planning and Zoning Commission public hearing and on December 6, 2017 and December 13, 2017, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 18, 2017**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Central Business (CB) District**. The property is approximately 0.89 acres and lying along the south side of W. High Avenue, approximately 150 feet west of S. Lindsay Street (407 W. High Avenue). The property is also known as Guilford County Tax Parcel 0172463.

SECTION 2

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

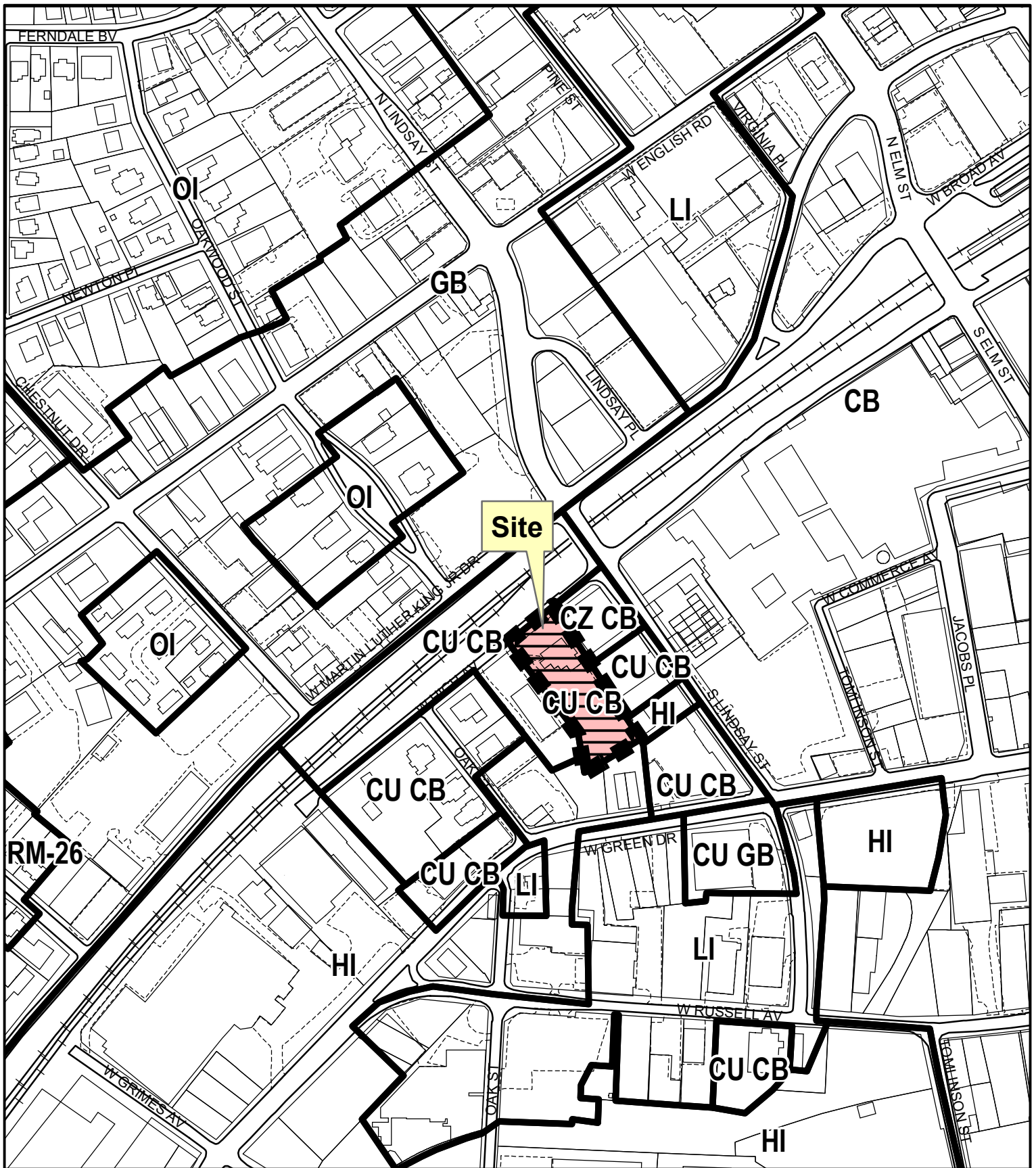
SECTION 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.
18th day of December, 2017.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-17-23

From: Conditional Use Central Business (CU CB)
To: Central Business (CB)

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



Scale: 1"=300'

G:/Planning/Secure/ba-pz/
 2017/pz/za17-23.mxd

**HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING
DECEMBER 4, 2017 – 5:30 P.M.**

ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Bencini called the meeting to order at 5:30 p.m. Upon call of the roll, the following Council Members were present:

Mayor William S. Bencini, Jr., Mayor Pro Tem Jay Wagner (Ward 4); and Council Members Cynthia Y. Davis (At-Large), Latimer Alexander (At-Large), Jeffrey Golden (Ward 1), Chris Williams (Ward 2), Alyce Hill (Ward 3), James C. Davis (Ward 5) and Jason Ewing (Ward 6).

The invocation was delivered by Rev. Brandon Ware, Senior Pastor, Green Street Baptist Church.

Following the invocation, the Pledge of Allegiance was led by Boy Scout Troop #4 (Wesley Memorial United Methodist Church).

SPECIAL ANNOUNCEMENT

City Attorney JoAnne Carlyle announced that a Motion for Summary Judgement was granted by Judge Loretta Biggs and all of Al Heggins' claims against the city were dismissed. Ms. Heggins will have 30 days in order to file an appeal of the decision.

GENERAL BUSINESS AGENDA

170434 Acknowledge Receipt of Abstract of Votes - High Point Municipal Election

Council is requested to acknowledge receipt of the Abstract of Votes from the Guilford County Board of Elections and the Davidson County Board of Elections for the High Point Municipal Election held November 7, 2017.

Acknowledged Receipt of the Abstract of Votes from the Guilford County Board of Elections and the Davidson County Board of Elections for the November 7, 2017 High Point Municipal Election.

A motion was made by Council Member Alexander, seconded by Council Member C. Davis, to acknowledge receipt of the Abstract of Votes. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Bencini; Mayor Pro Tem Wagner; and Council Members C. Davis, Alexander, Golden, Williams, Hill, J. Davis, and Ewing

170435 Minutes to Be Approved

- Community Housing, Neighborhood Development and Public Safety Committee; Tuesday, November 14th @ 10:00 a.m.
- Finance Committee; Wednesday, November 15th @ 3:30 p.m.
- Special Meeting of Council (Personnel); Monday, November 20th @ 12:30 p.m.
- Adjourned Session of Council; Monday, November 20th @ 4:00 p.m.
- Regular Session of Council; Monday, November 20th @ 5:30 p.m.

A motion was made by Council Member Alexander, seconded by Council Member Ewing, that the preceding Minutes be approved as submitted. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Bencini; Mayor Pro Tem Wagner; and Council Members C. Davis, Alexander, Golden, Williams, Hill, J. Davis, and Ewing

170436 Approval of Closed Session Minutes of City Council**Closed Session Minutes to be Unsealed/Approved**

- Monday, October 2nd @ 5:00 p.m. (Economic Development)

Approval of Closed Session Minutes of City Council to be Approved, and Permanently Sealed

- Monday, November 20th @ 12:30 p.m. (Personnel)

Approved the preceding Closed Session minutes according to the actions identified above.

A motion was made by Council Member Alexander, seconded by Council Member Williams, that this matter be approved. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Bencini; Mayor Pro Tem Wagner; and Council Members C. Davis, Alexander, Golden, Williams, Hill, J. Davis, and Ewing

PRESENTATION OF RESOLUTIONS OF APPRECIATION

Note: A copy of the resolutions will be attached in Legistar as a permanent part of these proceedings.

Mayor Bencini read Resolutions of Appreciation into the record and presented them to outgoing Council Members Cynthia Davis, Alyce Hill, Jim Davis, and Latimer Alexander.

Each Council Member was presented a plaque with the Resolution, and Council Members C. Davis and Hill were presented a beautiful bouquet of fresh cut flowers.

Mayor Pro Tem Jay Wagner read the Resolution of Appreciation into the record for Mayor Bill Bencini, and presented the resolution/plaque to him.

REMARKS FROM OUTGOING CITY COUNCIL MEMBERS

At this time, Mayor Bencini provided an opportunity to the outgoing Council Members to share some remarks.

Transcript of Remarks

Council Member Cynthia Davis: *I would like to say to all those who have supported me that are here in this room tonight and those that I represent, it's been an honor and a privilege to serve the "voiceless" of the city during my tenure. It's easy to represent those that are always at the table and always engaged in conversation, but sometimes those that feel that they're overlooked and that their voice doesn't matter, those have been the most rewarding opportunities for me. Is to be their voice as I sit here and serve to ensure that all voices are heard on all issues that have come before me, as a city councilwoman of this city. I cannot tell you how honored and privileged it has been to be able to help and assist many in the community that have had needs that have been overlooked that I've been able to bring back to various staff members, to have those problems addressed whether it be police, housing, or whatnot, it has been a true privilege-something that I've grown in and something that I was able to stand firm on convictions on. It's not always easy to be the person that says "no" when everyone else is expecting you to say "yes." But I believe standing firm on principle, value and ensuring the voice of the people is what a leader does, and I did that to the best of my ability. Thank you for that opportunity.*

Council Member Alyce Hill: *When I decided to run for Council, my primary goal was to be part of bringing about real and positive change and real economic development and I think this Council has accomplished that to a much greater degree than I ever would have imagined. So I am so grateful to this Council, city staff, management, our community partners, and citizens who came together and really supported those efforts. We've made a huge difference and I'm very proud to have been a part of that. And I will also say one of the greatest privileges of serving was the opportunity to meet so many people in our community and get to know them. So I am very, very grateful to have had that opportunity and thank you all for letting me have that.*

Council Member James Davis: *Thank you Mayor. It's been my privilege to have served these last five years as a member of Council serving the citizens of this city. But I want to give a special thank you to all of staff, the management team, and everyone who works for the City of High Point. You guys work hard, you do a good job, and I appreciate the guidance/direction you give me and the times that I needed my hand held or slapped, you did both of those. I appreciate that. Jeron will appreciate this, when I was Mayor, he told me where to go and where to go and what to say and how to do it and I really appreciate you doing that, Jeron. You know I'll miss this, and I'll miss the people, and I'll miss the staff. If by chance you miss me, come visit me at North Myrtle Beach because I plan on spending a lot of time there.*

Council Member Latimer Alexander: *I just want to thank all the citizens of High Point for the opportunity that you've given me. It has been such a pleasure on my part to learn this job and to serve you. It has been a true blessing to me to get out within our community and to work with citizens, helping them with their problems and their passions. And I really want to thank the citizens of High Point for this opportunity. I also want to say to our staff that is here, thank you so much. You guys just do not know how much we appreciate you helping us. We struggle and we stumble and we seek to find the right way to do the right things and you help us and you teach us and you take the time to help us understand what it is that we're doing.*

I also want to say to my fellow Council Members, to all of you, thank you so much. We have worked together as a team and we have done the best to serve the citizens of High Point. We don't always agree all the time, but we're not supposed to. I appreciate each one of you.

Brother Bill, thank you for asking me to come back. I enjoyed this service with you. I feel like we have accomplished a lot. We have worked together for many years. A lot of projects have been done. A little mischief has been had. And I appreciate that. But most of all, I want to thank my wife. You don't understand the kind of passion that goes on up here during meetings. We get excited and we get upset and we think we're king of the world or we think we got run over by the High Point bus. And when we go home, our spouses have to face that. They help keep us grounded. They remind us that you're getting too big for your britches. And they are so special. I want to tell my wife, "I love you" and I just couldn't do it without you. Thank you.

Mayor Bill Bencini: *In anticipation that it might be difficult for me to get through with my comments, I went ahead and wrote something to read. My wife and daughter this weekend warned me that it couldn't be too long, so I tried to make it as short as possible, but it's really a thank you for what we have done for the community.*

We accomplished a lot in three years. "We" includes the group sitting here at the dais together for just a few more minutes. "We" includes our professional staff. Every individual in Greg's office suite and every one of his department heads and their employees. "We" includes our many community leadership organizations. Our Chamber of Commerce and Business High Point, Inc., Furniture Market Authority and the Convention & Visitors Bureau, High Point EDC, High Point University, Forward High Point, High Point Community Foundation, High Point Ministers Alliance, Communities Against Violence, our expanding initiatives addressing community food insecurity, Guilford County Economic Development Alliance, Washington Street Historic District, Southwest Renewal Foundation, High Point Regional Health System, the YWCA and the YMCA, the Community Clinic, the Arts Council, the Theatre Art Galleries, United Way, West End Ministries, Open Door Ministries, Boys & Girls Clubs, Leslie's House, Family Service of the Piedmont, Caring Services, and all ten of our neighborhood associations. There are more I know. My sincere apologies for errors of omission.

The successes since 2014 are inarguably a function of cooperation and collaboration between and among all community leadership, all of the "we" in High Point. A recap of what we have done:

- *The soon-to-be completed Library enhancement project;*

- *The initiation of the long overdue street renaming changes for MLK Drive and University Drive;*
- *Support and successful implementation of economic development cooperation through Guilford County Economic Development Alliance;*
- *Unanimous adoption of our Strategic Objectives focusing on blight reduction, engagement of Young Professionals and development of a downtown Catalyst Project;*
- *Reorganization of our revitalization efforts through the formation of Forward High Point;*
- *Support and implementation of more aggressive Housing Code enforcement;*
- *Supporting city management in their successful changes to our Planning Department including improvements in our permitting and inspections processes;*
- *The increasing engagement of Young Professionals into active community leadership;*
- *The initial land assemblage, engineering, design, and construction planning for our Downtown Multi-Use Stadium, the catalyst for revitalizing our downtown;*
- *The allocation of the resources required in building Latimer's missing link in our extensive Greenway system;*

These successes happened because the leadership organizations across our community, including everyone in this room, successfully abandoned their metaphorical silos to come together, to work together making lots of accomplishments-accomplishments that are changing the way we see High Point and changing what we are becoming.

Warren Buffet said, "Someone is sitting in the shade today because someone planted a tree a long time ago." Cooperatively our staff, our Council, our civic and business leadership organizations have indeed since 2014 planted quite a few trees. Those trees will continue to grow and benefit our community for a long time into the future. I am so very blessed to have been a part of this community wide effort in planting some of the trees that will transform High Point. Thanks for allowing me to serve High Point over these last years. It will be exciting to watch our new Council planting more trees with our local leadership organizations. It will be exciting to watch as the city's Strategic Objectives are refined and expanded to accommodate the milestones already being reached. And it will be exciting to see High Point continue to work collaboratively, maintaining its focus, bringing together the community's human, economic, and civic resources for the purpose of creating the single most livable safe and prosperous community in America. Thank you.

[applauses, standing ovations followed the remarks]

[end of transcript for remarks]

ADJOURNMENT

Immediately following the conclusion of the remarks, the meeting adjourned at 6:00 p.m. upon motion by Council Member Alexander and second by Council Member J. Davis.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 17-19
(Tim Auman)

From: Lee Burnette, Planning & Development
Director

Meeting Date: December 18, 2018

Public Hearing: Yes

Advertising Date: December 6 & 13, 2017

Advertised By: Planning & Development

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

PURPOSE:

A request by Tim Auman to rezone approximately 2.3 acres from the Residential Single Family-5 (R-5) District to a Conditional Zoning General Business (CZ-GB) District. The property is lying at the northeast corner of E. Fairfield Road and Belmont Drive (701, 705 and 707 E. Fairfield Road).

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request, as outlined in the attached staff report.
- B. On November 14, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 17-19. The Planning & Zoning Commission recommended **approval** of this request, by a vote of 8-0, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Tim Auman

Zoning Map Amendment 17-19

At its November 14, 2017 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 2.3 acres to the Conditional Zoning General Business (CZ-GB) District. All members of the Commission were present except for Ms. Marie Stone. Mr. Bob Robbins, Development Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request was the applicant, Mr. Tim Auman, 710 E. Fairfield Road, High Point, Mr. Joseph Rotilio, 2712 Belmont Drive, High Point, and Mr. Bill Overman, 2716 Belmont Drive, High Point, N.C.

Mr. Auman explained that he plans to purchase the property (701, 705 and 707 E. Fairfield Road) with the intention of expanding his used car sales business across the street from his current business. He said he needs the additional 2.3 acres to grow the business, and in doing so, he will be providing a service to the community and adding additional jobs. Mr. Auman noted that he will improve the property from its current state and keep the grass on the property mowed.

Mr. Rotilio and Mr. Overman were supportive of the applicant's request so long as the property is properly maintained and there is no obtrusive lighting installed that would interfere with their ability to enjoy their properties.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the request is consistent with adopted policy guidance documents, and it will help stabilize this neighborhood by allowing for the reuse of this former commercial site rather than have the land become overgrown and structures to sit vacant and deteriorate.

Reasonableness Statement

Based on conditions offered by the applicant, the Commission stated that the request is reasonable and in the public interest as it mitigates impact to the adjacent neighborhood, and will allow some limited commercial use of a property that was continuously used in a commercial manner until around 2015.

The Planning & Zoning Commission **adopted these statements** by a vote of 8-0.

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 17-19, as recommended by staff, by a vote of 8-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-17-19
November 14, 2017**

Request	
Applicant: Tim Auman	Owners: Donald and Pat Brower
Zoning Proposal: To rezone approximately 2.3 acres	From R-5 Residential Single Family-5 District
	To CZ-GB Conditional Zoning General Business District

Site Information	
Location:	Lying at the northeast corner of E. Fairfield Road and Belmont Drive (701, 705 and 707 E. Fairfield Road).
Tax Parcel Numbers:	Guilford County Tax Parcels 0195909, 0195911 and 0195912
Site Acreage:	Approximately 2.3 acres
Current Land Use:	The site is currently developed with a 2,000-square foot commercial building and several accessory structures from a former home heating oil distribution facility and a gas station.
Physical Characteristics:	The property is relatively flat with no noteworthy features.
Water and Sewer Proximity:	A 12-inch and a 6-inch City water line lies adjacent to the site along E. Fairfield Road and Belmont Drive. Also, an 8-inch City sewer line lies adjacent to the site along E. Fairfield Road and Belmont Drive.
General Drainage and Watershed:	The site drains in a general northeasterly direction and development is subject to the Randleman Lake General Watershed Area (GWA) and the Randleman Lake Credit Area requirements of the Development Ordinance. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	R-5	Residential Single Family-5 District	Single family detached dwellings
South:	R-5	Residential Single Family-5 District	Single family detached dwellings
East:	R-5	Residential Single Family-5 District	Undeveloped parcel and single family detached dwellings
West:	R-5	Residential Single Family-5 District	Single family detached dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses
Relevant Area Plan:	Not applicable
Zoning History:	There has been no recent rezoning application submitted for properties in this immediate area.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	E. Fairfield Road Belmont Drive	Major Thoroughfare Local	260 feet 400 feet
Vehicular Access:	One access point from E. Fairfield Road and one access point from Belmont Drive.		
Traffic Counts: (Average Daily Trips)	E. Fairfield Road Belmont Drive	7,600 (NCDOT 2015 AADT) N/A	
Estimated Trip Generation:	No information available		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	None
Conditions:	<u>Right-of-Way Dedication:</u> Right-of-Way dedication of 42 feet from centerline of E. Fairfield Road is requested for the construction of NCDOT TIP project U-3433. A 20 x 20-foot right-of-way dedication at the corner of E. Fairfield and Belmont Drive is requested for a sight distance triangle. <u>Access:</u> One point of access shall be allowed to East Fairfield Road and one point of access shall be allowed to Belmont Drive. - The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

The applicant has requested to rezone approximately 2.3-acres to a Conditional Zoning General Business (CZ-GB) District in order to allow a major vehicle establishment (used car dealership). The property has a Residential Single Family-5 (R-5) District zoning which is intended to accommodate principally single-family detached dwellings. Since the current residential zoning will not permit

commercial uses, the applicant has submitted a zoning map amendment application to change the zoning on this property.

The zoning site is located in the southeastern portion of the City along E. Fairfield Road. This area was annexed into the High Point corporate limits on January 1, 1960, as part of a larger 12,588-acre annexation that tripled the land area of the City of High Point from 9.7 square miles to approximately 29.3 square miles. Per examination of aerial photography and Guilford County property tax records a commercial use, the Brower Oil Company, operated at this location prior to its annexation. Property tax records indicate the commercial structures associated with the Brower Oil Company were constructed in 1949, and this commercial use continually operated on this site until 2013. Afterwards the property was used as a HVAC repair business until approximately 2015. In addition to the property associate with this zoning application, staff has also identified four other long-standing non-conforming commercial uses along this segment of E. Fairfield Road. Two are lying across the street from the zoning site along the south side of E. Fairfield Road (Auman Auto Repair and Mid-State Fork Lift), and a used tire store and convenience store with gas pumps front along E. Fairfield Road approximately 0.4 mile and 0.8 mile, respectively, to the east of the zoning site.

The Brower Oil Company and the HVAC repair business were considered non-conforming uses. This zoning proposal does not seek to establish a first-time commercial use on the property, rather it seeks to allow the non-residential (i.e. commercial) use of this property to continue by seeking a CZ-GB District zoning. In conjunction with this zoning map amendment application, the applicant has submitted a Conditional Zoning Ordinance in which he has offered conditions to limit allowable uses, require lot combination, right-of-way dedications, limit the number of vehicular access points, provided for higher perimeter landscaping and screening standards, and restrict the display of vehicles along Belmont Drive.

Staff Analysis

The key issues pertaining to the evaluation of this request are spot zoning concerns and review factors for zoning applications.

Spot Zoning

Based on the zoning site's location within a larger residential zoned area, this request must be thoroughly analyzed under case law standards for spot zoning. Spot zoning is when a zoning amendment reclassifies a relatively small parcel of land that is surrounded by a much larger area that is uniformly zoned and the zoning amendment either imposes greater restrictions upon the small parcel than is imposed upon the larger area, or it relieves the small parcel from restrictions to which the larger area is subjected. Spot zoning can be considered illegal unless the City can establish a reasonable public policy basis to approve the amendment. Case law does not allow just listing the benefits of such a zoning change; the City must demonstrate that the zoning change is reasonable. Among the factors that must be considered are the size of the tract; compatibility with the City's comprehensive plan; the benefits and detriments resulting from the zoning action for the owner and the neighbors; and the relationship of uses envisioned under the new zoning and uses currently present on adjacent and nearby parcels.

- Size of tract: The general rule is that the smaller the tract, the more likely the rezoning will be held invalid. However, it is important to consider the size of the tract in context with the surrounding area. The typical lot size along E. Fairfield Road and the adjacent subdivisions ranges from 10,000 square feet (0.1 acre) to 21,000 square feet (0.5 acres). This zoning site is for 3 parcels

totaling approximately 100,188 square feet (2.3 acres). The area of the zoning site is much larger than the typical lot found in this area.

- Compatibility with the plan: This consists of evaluating various City of High Point policy guidance documents, including the Community Growth Vision Statement, Land Use Map, Land Use Plan (Goals & Objectives), Area Plans and the Development Ordinance. As previously discussed in the “Relevant Land Use Policies” section of this report, this request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement; but it does addresses Goal #2 and Objective #9 of the Land Use Plan. Although the Land Use Map classifies this area as Low Density Residential, it important to understand that the Land Use Map is a portion of the Land Use Plan that includes goals, objectives and policies. The Development Ordinance considered the previous commercial uses operating on the site as permitted non-conforming use. This applicant seeks the continuation of commercial use that has been operating at this location for more than 60 years.
- Balance benefits and detriments: The property was used commercially as a home fuel oil distribution facility for over 60 years. Staff is unaware of any contamination, but that potential may deter a developer from considering this property for a residential use. Without someone willing to redevelop the property for a use permitted in the R-5 District, it will sit unused with multiple vacant commercial structures that will eventually degrade and become an eyesore to the surrounding community. The applicant has an existing motor vehicle repair shop across the street from the site, and desires to use and improve the property. It is more of a benefit to formally establish limited GB District uses on this former commercial site rather than having it sitting vacant and become a potential nuisance to the to the surrounding property owners.
- Relationship of uses: This proposal does not introduce non-residential uses, it is taking a documented long serving commercial site and establishing limited commercial uses, under a CZ-GB District, on the property. It is also important to consider the order of development in this area; the commercial use was in placed first with the vast majority of the surrounding residential dwellings developing around the former Brower Oil Company property. Furthermore; the presence of two other non-conforming commercial uses across the street from this site support the fact that this specific segment of the E. Fairfield Road corridor is not exclusively a residential area.

Review factors for zoning application

Section 2.4.5.(C) of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. Based on the applicant’s submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Review Factors:

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

<u>Factor #1</u>	Result in a development that is compatible with surrounding development character and land uses;
	As this is a corner lot, existing public streets help provide a physical barrier or separation from adjacent residential uses. To further ensure compatibility the applicant has offered to maintain a minimum 100-foot wide undisturbed buffer to the adjacent residential development to the north, to installed a 5-foot high opaque screening fence

	next to the undeveloped lot to the east and to limit vehicle display along Belmont Drive. Finally, allowable uses have been restricted to Transitional Office District uses and vehicle establishment uses. Taken in total, conditions offered by the applicant will ensure compatibility with the surrounding area.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; Conditions offered by the applicant to dedicate right-of-way along E. Fairfield Road for future improvements, and to restrict the site to one point of access to both E. Fairfield Road and Belmont Drive will mitigate potential traffic impacts.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; The site is within both the Randleman Lake General Watershed Area and the Randleman Lake Credit Area. New development is required to meet the watershed standards of the Development Ordinance.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands. Conditions offered by the applicant to restrict allowable commercial uses, providing an undisturbed buffer to the north and restricting access will effectively mitigate any adverse impacts to adjacent lands.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

There have been no significant changes in this segment of the E. Fairfield Road corridor.

Development Patterns:

The proposed Conditional Zoning District results in development that promotes a logical, preferred and orderly development pattern.

- ❖ As outline in the “Details of Proposal” section of this report, this site was until recently a long-standing actively used commercial business. The requested CZ-GB District proposes to keep the development pattern that has existed at this portion of the E. Fairfield Road corridor for the past 60 years.
- ❖ The 2.3-acre lot size will ensure minimum building setbacks and landscaping requirements can be met. Also, being a corner lot that is fronting along a major thoroughfare roadway, at the perimeter of the adjacent residential subdivision, is a preferred location for a commercial use in this area.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance;

The approximate 60-year period in which the prior use (Brower Oil Company) occupied the site makes it very unlikely to be feasibly reused as a permitted use in the R-5 District. It is consistent with adopted policy guidance to help stabilize this neighborhood by allowing for a reuse of this former commercial site rather than having the land become overgrown and structures to sit vacant and deteriorate.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

The conditions offered by the applicant, to allow some limited commercial use of this 2.3-acre property mitigates its impact to the adjacent neighborhood. Prior to its annexation in 1960, the property was used in a commercial (non-residential) manner and this activity continuously operated in some form as a commercial use until around 2015.

Recommendation

Staff Recommends Approval:

Based on the information outlined in this report, staff has determined that the requested CZ-GB District will not be illegal spot zoning and would not significantly change the historic land development pattern that was established in this area. The requested CZ-GB District zoning will remove the non-conforming status and permit some limited commercial use of this property.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

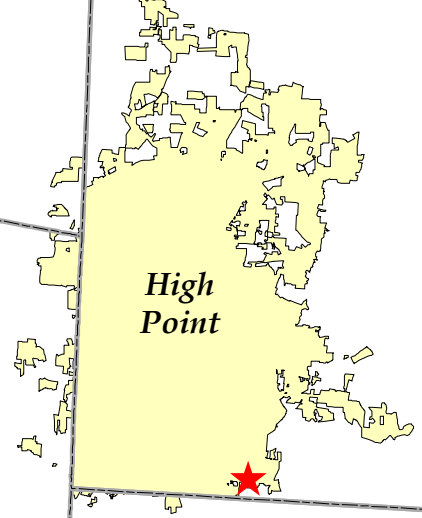
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

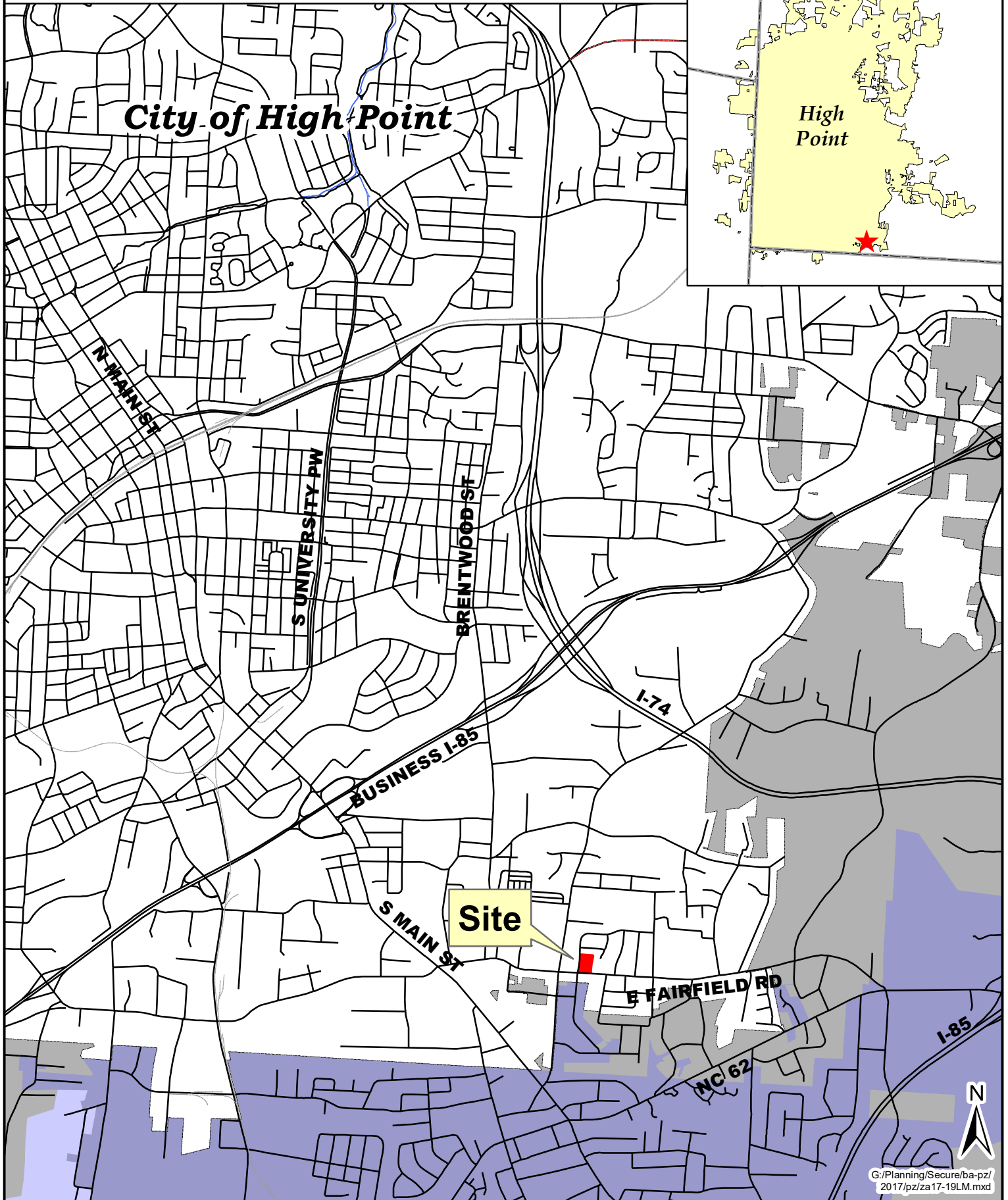
ZONING MAP AMENDMENT ZA-17-19

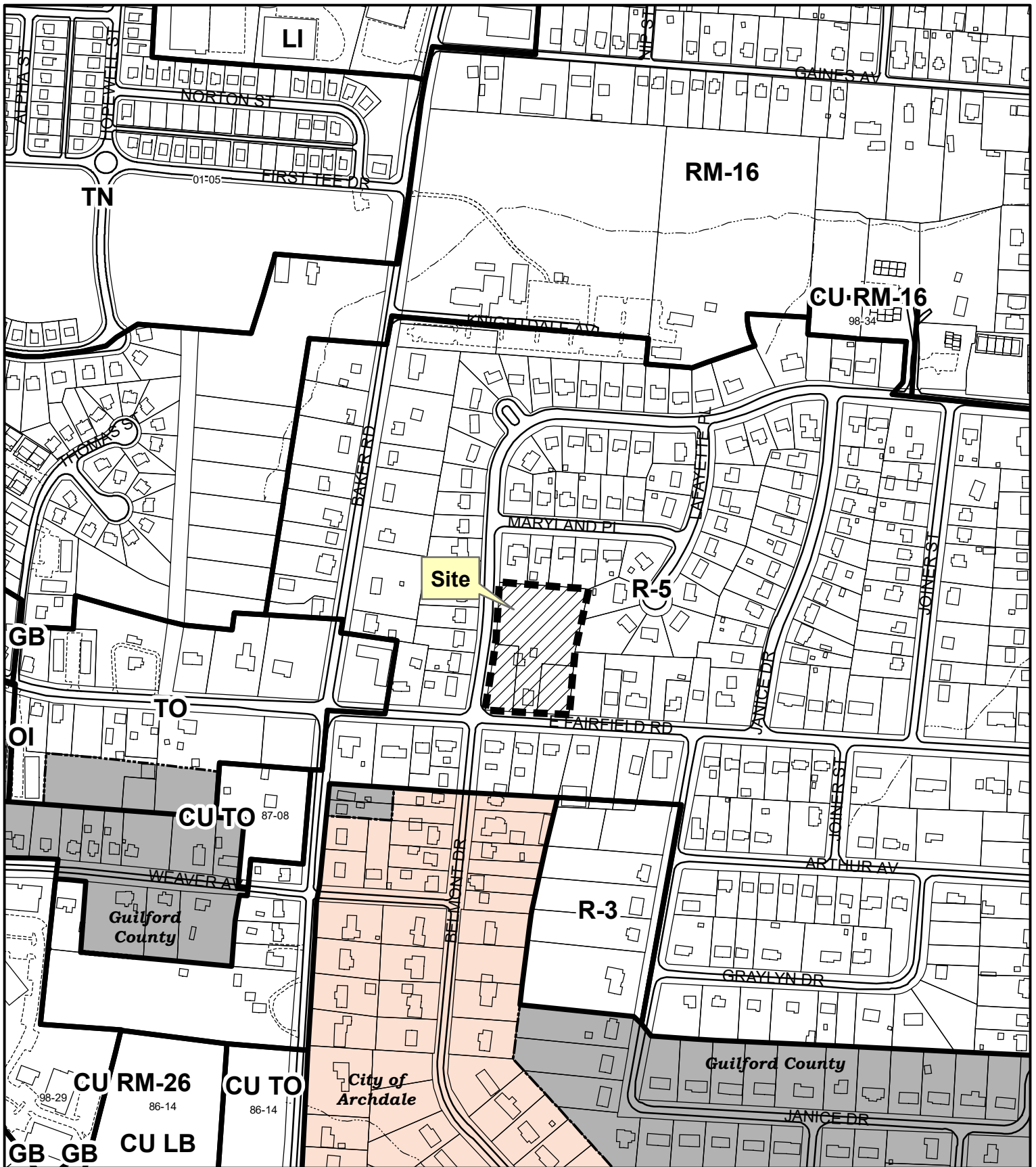
Applicant: Timothy Auman

Vicinity Map



City of High Point





ZONING MAP AMENDMENT ZA-17-19

From: Residential Single Family-5 (R-5)
To: Conditional Zoning General Business (CZ GB)

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

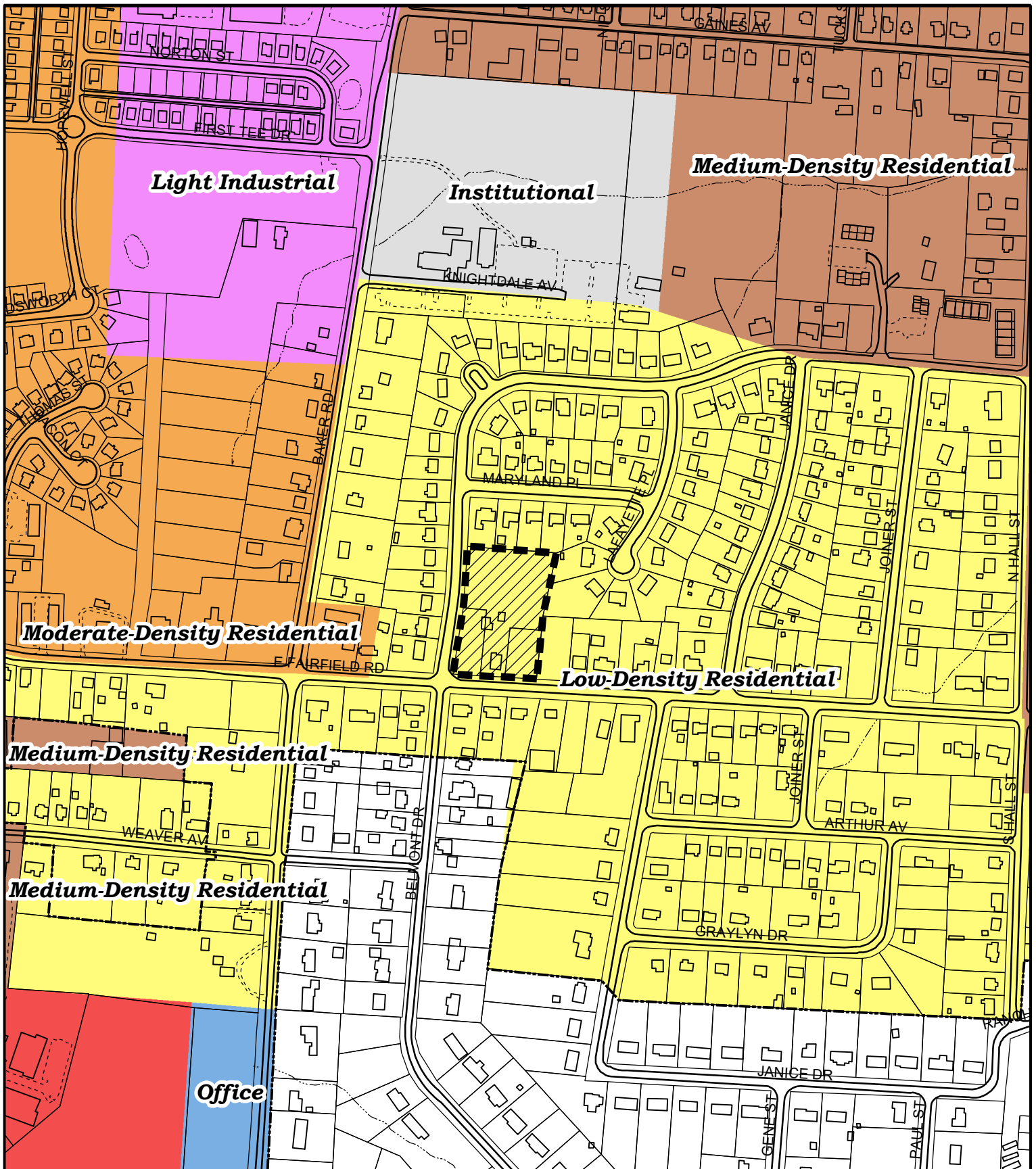
**Planning & Development
 Department**

City of High Point



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ZONING MAP AMENDMENT ZA-17-19

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

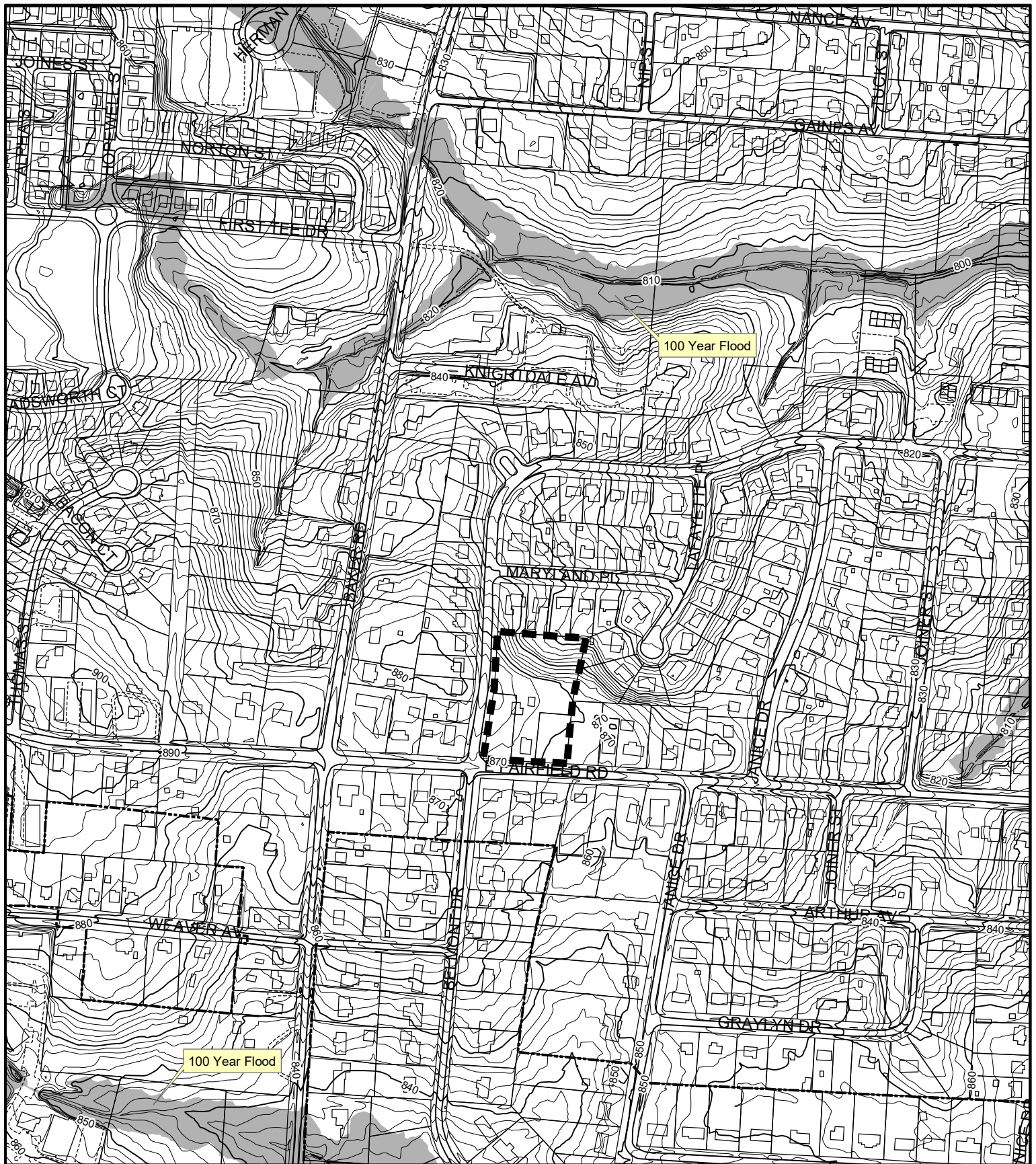


Planning & Development
Department

City of High Point



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ZONING MAP AMENDMENT ZA-17-19

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

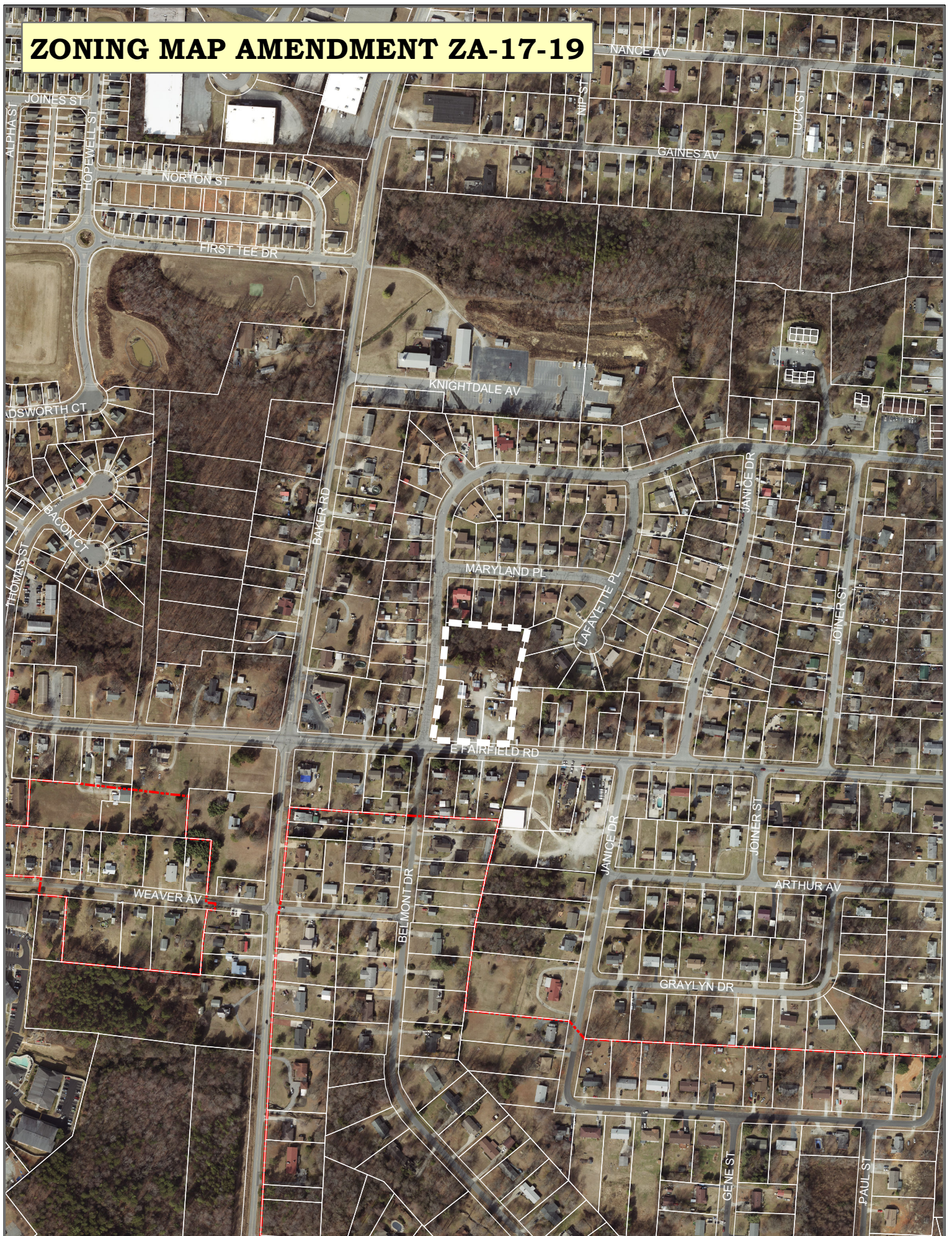
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ZONING MAP AMENDMENT ZA-17-19



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 14, 2017 and before the City Council of the City of High Point on December 19, 2017 regarding **Zoning Map Amendment Case 17-19 (ZA-17-19)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on November 5, 2017, for the Planning and Zoning Commission public hearing and on December 6, 2017 and December 13, 2017, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **xxxxxxxx xx, 2017.**

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning General Business (CZ-GB) District.** The property is approximately 2.3 acres lying at the northeast corner of E. Fairfield Road and Belmont Drive (701, 705 and 707 E. Fairfield Road). The property is also known as Guilford County Tax Parcels 0195909, 0195911 and 0195912.

SECTION 2

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

Part I. **USES:** Only the following uses shall be permitted.

- A. Only those Transitional Office (TO) District uses, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that are also permitted in the General Business (GB) District shall be permitted.
- B. All principal uses authorized under the “Vehicle Establishment” Use Type (Commercial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS:

A. General Development Standards

1. Development Standards: Development shall be subject to the GB District Dimensional standards as stated in Section 3.4.6 of the Development Ordinance.
2. Lot Combination: The three parcels that make up the zoning site shall be combined to form one lot. This shall occur prior to the establishment of any permitted use on the zoning site.
3. Transportation Conditions.
 - a) Right-of-Way Dedication:
 - (1) E. Fairfield Road: The property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the centerline of E. Fairfield Road, for future road widen and improvements for the construction of NCDOT TIP project U-3433. This shall occur prior to the establishment of any permitted use on the zoning site.
 - (2) Sight Distance Triangle Dedication: The property owner shall dedicate a 20 x 20-foot right-of-way at the corner of E. Fairfield and Belmont Drive for a sight distance triangle. This shall occur prior to the establishment of any permitted use on the zoning site.
 - b) Access
 - (1) E. Fairfield Road: One point of access shall be permitted to E. Fairfield Road. The two-existing access points on E. Fairfield Road shall be consolidated into one access point located a minimum of 155 feet from the intersection of E. Fairfield Road and Belmont Drive. The removal of the existing access points and instalment of the new access point shall occur prior to the establishment of any permitted use on the zoning site.
 - (2) Belmont Drive: One point of access shall be permitted to Belmont Drive.
 - c) The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

- B. The following shall apply to the establishment of a Vehicle Establishment use on the site.
1. Landscaping, Screening & Buffering: The following landscaping conditions shall be met prior to the establishment of a Vehicle Establishment use on the zoning site
 - a) Landscaping as required by the development ordinance, or as outlined in this Conditional Zoning Ordinance, shall be installed around the perimeter of the site.
 - b) In addition to required screening requirements of the Development Ordinance, a minimum 5-foot-high opaque fence shall be installed along the eastern boundary of the site where it abuts Guilford County Tax Parcel 0195910 (711 E. Fairfield Road).
 - c) A minimum 100-foot-wide undisturbed buffer shall be preserved at the rear of the property (See exhibit A). All existing trees and vegetation shall be preserved and supplemented, where necessary, to meet the Type B Planting Yard rate. The property owner shall be permitted to remove unhealthy vegetation and vegetation that may pose a danger to occupants of the rezoning site. The property owner shall also be permitted to prune existing vegetation within the planting yard area in order to maintain the health of the existing vegetation.
 2. Display of vehicles:
 - a) Fairfield Road: Vehicle display associated with automotive sales or leasing shall be permitted along the E. Fairfield Road frontage of the property. However, no display activity shall be permitted in the 10-foot-wide street planting yard.
 - b) Belmont Drive: Vehicle display associated with automotive sales or leasing shall be permitted at the corner of E. Fairfield Road and Belmont Drive. However, no display shall be permitted beyond 50 feet of the intersection of E. Fairfield Road and Belmont Drive. No display activity shall be permitted in the 10-foot-wide street planting yard (See exhibit A).

SECTION 3

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

SECTION 4

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

SECTION 5

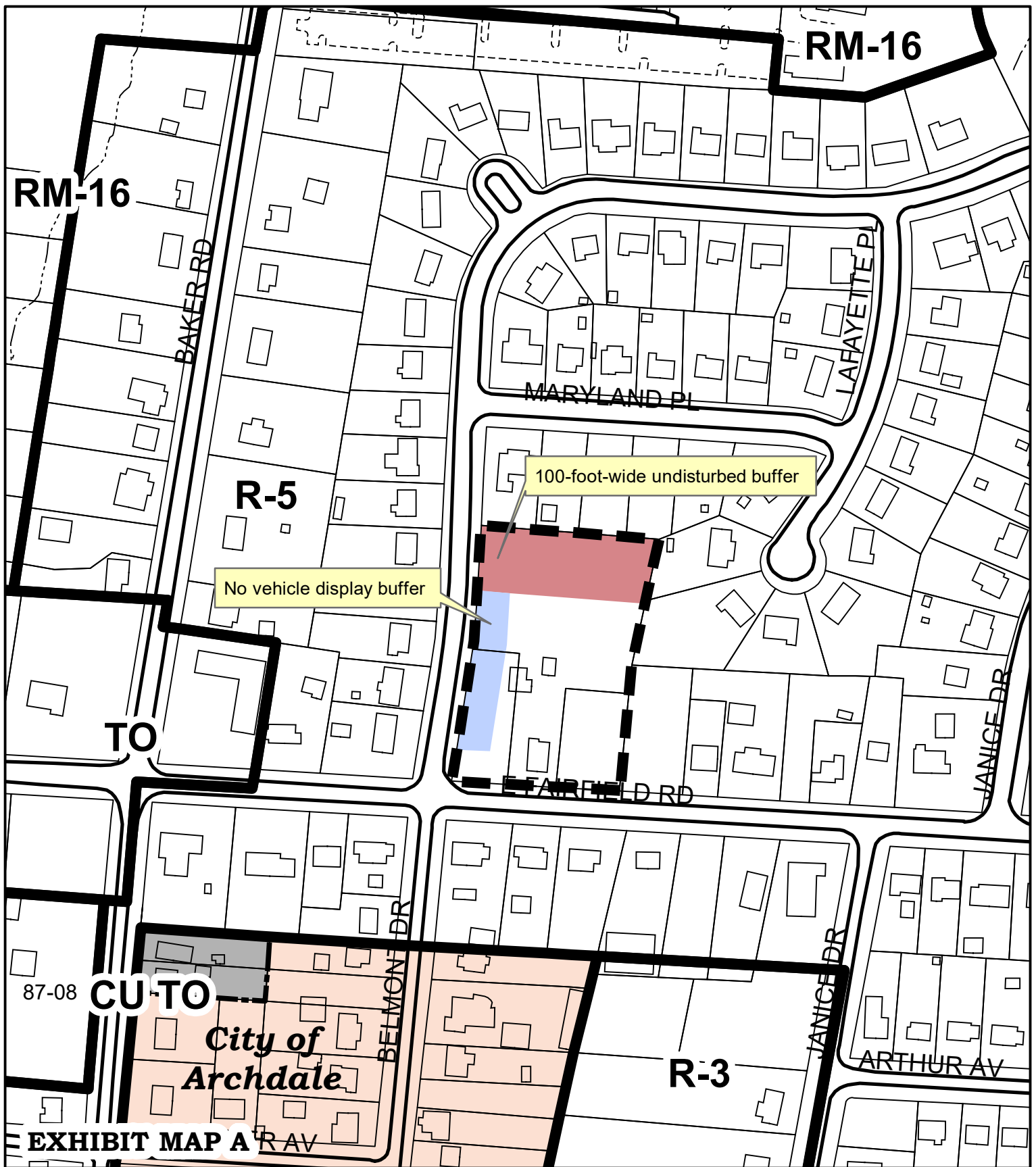
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

____th day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-17-19

From: Residential Single Family-5 (R-5)
To: Conditional Zoning General Business (CZ GB)

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point



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Citizens Information Meeting Report Zoning Map Amendment 17-19

Submitted by: Mr. Tim Auman

Dear Neighbor:

Sat. Oct 21

I have submitted a request to rezone property at 700-705 E. Fairfield Rd.
from the Residential Single Family - 5 (R-5) District to a Conditional Zoning
General Business (CZ-GB) District) in order to allow a used car lot
at this location. Per requirements of the City of High Point Development
Ordinance I am sending you this letter to invite you to a Citizen Information
Meeting to provide an overview of my application, to gain your input and address
any questions you may have. The Citizens Information Meeting will take place at
Broser Oil Co. from 2 pm to 3 pm. If you have
any questions, please feel free to give me a call at 336 434 3376

Tim Auman

Bill Overman asked

Who is going to clean up the property
answer

When the City Council changes the zoning from single family homes to General Business and I purchase it from Brower Oil Company I plan to clean up all the weeds & haul trash off

asked

About cleaning up Woods on Belmont Dr. He offered to help clean up.

answer

If and when the City council changes the zoning from single family homes to General business and I purchase the property from Brower Oil Company I can clean up the undergrowth to help beautify the road frontage

Jennifer Auman asked

About security and who to call if car alarms go off.

answer

After the purchase I will take responsibility to keep my cars in top notch condition. If a car alarm goes off call me.

Ethel Threatt asked

If I was going to leave Belmont St. vacant.

I answered

Yes Belmont Street will have a 10 ft planting bed. I will keep the trash picked up and I will keep the roadway beautiful. I already keep the property mowed and pick up trash biweekly.

Linda Overman asked.

I have a tree on Brower Oil Co. property, the base is rotten when it falls it will fall on my house

I answered

I will call Donald Brower to make him aware of the tree. I answered that the city council meeting is in December so the earliest I will take possession of the property is Early January. If nothing is done I will take down the rotting tree.

43-5135 Linda Whittington 700 Maryland Pl.
Linda was unable to attend
I went to her house and explained
what the meeting was about

Citizens Information Meeting

Attendance Record

- ① Donald Brower 2362 Addison Blvd N.Y.
(336) 431-1054
- ② JoAnn Coltrane 120 Hall St
(336) 431-3423
- ③ Ethel Threalt 708 Maryland Place
336-431-6179
- ④ Carl + Jenni Auman (gr Peta + David Bodalwin)
336. 848-6996 ~~848~~ 336. 687-3462
- ⑤ Helen Auman 706 E. Fairfield Road
336 434-1223
- ⑥ Rusty Biles 706 E. Fairfield Rd.
(336) 8838-5024
- ⑦ Bill Overman 2716 Belmont Dr
336-431-3610
- ⑧ Linda Whittington 700 Maryland Pl.
336-431-5135



FINANCE COMMITTEE

Chaired by Council Member Moore

Members: Moore, Hudson, Ewing, and Jones

December 13, 2017 – 4:00 P.M.

3rd FLOOR CONFERENCE ROOM

MINUTES

Present:

Chairman Britt Moore, and Committee Members Wesley Hudson, Jason Ewing, and Victor Jones

Staff Present:

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Eric Olmedo, Budget & Administrative Manager; Jeff Moore, Director of Financial Services; Lee Tillery, Director of Parks & Recreation; Terry Houk, Director of Public Services; Robby Stone, Assistant Director of Public Services, Derrick Boone, Assistant Director of Public Services; Keith Pugh, Director of Engineering Services; Christopher Dolge, Public Services Apprentice and Economic Development Intern; Terry Kuneff, Engineering Services; Lisa Vierling, City Clerk

Chairman Moore called the meeting to order at 4:00 p.m.

Agenda Items:

170445 Contract Extension – Corrosion Inhibitor – WWTP

Council is requested to authorize an extension to the Sterling Water Technologies contract in the amount of \$95,964.00 for purchase of corrosion inhibitor which is used to protect the pipes in the distribution system from corrosion and to help keep lead and copper from leaching into the system.

Terry Houk, Director of Public Services, reported that the original bids for the Corrosion Inhibitor for the Ward Water Plant were received on November 11, 2015 and the current contract is up for renewal. The Public Services Department is recommending the contract extension be awarded to Sterling Water Technologies for a period of one year beginning January 1, 2018 and ending December 31, 2018 with an option for a one-year extension.

Committee Member Ewing questioned why the inhibitor formula was not part of the RFP and the reason Sterling Water Technologies was chosen over Shannon Chemical. Mr. Houk replied that the inhibitor formula was part of the RFP. Jeff Moore, Director of Financial Services, further explained when the original bid was

done in 2015, it included a 90 to 120- day evaluation period because of the required testing and Shannon Chemicals did not meet those standards.

Committee Member Ewing moved to forward this matter to Council with a favorable recommendation. Committee Member Jones made a second to the motion, which carried by a 4-0 unanimous vote.

170446

Contract Extension – Biosolids Hauling and Disposal

Council is requested to authorize an extension to the McGill Environmental contract in the amount of \$1,132,326.00 for disposal of biosolids for a twelve (12) month period.

Deputy City Manager Randy McCaslin explained that this contract extension is a little unusual in that the city has an incinerator that is used for disposing of the sludge, but the new technology has not yet worked. He advised that until the issues can be addressed with the incinerator, the city has to contract for hauling and disposing of the sludge. It is anticipated that the incinerator will be up and running by late summer of 2018.

Mr. Houk provided a brief history of the project that started in 2015 explaining that it was a phased project based on delivery of the equipment. In the meantime, the EPA changed the air emission requirements cutting the limits in half. He advised that the system did work at start-up, but a key component of the air emission system caught on fire and resulted in significant damage to the incinerator. The project is currently on hold until the issues with the system can be resolved. A contract was awarded to McGill Environmental for the hauling and disposal of biosolids from the Westside and Eastside Wastewater Treatment Plants, then a 6-month extension was approved on June 15, 2017 at a price of \$400,000. Staff recommends approval of an additional 12-month extension of the existing contract with McGill Environmental to dispose of the biosolids while the incinerator is non-functional.

Mr. Moore pointed out the contract amount is an estimate and that the city's obligation would only be for the amount of sludge that is hauled and disposed of at this fixed price.

Chairman Moore moved to forward this matter to Council with a favorable recommendation for approval. Committee Member Ewing made a second to the motion, which carried by a 4-0 unanimous vote.

170447

Ordinance – Budget Amendment – NC Trails Program Grant

Council is requested to adopt a budget ordinance amendment to appropriate funds in the amount of \$100,000 for the NC Trails Program grant received for the Deep River Greenway project.

Eric Olmedo, Budget and Administrative Manager, explained this is a companion piece to the next agenda item for a grant that the Parks and Recreation Department applied for and received. This is a pass-through grant from the N.C. Department of Natural and Cultural Resources N.C. Trails Program in the amount of \$100,000.00. Mr. Olmedo advised there is a 25% required city match for this grant, which will be more than satisfied by the city funds allocated to the Deep River Greenway project.

This budget amendment will appropriate the revenue and expenditure to be added to the additional funds identified in the Eaglewood, Inc. Contract for construction of the greenway.

Chairman Moore moved to forward this matter to Council with a favorable recommendation for approval. Committee Member Ewing made a second to the motion, which carried by a 4-0 unanimous vote.

170448

Contract – Eaglewood, Inc – Greenway Construction

Council is requested to approve contract with Eaglewood, Inc., in the amount of \$3,963,778.14 for the construction of the High Point Greenway from Deep River Road to Penny Road. This will finalize the connection of the High Point Greenway with the Bicentennial Greenway.

Lee Tillery, Director of Parks & Recreation, reported this is for the construction of 1.3 miles of the greenway from Deep River Road to Penny Road that would finalize the connection of the High Point Greenway with the Bicentennial Greenway. Plans to construct this portion of the greenway have been in place over five years pending plan approval and funding. Mr. Tillery pointed out most of this greenway would be an elevated boardwalk, which resulted in an increase. Chairman Moore noted this would lend itself to more maintenance. Mr. Tillery agreed and explained staff would need to determine what the future maintenance needs will be.

Staff is recommending the contract for the construction of this final connection of the greenway be awarded to Eaglewood, Inc., who was the low bidder.

A brief discussion followed regarding the increased cost in supplies due to the recent hurricanes. Staff anticipates starting the project in early 2018, with a 9-month completion time.

Chairman Moore moved to forward this matter to Council with a favorable recommendation for approval. Committee Member Hudson made a second to the motion, which carried by a 4-0 unanimous vote.

Request to Change Meeting Date/Time for the Finance Committee

Due to a conflict with the Finance Committee Meeting and the Economic Development Corporation's monthly meeting, Committee Member Ewing asked the committee to entertain moving the meeting date/time for the Finance Committee to the Thursday at 4:00 p.m. preceding the 1st and 3rd Monday.

Committee Member Ewing then made a motion to recommend that the meeting date/time for the Finance Committee be changed to the Thursday at 4:00 p.m. preceding the 1st and 3rd Monday. Committee Member Jones made a second.

For further discussion, Committee Member Hudson advised that Wednesdays work better for his schedule, but he could do Thursday meetings. Committee Member Ewing encouraged the committee members to research their schedules to determine what could work.

The motion carried by a unanimous 4-0 vote.

Note: This matter will be placed on the City Council's December 18th Agenda for consideration.

After all actions were taken on the finance-related agenda items, Chairman Moore asked for staff introductions.

With no other business to come before the Finance Committee, the meeting adjourned at 4:45 p.m. upon motion by Chairman Moore and second by Committee Member Ewing.

Respectfully Submitted,

Lisa B. Vierling, MMC
City Clerk

Britt Moore, Chairman