

City of High Point

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



Meeting Agenda - Final

Monday, December 5, 2022

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Monica L. Peters, Mayor Pro Tem

*Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5),
and Michael Holmes (Ward 6)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative**[2022-578](#)**Strategic Plan Update**

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction.

Attachments: [Strategic Plan Update](#)

PUBLIC COMMENT PERIOD[2022-579](#)**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 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.

FINANCE COMMITTEE - Britt Moore, Chair**CONSENT AGENDA ITEMS**[2022-566](#)**Equipment for Surplus - Landfill Operations Division**

City Council is requested to approve the listed Landfill Operations Division equipment as surplus and sold through the online auction process.

2006 Caterpillar D7R II Dozer

2006 Caterpillar 325DL Excavator

2008 CMI Terex TC550 Compactor

2011 CMI Terex TC550 Compactor

2005 CMI Terex 390E Compactor

Attachments: [1. Equipment for Surplus – Landfill Operations Division](#)

[2022-567](#)**Environmental Services Positions Reallocation**

City Council is requested to approve the reallocation of three (3) part time Environmental Services Worker positions to two (2) full time Environmental Services Special Route Operator positions to allow for a consistent and ease of scheduling while utilizing non-CDL equipment to meet the needs of downtown and other collection needs.

Attachments: [2. Environmental Services Positions Reallocation](#)

[2022-568](#)**Contract Renewal - Sole Source - Computerized Maintenance Management System (CMMS)-Accruent**

City Council is requested to approve a sole source contract renewal with Accruent in the amount of \$52,560.86 for the computerized maintenance management system (CMMS) software that centralizes maintenance information and facilitates the processes of maintenance operations.

Attachments: [3. Contract Renewal – Sole Source – Computerized Maintenance Management](#)

[2022-569](#)**Contract - Kemp Construction, Inc. - Eastside Wastewater Treatment Plant (WWTP) Final Clarifier #3**

City Council is requested to award a contract to Kemp Construction, Inc. in the amount of \$106,524 to install replacement parts that have been pre-purchased from Evoqua Water Technologies for the repair of final clarifier #3 at the Eastside Wastewater Treatment Plant (WWTP).

Attachments: [4. Contract – Kemp Construction, Inc. – Eastside Wastewater Treatment Plant \(](#)

[2022-570](#)**Contract(s) Chandler Concrete Co. (Primary) Childers Concrete Co. (Secondary) Citywide (Public Services)**

City Council is requested to award a contract to Chandler Concrete Co. in the amount of \$153,037.50 (Primary) & Childers Concrete Co. \$173,875.00 (Secondary) to provide concrete materials to city crews allowing the availability of materials to be supplied when performing maintenance functions that require various different types of concrete such as sidewalk, curb/gutter and related repairs to the stormwater drainage system, etc. within the jurisdictional limits of the City.

Attachments: [5. Contract\(s\) Chandler Concrete Co. \(Primary\) Childers Concrete Co. \(Second](#)

[2022-571](#)**Contract - Oltrin Solutions / Trinity Manufacturing, Inc. - Sodium Hypochlorite**

City Council is requested to award a contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$437,580 for the supply of Sodium Hypochlorite chemical product used at the City's water and wastewater treatment facilities for treatment processes to each of the following plants: Ward Water Treatment Plant (WTP), Eastside Wastewater Treatment Plant (WWTP), Westside Wastewater Treatment Plant (WWTP).

Attachments: [6. Contract – Oltrin Solutions - Trinity Manufacturing, Inc. – Sodium Hypochlorite](#)

[2022-572](#)**North Carolina Department of Transportation (NCDOT) -
Reimbursement Schedule C**

City Council is requested to approve the municipal agreements with the North Carolina Department of Transportation (NCDOT) schedule C to allow the City to be reimbursed for costs associated with the operation of the High Point Signal System. Reimbursement for costs associated with Schedule C are capped at \$300,000 per year. These new schedules cover preventive maintenance and the replacement of damaged, inoperative, or obsolete equipment and include updated pricing for equipment, materials, and labor, and both agreements will be retroactive to July 1, 2022 and effective for one (1) year, and may be renewed annually by the City Manager for up to five (5) additional years before a new agreement is required.

Attachments: [7a. North Carolina Department of Transportation \(NCDOT\) - Reimbursement Sc](#)

[2022-573](#)**North Carolina Department of Transportation (NCDOT) -
Reimbursement Schedule D**

City Council is requested to approve the municipal agreements with the North Carolina Department of Transportation (NCDOT) schedule D to allow the City to be reimbursed for costs associated with the operation of the High Point Signal System. . The base amount for costs to be reimbursed that are associated with Schedule D are \$141,000 per year. These new schedules cover preventive maintenance and the replacement of damaged, inoperative, or obsolete equipment and include updated pricing for equipment, materials, and labor, and both agreements will be retroactive to July 1, 2022 and effective for one (1) year, and may be renewed annually by the City Manager for up to five (5) additional years before a new agreement is required.

Attachments: [7b. North Carolina Department of Transportation \(NCDOT\) - Reimbursement Sc](#)

[2022-574](#)**Master Professional Service Agreements for Architectural Services
with ADW, Clark Patterson Lee, Creech & Associates, Davis Kane,
ESPA, Freeman Kennett, HH, Lindsey, McAdams, SEH, SCN,
Stimmel, Summit, & Wooten**

City Council is requested to authorize the City Manager and the appropriate city officials to execute Master Professional Service Agreements for architectural services with ADW, Clark Patterson Lee, Creech & Associates, Davis Kane, ESPA, Freeman Kennett, HH, Lindsey, McAdams, SEH, SCN, Stimmel, Summit, and Wooten to provide such services for City departments on an as needed basis through five (5) year master agreements.

Attachments: [8. Master Professional Service Agreements -On Call Architectural Services](#)

[2022-575](#)**Contract - Change Order No.2 - KBS Construction, Inc. - Upper Piedmont Lake Dredging and Dam Maintenance**

City Council is requested to approve Change Order No. 2 to KBS Earthworks Inc. in the amount of \$119,496.00 which is for removal of approximately 1,300 cubic yards of additional sediment to restore the stormwater storage and collection capacity within the Upper Piedmont Lake to its original design.

Attachments: [9. Contract - Change Order No.2 - KBS Construction, Inc. - Upper Piedmont Lake](#)

[2022-576](#)**Contract - Community Housing Solutions (CHS) - Cedrow Affordable Housing Project**

City Council is requested to award a contract to Community Housing Solutions (CHS) in the amount of \$1,486,886.56 to construct six affordable homes in the Cedrow Affordable Housing Project and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [Contract-Community Housing Solutions \(CHS\)-Cedrow Affordable Housing Project](#)

REGULAR AGENDA ITEMS**PLANNING & DEVELOPMENT - Mayor Jay W. Wagner****PUBLIC HEARINGS**[2022-557](#)**AAA Storage Management, LLC, Zoning Map Amendment 22-24**

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

Attachments: [Staff Report ZA-22-24.pdf](#)

[2022-558](#)**High Point University, Zoning Map Amendment 22-25**

A request by High Point University to rezone approximately 116.5 acres from the Single Family Residential-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is lying along the east side of N. Centennial Street, between E. Farriss Avenue and Barbee Avenue, with the area of campus expansion being along the south side of Barbee Avenue.

Attachments: [Staff Report ZA-22-25.pdf](#)

[2022-559](#)**High Point University, Street Abandonment 22-01**

A request by High Point University to abandon (close) the eastern 245± feet of the Barbee Avenue right-of-way. This is an improved 50-foot-wide right-of-way that runs in a general east - west direction between 804 and 908 Barbee Avenue.

Attachments: [Staff Report SA-22-01.pdf](#)

[2022-560](#)**City of High Point, Guilford College Rd./Wendover Ave. Land Use Evaluation**

A request by the Planning and Development Department to approve the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

Attachments: [Guilford-Wendover Land Use Evaluation Report.pdf](#)

[2022-561](#)**City of High Point, Plan Amendment 22-05**

A request to amend the Land Use Plan map from and to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

Attachments: [Staff Report PA-22-05.pdf](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 22-05
(City of High Point)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: December 5, 2022

Public Hearing: Yes

Advertising Date: November 23, 2022, and
November 30, 2022

Attachments: A. Staff Report
B. Resolution

Advertised By: Planning & Development

PURPOSE:

A request to amend the Land Use Plan Map from/to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

BACKGROUND:

The City of High Point Planning and Development Department conducted an evaluation of the area near the intersection of Guilford College Road and West Wendover Avenue. The purpose of the evaluation was to do a concise study of the existing land use patterns and conditions and make recommendations about amendments to the Land Use Plan Map to bring the designations in line with recent changes affecting the area. This request would implement the recommendations of the evaluation by amending the Land Use Plan classifications for seven areas.

The Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing. All members of the Commission were present.

Speaking on the request:

Mr. Andy Piper, Senior Planner, presented the recommended Land Use Plan amendments, in combination with an overview of the land use evaluation, and requested approval as outlined in the staff report.

No public comments were received during the public hearing.

During deliberations, Commission member Morgan expressed hesitation about changing the Land Use Plan classifications for Areas 3 & 4 and suggested the Commission table consideration of the evaluation for 90 days, or to the February 2023 Planning and Zoning Commission meeting, to allow the commissioners more time to review the recommendations. Mr. Piper responded that the Comprehensive Plan process starting early next year would provide an opportunity to reevaluate the land use designations for the entire planning area, and the intent of this request was to give guidance to the public and decision makers in the meantime while also providing the consultants hired to lead the Comprehensive Plan effort more direction about the anticipated future land uses for this area.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended *approval* of this request.

B. Planning and Zoning Commission Action

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

Commission member Morgan was the one vote in opposition based on his previously expressed desire for additional time to consider the land use evaluation.

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

**STAFF REPORT
PLAN AMENDMENT 22-05
November 8, 2022**

Requests		
Applicant: City of High Point	Owner:	
	Area 1.a. & b.: Martin Marietta Materials Inc. Area 2: Guilford County (and right-of-way) Area 3: Frances S. Lackey Living Trust, Frances S. Lackey Trustee; Paul W. & Frances Lackey; Earl Wayne Hodgin, Jr.; Ronald M. & Rebecca H. Bonomo; Edward Leon & Margaret R. Plummer; Melta Gibbs; Majer Elswick; Robert L. & April N. Love; Amy Love; Matthew & Julie Barbieri; Family Trust U/A John D. Carroll, Nona Beth Carroll Administrator; John D. Carroll; and Paul E. Waldrop (and right-of-way) Area 4: N.C. Dept. of Transportation; Tucker M. Willard, GCWA Partners LLC; GCWA Partners LLC; and Lawyer Title of N.C. Inc., Intermediary Tucker M. Willard, GCWA Partners LLC (and right-of-way) Area 5: Tucker M. Willard, GCWA Partners LLC Area 6: Wendover View Lot 2 LLC Area 7: SFCW Properties LLC	
Plan Amendment Proposal: To amend the Land Use Plan Map from/to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation.	From:	Area 1.a. & b.: Restricted Industrial Area 2: Restricted Industrial Area 3: Low-Density Residential, Restricted Industrial, and Office Area 4: Office Area 5: Local/Convenience Commercial Area 6: Office Area 7: Office
	To:	Area 1.a. & b.: Heavy Industrial Area 2: Institutional Area 3: Moderate-Density Residential Area 4: Medium-Density Residential Area 5: Mixed Use Area 6: Local/Convenience Commercial Area 7: Medium-Density Residential

Site Information	
Location:	Near the intersection of Guilford College Road and W. Wendover Avenue
Acreage:	Area 1.a. & b.: 10.6 acres Area 2: 17.6 acres Area 3: 31.5 acres Area 4: 27.3 acres Area 5: 12.2 acres Area 6: 2.5 acres Area 7: 10.2 acres
Current Land Use:	Area 1.a. & b.: Industrial – Extractive Industry (quarry) Area 2: Institutional – Government Facility (animal shelter) Area 3: Residential – Single-family Detached Dwellings and Undeveloped Area 4: Vacant Building and Undeveloped Area 5: Undeveloped Area 6: Commercial – Retail Sales (pharmacy) Area 7: Undeveloped

Adjacent Property Existing Land Use	
North:	Extractive Industry (quarry)
South:	Medical Care Facility and Single-family Detached & Attached Dwellings
East:	Single-family Detached Dwellings, Multifamily Residential, and Self-Storage (Guilford County and City of Greensboro)
West:	Undeveloped (future multifamily residential), Religious Institution, Retail Sales, and Multifamily Residential

Adjacent Land Use Plan Designations	
North:	Heavy Industrial
South:	Office, Low-Density Residential, and Moderate-Density Residential
East:	N/A (City of Greensboro Planning Area)
West:	High-Density Residential, Institutional, Local/Convenience Commercial, and Medium-Density Residential

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designations:	Low-Density Residential: 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. Office: This classification includes professional, personal and business service uses. Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. Restricted Industrial: This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Proposed Designations:	Moderate-Density Residential: This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre. Medium-Density Residential: This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. Heavy Industrial: This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries. Institutional: Public, quasi-public and institutional uses on large tracts are included in this classification. Mixed Use Development: This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement:	The following goals and objectives of the Community Growth Vision Statement are relevant to this request: Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location. Obj. 3B: Establish new or redeveloped mixed use areas at key intersections where suitable land use and development patterns exist.

	Obj. 3F: Encourage mixed use centers as an alternative to “strip commercial” corridors that would use land inefficiently, generate unnecessary traffic, and create traffic congestion and safety challenges because of frequent driveways and their associated turning movements.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area; Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas; Obj. #5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development; Obj. #8. Stimulate more efficient use of the City’s land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations; and Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan(s):	<u>West Wendover Avenue/Guilford College Road Corridor Plan</u> Adopted in 1995, this plan was prepared in collaboration with Greensboro and Guilford County in response to rapid development in the area and planned transportation improvements, including what is now Interstate-73. It focused on four core topics – transportation, land use, environmental factors, and visual quality. Recommendations relevant to this request include: • Limiting the number of vehicular access points on W. Wendover Ave. and on Guilford College Rd. near the grade separated interchange with W. Wendover Avenue. • Changes to the Land Use Plan Map (at that time) as follows: ○ 49 acres to Office south and west of the W. Wendover Ave./Guilford College Rd. intersection; ○ 47 acres to High-Density Residential on the southwest corner of W. Wendover Ave. and Piedmont Parkway; and ○ 36 acres to Local/Convenience Commercial and Office designations for what is now the Guilford Crossing shopping center.
LUPA History:	There have been three Land Use Plan Map Amendments in the area:

	• PA 02-04: 13 acres on the southwest corner of W. Wendover Ave. and Piedmont Parkway amended from Medium-Density Residential to Office. • PA 18-03: 6.8 acres on the northwest corner of W. Wendover Ave. and Piedmont Parkway amended from Office to Local/Convenience Commercial. • PA 21-03: 10.6 acres between W. Wendover Ave. and Hickory Grove Rd. amended from Office, Low-Density Residential, and Institutional to High-Density Residential.
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Details of Proposal

Summary of Land Use Plan Amendment Request:

The City of High Point is requesting Land Use Plan amendments for several areas in accordance with the recommendations of the Guilford College Road/W. Wendover Avenue Land Use Evaluation, which is being presented for adoption prior to this request.

Staff Analysis

The Guilford College Road/W. Wendover Avenue Land Use Evaluation recommends the following amendments to the Land Use Plan.

Area 1.a. & b.

These two separate areas of approximately 6.9 acres and 3.7 acres respectively are both located along the edge of the quarry and are owned by Martin Marietta. The recommended changes are based on the idea that, like the rest of the quarry, they are unlikely to develop as another use. This is simply an acknowledgement of their being part of the quarry and brings their classification into alignment with the rest of the quarry properties. As a policy, if these parcels were ever to be annexed into the city in the future and a different type of heavy industrial use was proposed, then conditions would need to be offered with the future zoning request to ensure that any impacts to nearby properties were being mitigated.

Area 2:

This approximately 17.6-acre area is another acknowledgement of the current use of the property, which is now the Guilford County Animal Shelter. It also contains a relatively large area of right-of-way acquired for construction of Interstate-73 that will remain an undeveloped wooded area. In these situations, it is common to designate such areas of right-of-way the same land use classification as adjacent properties.

Area 3:

This area of approximately 31.5 acres currently has three land use classifications – 3.5 acres of Restricted Industrial north of Hickory Grove Rd., 18.5 acres of Low-Density Residential south of Hickory Grove Rd., and 9.5 acres of Office mostly covering the right-of-way within the northwest interchange of W. Wendover Ave. and Guilford College Road. The recommendation for Moderate-Density Residential, which is the next step up from Low-Density Residential, would allow residential development with densities between five and eight dwelling units per acres, including single-family detached dwellings and townhomes but not apartments. Development at this density would only be possible with water and sewer service following annexation into the city. Higher density is not recommended due to Hickory Grove Rd. being the sole access road and the potential impact on the remaining single-family homes if the area developed in stages.

Area 4:

Like the previous recommendation, this approximately 27-acre area includes a fair amount of undevelopable right-of-way in the southwest interchange of W. Wendover Ave. and Guilford College Rd. (approx. 9 ac.), but the remainder has the potential to accommodate higher density residential development upon annexation into the city. The current classification is Office, but based on trends in the real estate market, this amount of future office development is unlikely. The recommendation for a change to Medium-Density Residential, the next step up from the Moderate-Density Residential classification, would allow densities between eight and sixteen dwelling units per acre, including higher density townhouses and less land-intensive multi-family housing. This increase in density compared to the recommendation for Area 3 is justified by access to Guilford College Rd., which is a major thoroughfare, although any future entry point will need to be located on the southern edge in alignment with Ruffin Rd. and away from the W. Wendover Ave./Guilford College Rd. interchange. This potential future use is not that different from what is found on the east side of Guilford College Rd. within Greensboro.

Area 5:

Immediately to the west of Area 4 is an approximately 12-acre undeveloped parcel within High Point's city limits that is part of the James Landing planned development. It is classified Local/Convenience Commercial in recognition of its proximity to the already developed Wendover Square shopping center. However, the zoning allows for a mix of uses and the recommendation is for this area to be amended to a Mixed Use classification, which would allow a combination of commercial and higher density residential development with densities over eight dwelling units per acre. It could develop in conjunction with Area 4, because most of it is under common ownership, with Area 5 providing the bulk of the residential density to offset the "stepped down" density as the development gets closer to Guilford College Road. Other possible uses in this mixed-use area could be office or institutional, but industrial uses would be incompatible in this setting.

Area 6:

This proposed amendment from Office to Local/Convenience Commercial is in recognition of the existing retail pharmacy found on this parcel. The current designation was the result of a combined land use plan and zoning amendment approved in 2002 that anticipated non-residential uses being established at this corner. Office was chosen because it offered the most options, although a drug store was specifically called out as an allowed use in the zoning. Now that it has been built, the Office designation is no longer relevant.

Area 7:

Similarly, this proposed land use plan amendment recognizes that a new apartment complex is planned and under review for approval on the remainder of this Office-designated corner. This essentially reverts the Land Use Plan classification back to what it was prior to the 2002 Land Use Plan Amendment. The immediate corner of the intersection is a proposed open space area for the apartment complex and will remain undeveloped.

Recommendation

Staff Recommends Approval:

Staff recommends approval of the requested changes to the Land Use Plan Map in accordance with the Guilford College Road/W. Wendover Avenue Land Use Evaluation, pending adoption, to bring the classifications in line with recent changes to existing land use patterns and conditions in the area.

Report Preparation

This report was prepared by Planning and Development Department staff member Andy Piper AICP, Senior Planner, and reviewed by Christopher Andrews, AICP, Development Administrator, and Sushil Nepal, AICP, Planning Director.

List of Attachments:

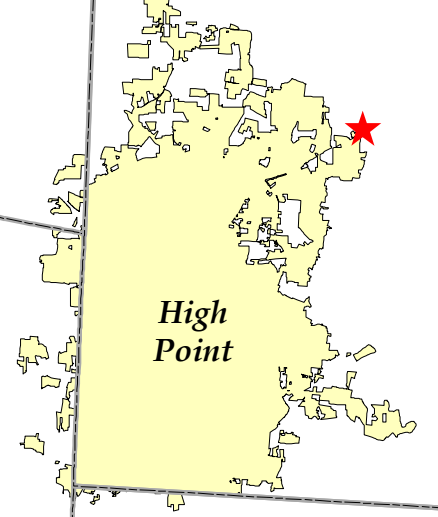
Land Use Plan Recommendations Map

LOCATION MAP

PLAN AMENDMENT: PA-22-05

Applicant: City of High Point

Vicinity Map



High Point

City of Greensboro

Guilford County

Site

I-73

Guilford County

SANDY RIDGE RD

GALLIMORE DAIRY RD

NC 68

WILLARD DAIRY RD

SKEET CLUB RD

W WENDOVER AV

GUILFORD COLLEGE RD

I-40

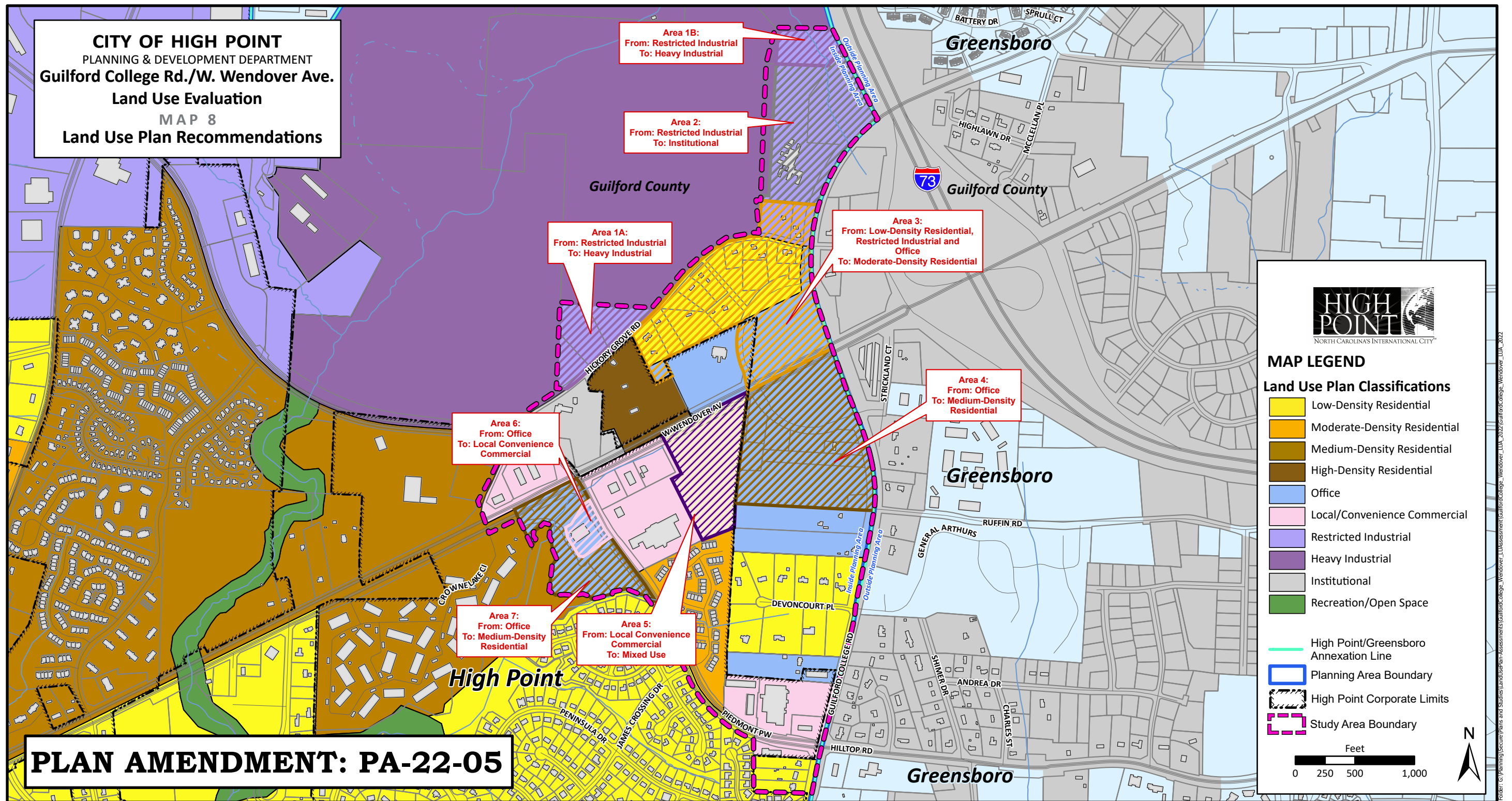
City of High Point



Scale: 1"=3000'

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CITY OF HIGH POINT
PLANNING & DEVELOPMENT DEPARTMENT
Guilford College Rd./W. Wendover Ave.
Land Use Evaluation
MAP 8
Land Use Plan Recommendations



HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY

MAP LEGEND

Land Use Plan Classifications

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- High-Density Residential
- Office
- Local/Convenience Commercial
- Restricted Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space

High Point/Greensboro Annexation Line

Planning Area Boundary

High Point Corporate Limits

Study Area Boundary

Feet
0 250 500 1,000

N

PLAN AMENDMENT: PA-22-05

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

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

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

WHEREAS, the Guilford College Road/W. Wendover Avenue Land Use Evaluation that made recommendations about amending the Land Use Plan Map designations to bring them in line with recent changes to existing land use patterns and conditions in the area was adopted by the City Council of the City of High Point on December 5, 2022; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on November 8, 2022 and before the City Council of the City of High Point on December 5, 2022, regarding these proposed amendments (PA 22-05) to said *Land Use Plan for the High Point Planning Area*.

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

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying the following areas (as shown on the attached map):

1. Approximately 10.6 acres in two separate areas (1.a. of 6.9 acres & 1.b. of 3.7 acres) from Restricted Industrial to Heavy Industrial;
2. Approximately 17.6 acres from Restricted Industrial to Institutional;
3. Approximately 31.5 acres from Restricted Industrial, Low-Density Residential, and Office to Moderate-Density Residential;
4. Approximately 27 acres from Office to Medium-Density Residential;
5. Approximately 12 acres from Local/Convenience Commercial to Mixed Use;
6. Approximately 2.5 acres from Office to Local/Convenience Commercial; and
7. Approximately 10.2 acres from Office to Medium-Density Residential.

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

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

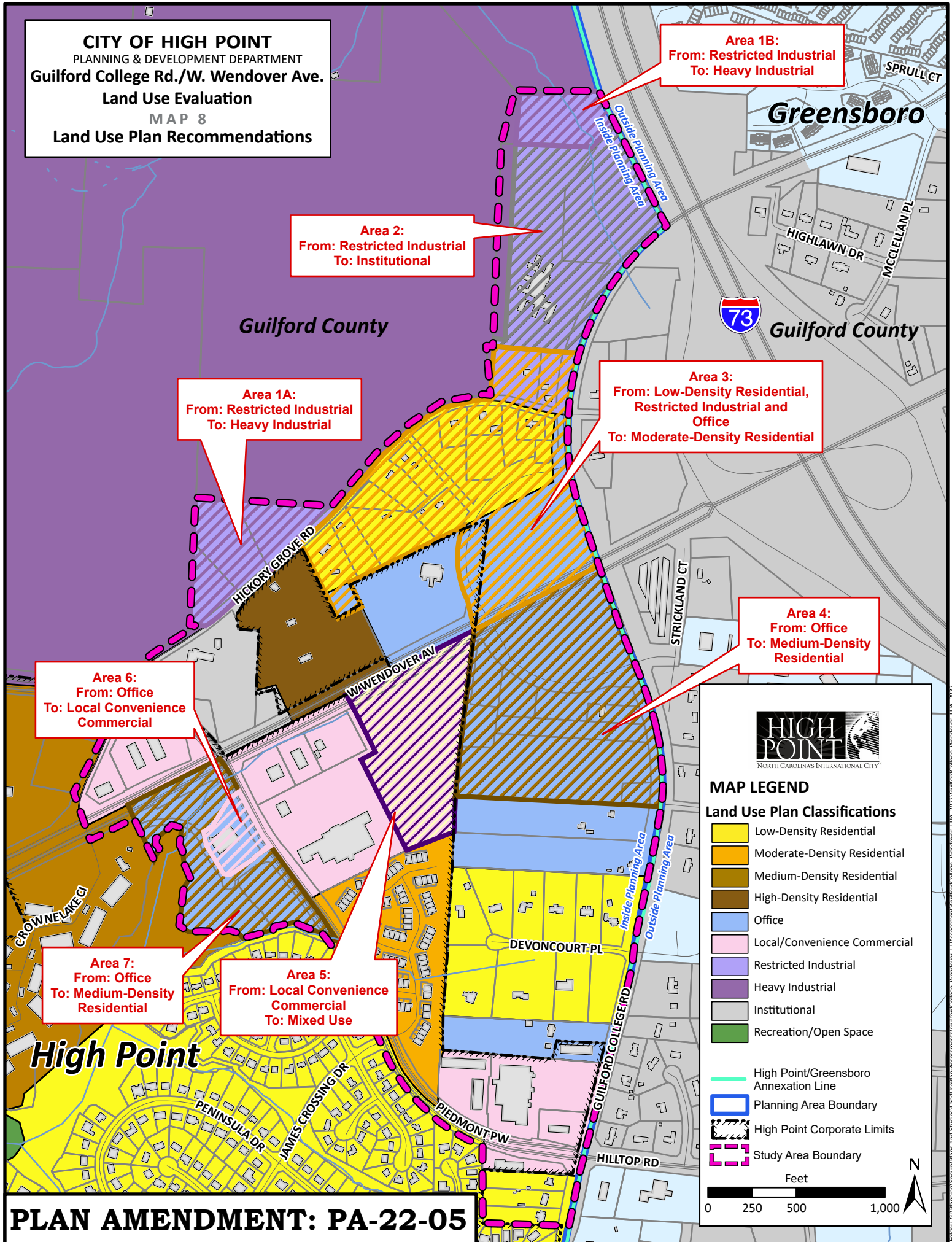
Adopted by City Council
City of High Point, North Carolina
The 5th day of December 2022

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

CITY OF HIGH POINT
 PLANNING & DEVELOPMENT DEPARTMENT
Guilford College Rd./W. Wendover Ave.
 Land Use Evaluation
 MAP 8
 Land Use Plan Recommendations



Area 1B:
 From: Restricted Industrial
 To: Heavy Industrial

Area 2:
 From: Restricted Industrial
 To: Institutional

Area 1A:
 From: Restricted Industrial
 To: Heavy Industrial

Area 3:
 From: Low-Density Residential,
 Restricted Industrial and
 Office
 To: Moderate-Density Residential

Area 4:
 From: Office
 To: Medium-Density
 Residential

Area 6:
 From: Office
 To: Local Convenience
 Commercial

Area 7:
 From: Office
 To: Medium-Density
 Residential

Area 5:
 From: Local Convenience
 Commercial
 To: Mixed Use

HIGH POINT
 NORTH CAROLINA'S INTERNATIONAL CITY

MAP LEGEND

Land Use Plan Classifications

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- High-Density Residential
- Office
- Local/Convenience Commercial
- Restricted Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space

High Point/Greensboro Annexation Line

Planning Area Boundary

High Point Corporate Limits

Study Area Boundary

Feet

0 250 500 1,000

N

PLAN AMENDMENT: PA-22-05

CITY OF HIGH POINT

AGENDA ITEM



Title: Guilford College Road/W. Wendover Avenue Land Use Evaluation
(City of High Point)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: December 5, 2022

Public Hearing: Yes

Advertising Date: November 23, 2022, and
November 30, 2022

Attachments: A. P&Z Memo/Evaluation
B. Resolution

Advertised By: Planning & Development

PURPOSE:

A request by the Planning and Development Department to approve the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

BACKGROUND:

The City of High Point Planning and Development Department conducted an evaluation of the area near the intersection of Guilford College Road and West Wendover Avenue. The purpose of the evaluation was to do a concise study of the existing land use patterns and conditions and make recommendations about amendments to the Land Use Plan Map to bring the designations in line with recent changes affecting the area. The draft document was posted on the City's website on September 8, 2022, and after sending notices to all property owners within the approximately 235-acre study area, a public information meeting was held on September 20, 2022, to present the recommendations and answer any questions. Approximately 20 people attended the meeting.

The Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing. All members of the Commission were present.

Speaking on the request:

Mr. Andy Piper, Senior Planner, presented an overview of the land use evaluation, in combination with the recommended Land Use Plan amendments outlined in the staff report for case PA-22-05, and requested the Commission recommend approval of the evaluation to City Council.

No public comments were received during the public hearing.

During deliberations, Commission member Morgan expressed hesitation about changing the Land Use Plan classifications for Areas 3 & 4 and suggested the Commission table consideration of the evaluation for 90 days, or to the February 2023 Planning and Zoning Commission meeting, to allow the commissioners more time to review the recommendations. Mr. Piper responded that the Comprehensive Plan process starting early next year would provide an opportunity to reevaluate the land use designations for the entire planning area, and the intent of this request was to give guidance to the public and decision makers in the meantime while also providing the consultants hired to lead the Comprehensive Plan effort more direction about the anticipated future land uses for this area.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended *approval* of this request.

B. Planning and Zoning Commission Action

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

Commission member Morgan was the one vote in opposition based on his previously expressed desire for additional time to consider the matter.



MEMORANDUM

November 1, 2022

To: Planning and Zoning Commission
From: Andy Piper, AICP, Senior Planner
Subject: **Guilford College Rd./W. Wendover Ave. Land Use Evaluation**

The City of High Point Planning and Development Department recently conducted an evaluation of the area near the intersection of Guilford College Road and West Wendover Avenue. The purpose of the evaluation was to do a concise study of the existing land use patterns and conditions and make recommendations about amendments to the Land Use Plan Map to bring the designations in line with recent changes affecting the area.

The draft document was posted on the City's website on September 8, 2022, and after sending notices to all property owners within the approximately 235-acre study area, a public information meeting was held on September 20, 2022, to present the recommendations and answer any questions. Approximately 20 people attended the meeting.

The Planning and Zoning Commission is requested to recommend approval of the attached Guilford College Rd./W. Wendover Ave. Land Use Evaluation to City Council. In addition, staff will be moving forward with the associated Land Use Plan amendments at the same time.

If you have any questions, please do not hesitate to contact me by calling 883-3354 or email me at: andy.piper@highpointnc.gov. For more information, you may also visit the project website at: www.highpointnc.gov/2630.

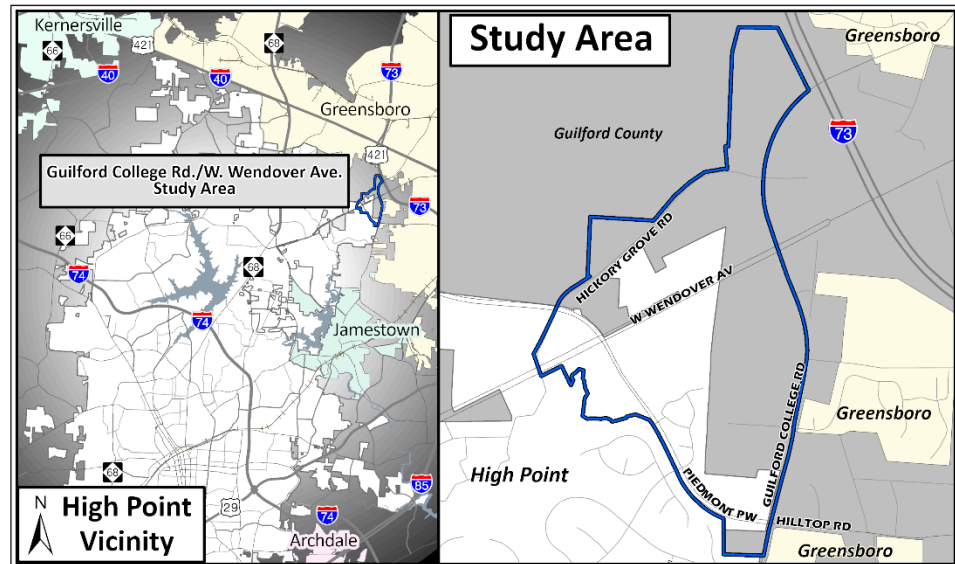
Guilford College Road/W. Wendover Avenue Land Use Evaluation

Introduction

From time to time, the conditions in an area of the city change enough to warrant an evaluation of that area's land use classifications on the City's official Land Use Plan Map. These classifications serve as the basis for guiding decision-makers, as well as the public and the private sector, about the anticipated future land use pattern in the city. To be effective, they must provide an accurate representation of the City's likely position regarding future growth and development.

One such area that is undergoing significant change is an area near the intersection of Guilford College Road and West Wendover Avenue in the northeast corner of High Point, as shown on the map to the right. The purpose

of the following evaluation is to do a concise study of the existing land use patterns and conditions and make recommendations about amendments to the Land Use Plan Map to bring the designations in line with recent changes affecting the area.



Existing Plans

The study area has been influenced by the policy recommendations of two of the City's existing planning documents.

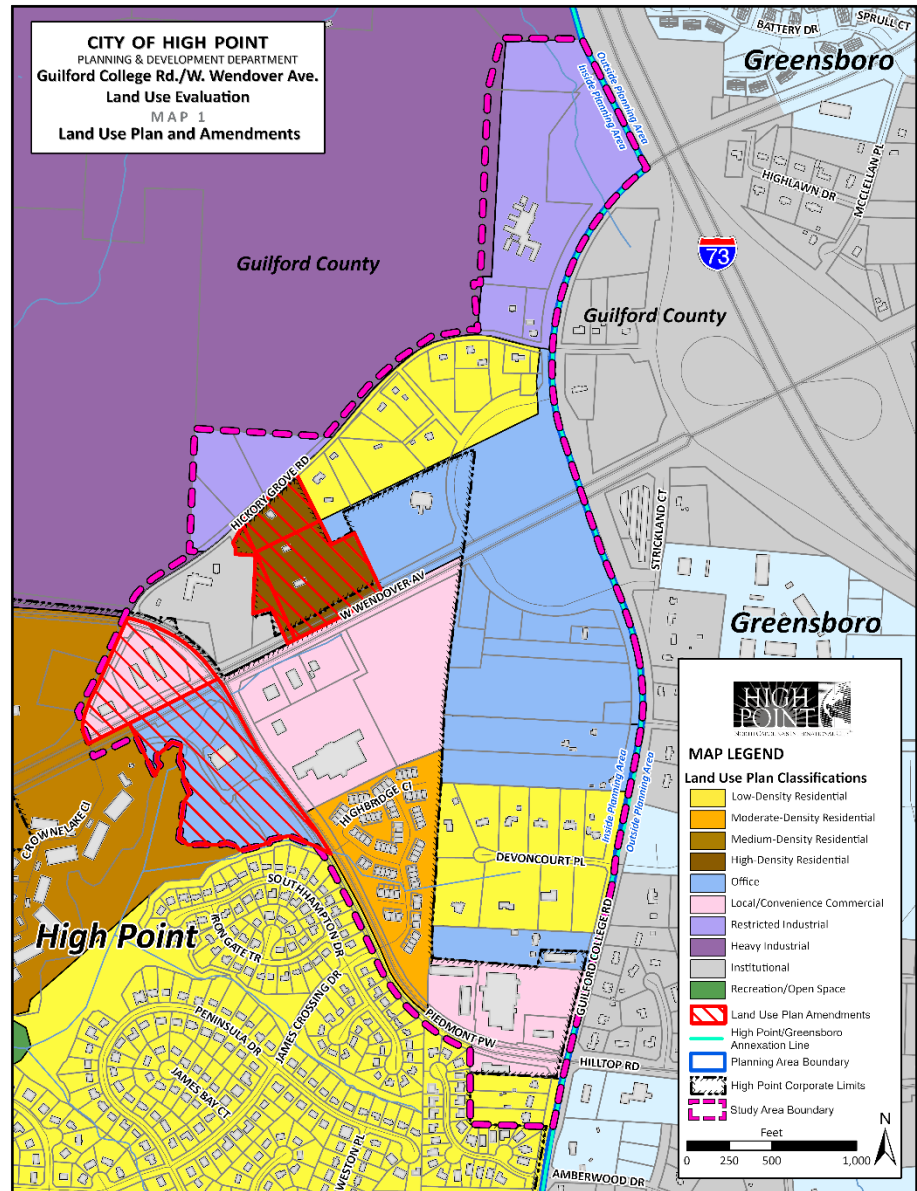
Land Use Plan

The Land Use Plan covers the City's Planning Area, which is defined by the extent of annexation agreements High Point has with its neighboring jurisdictions. These agreements set the limits of territory that each participating municipality may annex during the life of the agreement. Most relevant to this evaluation is the agreement with Greensboro, which runs along Guilford College Rd. before turning north along the west side of Interstate-73, as shown on the maps throughout this document. This agreement is not set to expire until 2038.

The Land Use Plan serves as the City's statement of long-term land use policies and principles. Some of the major purposes of the plan are to promote orderly, cost-efficient development; to discourage haphazard growth; to facilitate coordination of future public facilities and services;

Guilford College Road/W. Wendover Avenue Land Use Evaluation

and to give greater certainty about the direction of future growth. It does so primarily by providing a list of goals and objectives and by establishing a set of land use classifications that are depicted on the Land Use Plan Map. The map to the right, which includes amendments approved over the past 20 years that are discussed on the next page, and the table below provide the locations and a breakdown of the current land use classifications within the study area.



Click on image for enlarged version

The full text of the Land Use Plan can be accessed [here](#). However, it should be noted that a process to create a new Comprehensive Plan is scheduled to begin in the fall of 2022 and will ultimately result in new growth policies for the City's entire Planning Area.

(See the appendix on the last page of this evaluation for a list of definitions of the Land Use Classifications found in the study area)

Land Use Classification	Acres	%
Low-Density Residential	43.8	18.7%
Moderate-Density Residential	15.0	6.4%
Medium-Density Residential	0.9	0.4%
High-Density Residential	10.7	4.5%
Office	72.6	31.0%
Local/Convenience Commercial	45.9	19.6%
Restricted Industrial	32.4	13.8%
Heavy Industrial	3.8	1.6%
Institutional	9.3	4.0%
Total	234.4	100%

Guilford College Road/W. Wendover Avenue Land Use Evaluation

West Wendover Avenue/Guilford College Road Corridor Plan

Adopted in 1995, this plan was prepared in collaboration with the planning departments of High Point, Greensboro, and Guilford County and the transportation departments of High Point and Greensboro. It was an update of an earlier version adopted in 1989 in response to the rapid pace of development in the early 1990s and planned transportation improvements in the area, including the western loop, which was still proposed at that time and is now Interstate-73. It focused on four core topics – transportation, land use, environmental factors, and visual quality. A set of issues, objectives, and recommendations were identified for each topic, and the plan in its entirety can be viewed [here](#).

For this evaluation, the most relevant recommendations from the corridor plan are to limit the number of vehicular access points on W. Wendover Ave. and on Guilford College Rd. near the grade separated interchange with W. Wendover Ave., as well as recommendations that resulted in changes to the Land Use Plan Map classifications in the study area. This included the designation of approximately 49 acres on the Land Use Plan Map for future office uses south and west of the W. Wendover Ave./Guilford College Rd. intersection; the designation of High-Density Residential on the southwest corner of W. Wendover Ave. and Piedmont Parkway for a portion of the James Landing planned development (although it was eventually classified Medium-Density Residential when the current Land Use Plan was adopted in 2000); and a combination of Local/Convenience Commercial and Office designations for what is now the Guilford Crossing shopping center. A High-Density Residential land use classification was also recommended along the west side of Guilford College Rd. north of Hickory Grove Rd. but that never occurred.

Although most of the current Land Use Plan Map designations still date back to the recommendations in this corridor plan, there have been three Land Use Plan Map Amendments in the intervening years, shown in the red hatch on the previous map. The first occurred back in 2002 on the southwest corner of W. Wendover Ave. and Piedmont Parkway and resulted in approximately 13 acres being redesignated from Medium-Density Residential to Office. More recently, in 2018, 6.8 acres on the northwest corner of W. Wendover Ave. and Piedmont Parkway was amended from Office to Local/Convenience Commercial. In 2021, a total of 10.6 acres between W. Wendover Ave. and Hickory Grove Rd. was reclassified from a combination of Office, Low-Density Residential, and Institutional to High-Density Residential. All three were associated with amendments to the zoning, as discussed later in this evaluation.

Other recommendations of the corridor plan included acquiring land outside the study area for the Bicentennial Greenway that has since been built, and establishing a scenic corridor overlay zoning district, which has been addressed by applying design standards, typically those from the Eastchester Gateway Corridor Overlay (previously the Eastchester Scenic Corridor Overlay District), on a case-by-case basis through zoning conditions as properties developed.

Guilford College Road/W. Wendover Avenue Land Use Evaluation

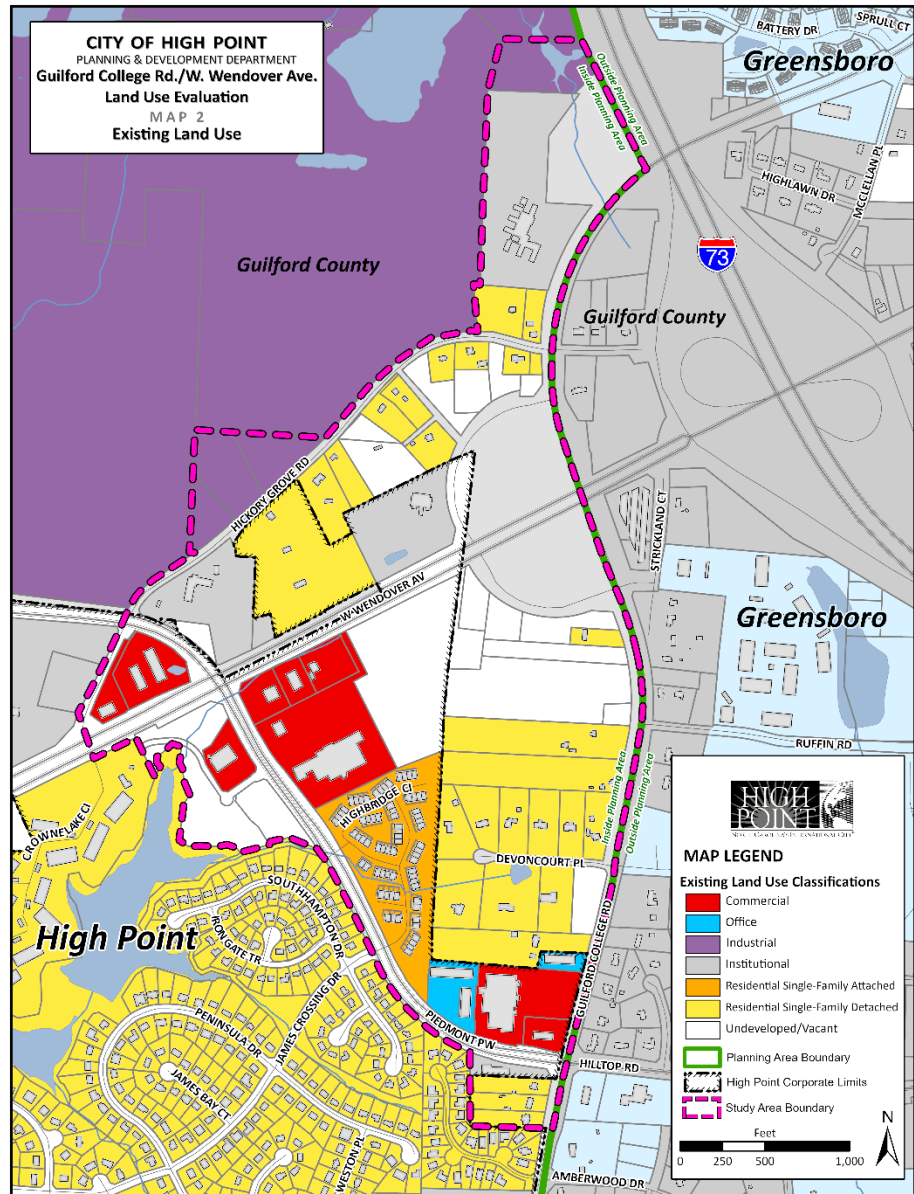
Existing Land Use/Ownership

The following is a description of the existing land uses, including their percentage of the total acreage within the study area, and noting where owners of multiple properties are located, as shown on maps 2 and 3.

Residential (27.1%)

Single-family detached (21.5%)

- Hickory Grove Rd. – there are about a dozen homes along the approximately half mile stretch of road between Piedmont Parkway and Guilford College Rd. that largely retain the rural character of the area before it was developed. Five of the owners in this area own more than one property.
- Guilford College Rd. – there are four remaining homes on lots fronting Guilford College Rd., some of which still appear to be used agriculturally on a limited basis, and eight homes on Devoncourt Place with 1.5- to 3-acre lots that are part of a subdivision developed in the late 1980s. There are also three residential lots with single-family homes that front on Guilford College Rd. just south of the intersection with Piedmont Parkway, which remain in Guilford County's jurisdiction.



[Click on image for enlarged version](#)

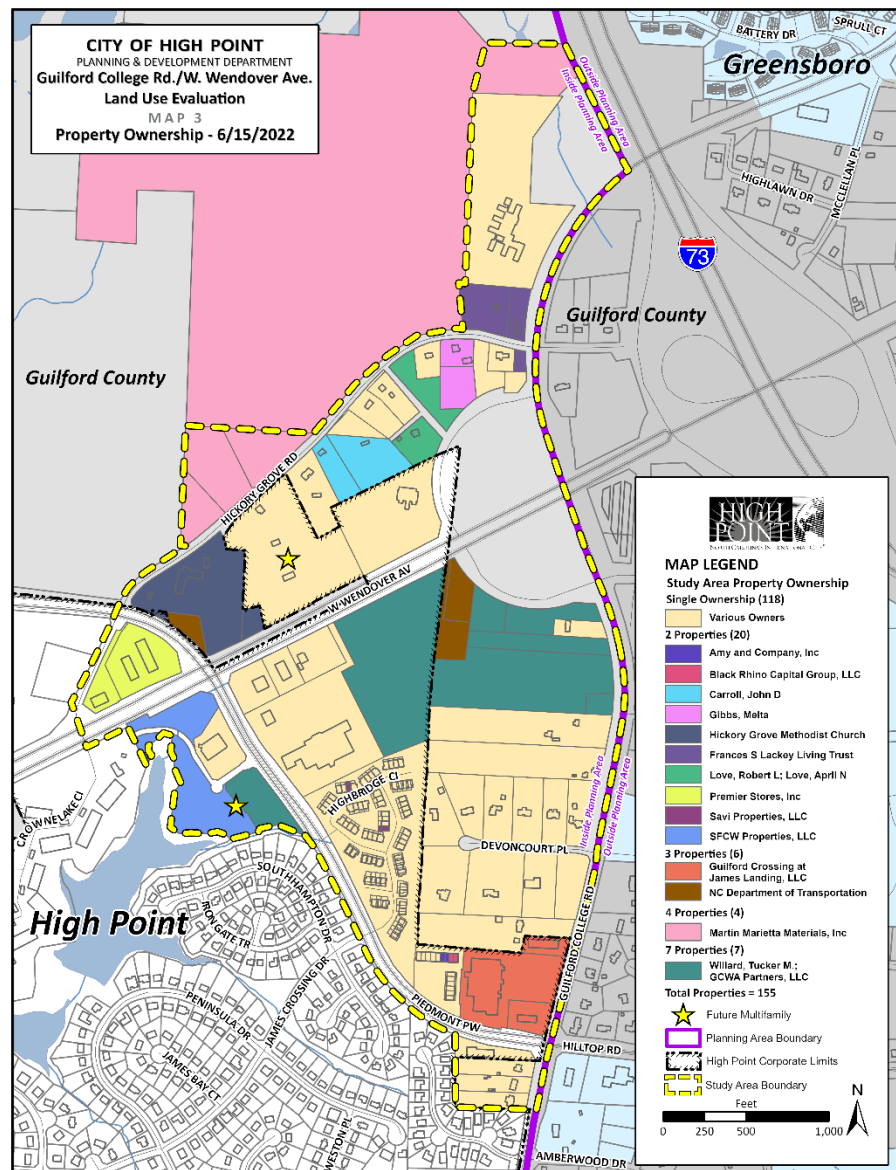
Guilford College Rd./W. Wendover Avenue Land Use Evaluation

Single-family attached (5.6%)

- The Highlands at James Landing – this 72-unit townhome community on the east side of Piedmont Parkway was built in the mid-1990s as part of the larger James Landing planned development. A couple of the units are owned by a local property management company, but overall, 89% of the units are owner-occupied.

Future Multifamily

Although currently there are no multifamily residential uses in the study area, there are two apartment complexes that have building plans under review for approval. Their future locations are indicated by stars on map 3 above.



[Click on image for enlarged version](#)

- Lakeside at James Landing – this will be a 131-unit apartment complex with one 4-story building and one 3-story building with parking on the first floor that will be located on 6.3 acres of undeveloped land south of the CVS Pharmacy near the southwest corner of W. Wendover Ave. and Piedmont Parkway.
- Crowne Partners – this will be a 238-unit apartment complex with four 4-story residential buildings, as well as a 5,500 sq. ft. club house building, on 8.9 acres of land between Hickory Grove Rd. and W. Wendover Ave. just east of the Hickory Grove United Methodist Church that currently has two vacant houses and undeveloped, former agricultural land.

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Institutional (10.9%)

- Hickory Grove United Methodist Church – this church, along with its cemetery, has been located on the south side of Hickory Grove Rd. east of what is now Piedmont Parkway for over 100 years. The original church burned down, but a replacement was built in 1930 that is still standing. The current church building was built in the 1960s. The property is not currently within the city limits of High Point. Also of note is that there are state laws governing the protection of cemeteries and retaining public access to them. The portion of the property that extends down to the northeast corner of W. Wendover Ave. and Piedmont Parkway is also used for temporary seasonal sales, for example, pumpkins during Halloween and Christmas trees during the holidays.
- Moses Cone Health System – this medical office facility has been located on the north side of W. Wendover Ave. immediately adjacent to the Guilford College Rd. on/off ramp since the early 2000s. It was planned to have space for an additional building, but it was never constructed. Most recently it was used as a COVID-19 pre-procedure testing facility.
- Guilford County Animal Shelter – when a site for a new animal shelter was being selected, the county chose a previously undeveloped site on the west side of Guilford College Rd. north of the intersection with Hickory Grove Rd. The 33,000 sq. ft. facility with six wings can house 550 cats and dogs, offers full veterinary services, and has six dog adoption areas and two cat adoption areas. It opened to the public in November 2021.
- Childtime of Jamestown – this day care facility is located on the southwest corner of Piedmont Parkway & Guilford College Rd. and it offers a variety of programs ranging from infant care through Pre-K. There has been a building at this site since the mid- to late-1990s and it has been a day care since 1997.

Commercial (10.5%)

- Great Stops – this relatively recent commercial development constructed in 2020 on the northwest corner of W. Wendover Ave. and Piedmont Parkway has a gas station as the primary tenant but also includes multiple restaurants and a retail store, as well as a shell building that is currently unoccupied on a separate parcel owned by the same owner.
- Wendover Square at James Landing – this commercial shopping center built in the mid-1990s on the southeast corner of W. Wendover Ave. and Piedmont Parkway is anchored by a Gold's Gym fitness center and contains a variety of retail shops, personal services, and eating establishments, as well as three outparcels for a veterinary office, auto service center, and gas station all under separate ownership.
- Guilford Crossing at James Landing – another shopping center is located on the northwest corner of Guilford College Rd. and Piedmont Parkway that is anchored by a Lowe's grocery store and includes an outparcel occupied by a McDonald's restaurant.

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Office (1.2%)

- Guilford Crossing at James Landing – Located on the north side of the shopping center described above at the northwest corner of Guilford College Rd. and Piedmont Pkwy, and under the same ownership, is a building with offices for a variety of professional services such as financial planning, insurance, tutoring, a hair salon, and a travel agency.
- Guilford Crossing Professional Center – Just to the west of the Guilford Crossing shopping center along Piedmont Pkwy is a two-building complex with individually owned suites for a variety of office uses, including financial consulting, attorneys, tax preparation, and construction and design services, as well as some personal services, such as a hair salon and a massage therapist.

Industrial (4.6%)

- Martin Marietta Pomona Quarry – the only industrial use is the large aggregate rock quarry located to the northwest of the study area, although only a few parcels along the periphery of the quarry are located within the study boundary.

Undeveloped and Right-of-way (45.7%)

The remainder of the study of area is made up of undeveloped land, which includes wooded lots, former agricultural fields, those parcels with vacant buildings, and a couple that were originally planned for development that never materialized. This category also includes the 25.4% of the study area that is devoted to road right-of-way.

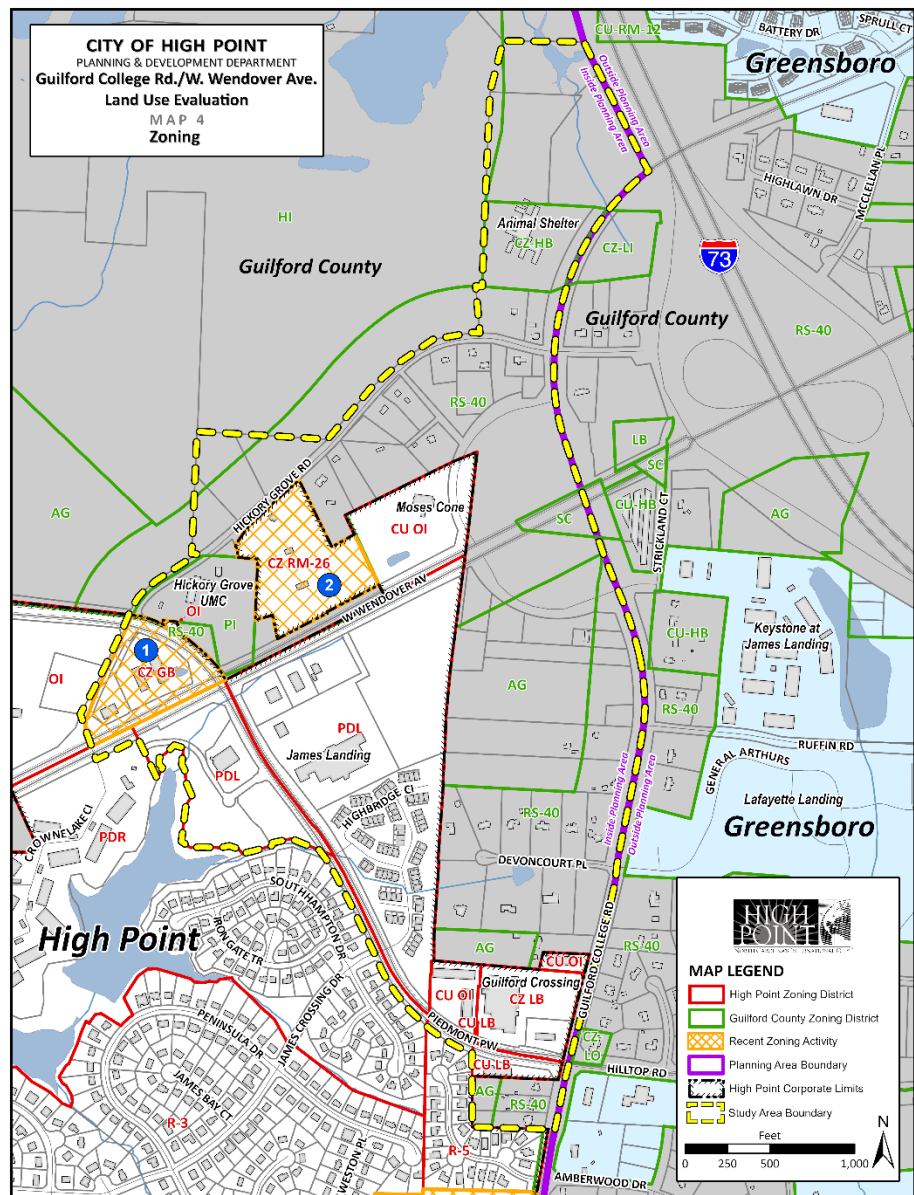
Zoning

The basis for much of the zoning in the study area is from a Planned Development – Limited (PDL) zoning district originally approved in 1993. The intent of Planned Development (PD) zoning is to allow for the development of a significantly sized area under common ownership in accordance with an approved master plan. The PDL district is specifically intended to accommodate a mix of residential, office, and commercial uses. The PD in this study area is James Landing, which was formerly the Camp Uwharrie Boy Scout property. The conditions associated with the PD zoning include listing the types of allowed uses; limiting the number of access points; establishing minimum lot sizes along major roads; delegating the maintenance of common areas; identifying the size and location of landscaping buffers, signage, and fences; and outlining measures to ensure compatibility with adjacent properties. Otherwise, development and dimensional standards are the same as the underlying zoning district identified for each section of the master plan. It was amended most recently in 2002, when limited retail uses on the southwest corner of Piedmont Parkway and W. Wendover Ave. were permitted.

The zoning for the area near the intersection of Piedmont Parkway and W. Wendover Ave. not within the PD has changed more recently, as listed and shown on the map on the next page.

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1. An approximately four-acre site on the northwest corner was rezoned three different times in the last four years:
 - In 2018, it was rezoned from an Office & Institutional zoning district with a Conditional Use Permit (CU-OI) to a Conditional Zoning - Limited Business (CZ-LB) district to accommodate a proposed retail commercial development. The conditions of the zoning amendment applied development and design standards consistent with the Eastchester Gateway Corridor Overlay district, along with specific site standards related to the gas station, screening of mechanical equipment, and location of loading areas, as well as other transportation-related conditions, such as limiting access points.
 - This was followed by a zoning amendment in 2019 to change the zoning to a Conditional Zoning - General Business (CZ-GB) district that allowed a drive-through restaurant in the multitenant building that had been built by that time.
 - There was an additional zoning amendment in 2020 to change a condition to allow an electronic changeable copy sign that was previously prohibited.
2. Further to the east, north of W. Wendover Ave., a zoning map amendment approved in 2021 changed the zoning of approximately nine acres upon annexation into the city from a Guilford County



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large-lot residential zoning district to Conditional Zoning - Residential Multi-family-26 for the proposed development of an apartment complex. Conditions of the zoning amendment are related to landscaping along W. Wendover Ave. and transportation conditions, including limiting access to Wendover to a single right-in/right-out only turn lane.

The Moses Cone Health Care property just to the east of these sites still retains the Office & Institutional zoning with a Conditional Use Permit (CU-OI) that was approved in 1995 when it was annexed into the city. The conditions relate to allowable uses, transportation access, landscaping, signage, and architectural design guidelines.

There is also a combination of Limited Business and Office & Institutional zoning with conditions at the intersection of Piedmont Parkway and Guilford College Rd. for the Guilford Crossing shopping center and office buildings. Most of the conditions relate back to the original James Landing development approval and address the allowed uses, design standards, signage, lighting, landscaping, and transportation access. However, the configuration of zoning district boundaries was adjusted to better match the reality on the ground.

The remaining properties in the study area are under Guilford County's jurisdiction and are subject to their zoning, primarily Residential Single-Family 40 (RS-40), as well as areas of Agricultural (AG) zoning. In addition, the Hickory Grove United Methodist Church is zoned Public & Institutional (PI) and the Guilford County Animal Shelter is zoned Conditional Zoning – Highway Business (CZ-HB). There is also one remnant of Guilford County's Shopping Center (SC) zoning in one of the W. Wendover Ave. and Guilford College Rd. interchanges.

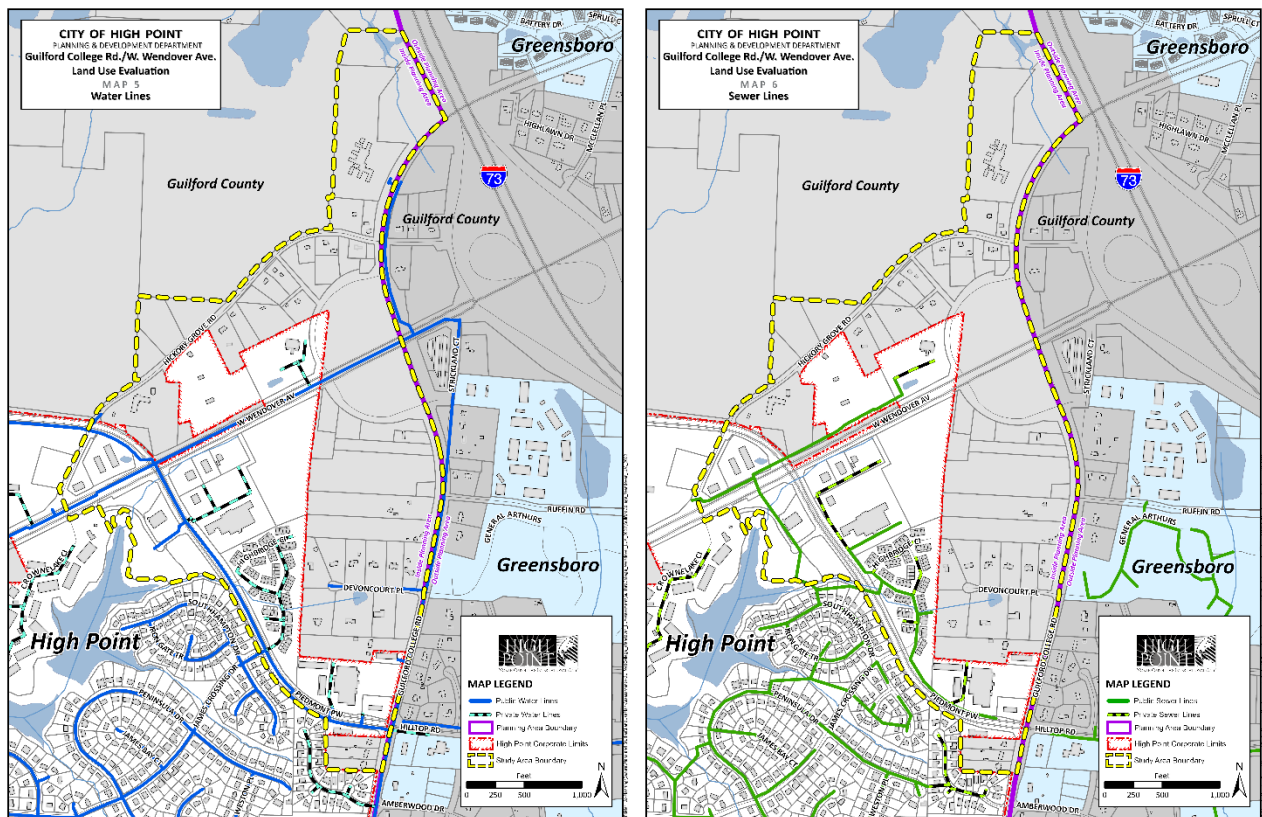
Further to the east, outside the High Point Planning Area, there have also been some recent developments in the area under Greensboro's jurisdiction. Most notably, the Lafayette Landing was rezoned to a Planned Unit Development (PUD) zoning district in 2013 and the Keystone at James Landing rental community was rezoned to a Conditional District Residential Multi-family 18 (CD-RM-18) in 2017.

Utilities

Those portions of the study area within the city limits are served by City of High Point water and sewer. The City's water and sewer utility extension policy, adopted in 2001, states that High Point will only extend water and sewer services to properties that voluntarily agree to annex. However, there are exceptions, such as an agreement with Guilford County in 2020 to extend a water line to the new animal shelter on Guilford College Rd. north of Hickory Grove Road. A few properties also connected to the water line along Guilford College Rd. prior to the utility extension policy, including a subdivision on Devoncourt Place west of Guilford College Rd. that remains within Guilford County's jurisdiction. Several existing developments within the study

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area have private lines to help deliver city water and sewer service within their respective properties, as shown on maps 5 and 6. The sewer lines shown within Greensboro on map 6 were installed as part of the Lafayette Landing rental home community in 2015. While these lines drain to High Point's Eastside Wastewater Treatment Plant, they are maintained by the City of Greensboro. Any future development in the study area would connect to existing sewer lines to the west of Guilford College Rd. and to existing water lines within Guilford College Rd. or W. Wendover Avenue. In addition, there are a variety of stormwater pipes and structures throughout the study area designed to control runoff, and while the City has its own electric utility, Duke Energy provides electric service for this area per standing territory agreements.



Click on images for enlarged versions

Transportation

The major roads within the study area are W. Wendover Ave., Guilford College Rd. and Piedmont Parkway. W. Wendover Ave. and Piedmont Parkway are both classified as major thoroughfares with a median and two-lanes in each direction. Based on the most recent traffic counts conducted by the City in 2017, the intersection at W. Wendover Ave. and Piedmont Parkway was the busiest intersection in the city with 42,408 vehicles approaches from 6 a.m. to 6 p.m.; which was 2,000 more than the next intersection on the list. W. Wendover Ave. widens to three lanes with additional turn lanes near the grade-separated interchange with Guilford College Road. Just to the east of this interchange there is another interchange with Interstate-

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73, which provides this area with easy access to the wider region. Guilford College Rd. is a major thoroughfare with two lanes in each direction and a middle turn lane.

There are also two smaller streets located in existing residential areas within Guilford County. Hickory Grove Rd. is a two-lane local road with features consistent with a rural route, including ditch-sections on either side, and Devoncourt Place is a residential cul-de-sac serving nine homes. In addition, there is a network of internal private drives within the Highlands at James Landing townhome community, and an unnamed private drive that connects Piedmont Parkway and Crowne Lake Circle near the entrance of The Crowne at James Landing apartment complex. Piedmont Parkway is the only road with sidewalks on both sides, although there is a segment of sidewalk on the east side of Guilford College Rd. from Piedmont Pkwy to Devoncourt Pl. and sidewalks have been installed on Hickory Grove Rd. and W. Wendover Ave. around the multitenant Great Stops commercial development. There are no greenways or bike lanes in the study area.

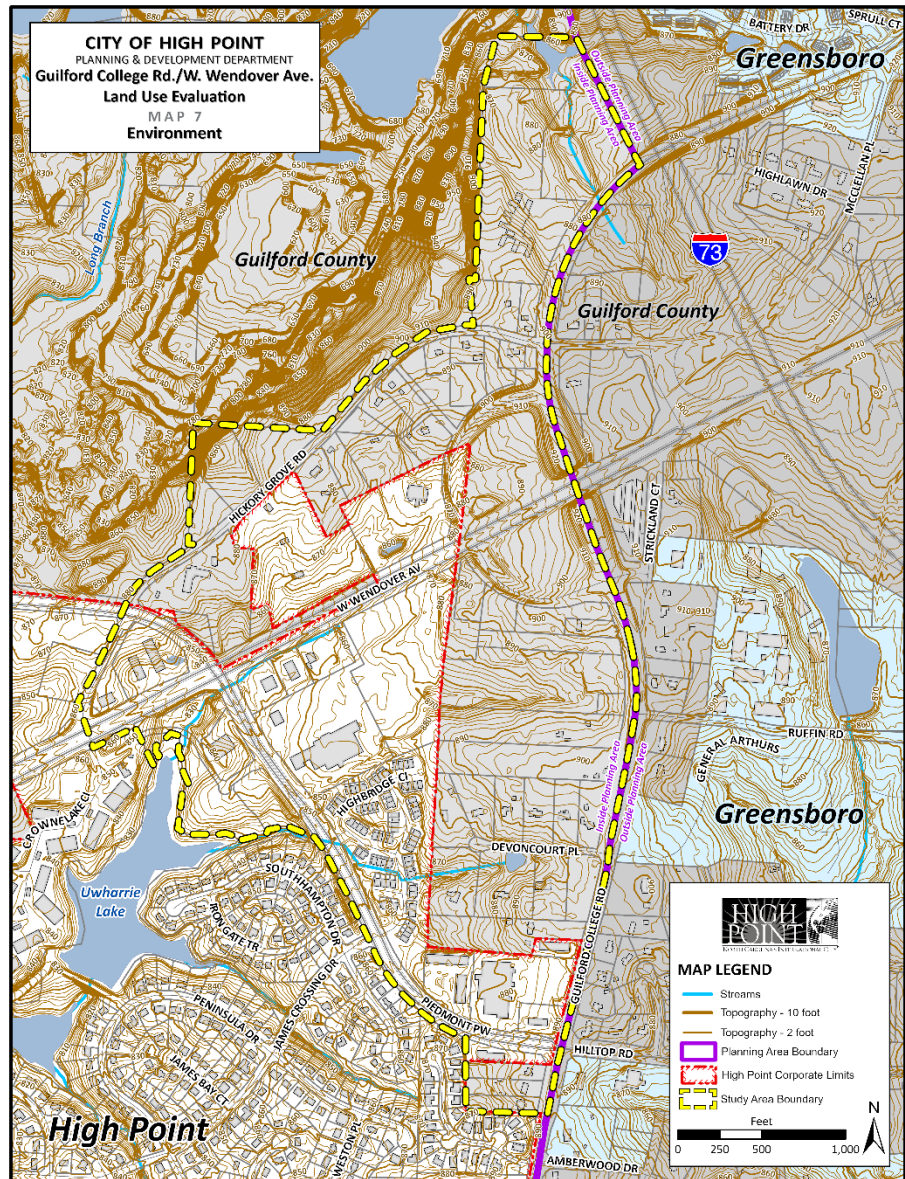
The only planned transportation improvement within the study area is a widening of Wendover Ave. with an additional lane in each direction from Guilford College Rd. to Eastchester Dr./NC 68, which also includes the installation of sidewalks. It is on the Comprehensive Transportation Plan (CTP) and Metropolitan Transportation Plan (MTP) that was approved in 2020 by the High Point Metropolitan Planning Organization (HPMPO), the multi-jurisdictional group that is responsible for transportation planning and managing federal transportation funding for the region along with the North Carolina Department of Transportation (NCDOT). The CTP and MTP are updated approximately every five years and look at projects over the next 20 years. The horizon year, or reasonably expected completion date, for the W. Wendover Ave. project is 2035.

Environment

While watershed regulations have an impact on the developability of an area, all of the study area is within the City Lake General Watershed Area (GWA), the least restrictive water supply watershed category, which allows 70% of a site to be built upon. However, any single-family residential development with more than one dwelling unit per two acres or any non-residential or multi-family residential development with greater than 6% built upon area (BUA) is required to provide stormwater control measures. In addition, the City has adopted regulations, ordinances, policies, and procedures to implement a stormwater management program that complies with federal and state requirements of the Clean Water Act. This includes public outreach and education about ways to prevent stormwater pollution; public involvement and participation in program development and implementation; detection and elimination of illicit discharges; control of runoff from construction sites; management of stormwater from new development; and the prevention or reduction of pollution from municipal operations and maintenance activities.

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Another related environmental protection is the provision for surface water buffers along any streams, lakes, or ponds. The width of the protected buffer depends on the proposed type of development, but they range from 50 to 100 feet from the top of the bank on each side, and also extend to include adjacent wetlands or steep slopes. There are two small streams in the study area, as shown on the map to the right. They are mostly piped, emerging from culverts underneath Piedmont Pkwy before draining to Uwharrie Lake in the James Landing development. One originates from the wooded, undeveloped parcel east of Wendover Square at James Landing, and the other drains from a stormwater pond in the large lot residential subdivision on Devoncourt Place.



[Click on image for enlarged version](#)

Other environmental considerations are the topography of the land and the amount of tree canopy. The terrain is largely flat with an elevation of approximately 900 ft. along Guilford College Rd. down to 830 ft. near Uwharrie Lake on the west side of the study area. However, there are very steep slopes associated with the quarry located to the northwest just outside the study area. There are a few pockets of naturally wooded areas, particularly along the periphery of the quarry and in the residential areas still under Guilford County's jurisdiction along Guilford College Rd. Also of note are the presence of several large, old oaks at Hickory Grove United Methodist Church that many may consider "heritage" trees worthy of protection. In addition,

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Piedmont Parkway between W. Wendover Ave. and Guilford College Road has a landscaped median with crape myrtles, and the Wendover median has some landscaping.

Recommendations

Based on the information gathered and recent trends affecting the study area, the following amendments to the Land Use Plan Map are recommended, as shown on map 8 on page 16.

1. a. & b.

From: Restricted Industrial

To: Heavy Industrial

These two separate areas of approximately 6.9 acres and 3.7 acres respectively are both located along the edge of the quarry and are owned by Martin Marietta. The recommended changes are based on the idea that, like the rest of the quarry, they are unlikely to develop as another use. This is simply an acknowledgement of their being part of the quarry and brings their classification into alignment with the rest of the quarry properties. As a policy, if these parcels were ever to be annexed into the city in the future and a different type of heavy industrial use was proposed, then conditions would need to be offered with the future zoning request to ensure that any impacts to nearby properties were being mitigated.

2. From: Restricted Industrial

To: Institutional

This approximately 17.6-acre area is another acknowledgement of the current use of the property, which is now the Guilford County Animal Shelter. It also contains a relatively large area of right-of-way acquired for construction of Interstate-73 that will remain an undeveloped wooded area. In these situations, it is common to designate such areas of right-of-way the same land use classification as adjacent properties.

3. From: Restricted Industrial, Low-Density Residential, and Office

To: Moderate-Density Residential

This proposed amendment area of approximately 31.5 acres currently has three land use classifications – 3.5 acres of Restricted Industrial north of Hickory Grove Rd., 18.5 acres of Low-Density Residential south of Hickory Grove Rd., and 9.5 acres of Office mostly covering the right-of-way within the northwest interchange of W. Wendover Ave. and Guilford College Road. The recommendation for Moderate-Density Residential, which is the next step up from Low-Density Residential, would allow residential development with densities between five and eight dwelling units per acres, including single-family detached dwellings and townhomes but not apartments. Development at this density would only be possible with water and sewer service following annexation into the city. Higher density is not recommended due to Hickory Grove Rd. being the sole access road and the potential impact on the remaining single-family homes if the area developed in stages.

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4. From: Office

To: Medium-Density Residential

Like the previous recommendation, this approximately 27-acre area includes a fair amount of undevelopable right-of-way in the southwest interchange of W. Wendover Ave. and Guilford College Rd. (approx. 9 ac.), but the remainder has the potential to accommodate higher density residential development upon annexation into the city. The current classification is Office, but based on trends in the real estate market, this amount of future office development is unlikely. The recommendation for a change to Medium-Density Residential, the next step up from the Moderate-Density Residential classification, would allow densities between eight and sixteen dwelling units per acre, including higher density townhouses and less land-intensive multi-family housing. This increase in density compared to the recommendation for Area 3 is justified by access to Guilford College Rd., which is a major thoroughfare, although any future entry point will need to be located on the southern edge in alignment with Ruffin Rd. and away from the W. Wendover Ave./Guilford College Rd. interchange. This potential future use is not that different from what is found on the east side of Guilford College Rd. within Greensboro.

5. From: Local/Convenience Commercial

To: Mixed Use

Immediately to the west of Area 4 is an approximately 12-acre undeveloped parcel within High Point's city limits that is part of the James Landing planned development. It is classified Local/Convenience Commercial in recognition of its proximity to the already developed Wendover Square shopping center. However, the zoning allows for a mix of uses and the recommendation is for this area to be amended to a Mixed Use classification, which would allow a combination of commercial and higher density residential development with densities over eight dwelling units per acre. It could develop in conjunction with Area 4, because most of it is under common ownership, with Area 5 providing the bulk of the residential density to offset the "stepped down" density as the development gets closer to Guilford College Road. Other possible uses in this mixed-use area could be office or institutional, but industrial uses would be incompatible in this setting.

6. From: Office

To: Local/Convenience Commercial

This proposed amendment from Office to Local/Convenience Commercial is in recognition of the existing retail pharmacy found on this parcel. The current designation was the result of a combined land use plan and zoning amendment approved in 2002 that anticipated non-residential uses being established at this corner. Office was chosen because it offered the most options, although a drug store was specifically called out as an allowed use in the zoning. Now that it has been built, the Office designation is no longer relevant.

Guilford College Road/W. Wendover Avenue Land Use Evaluation

7. From: Office

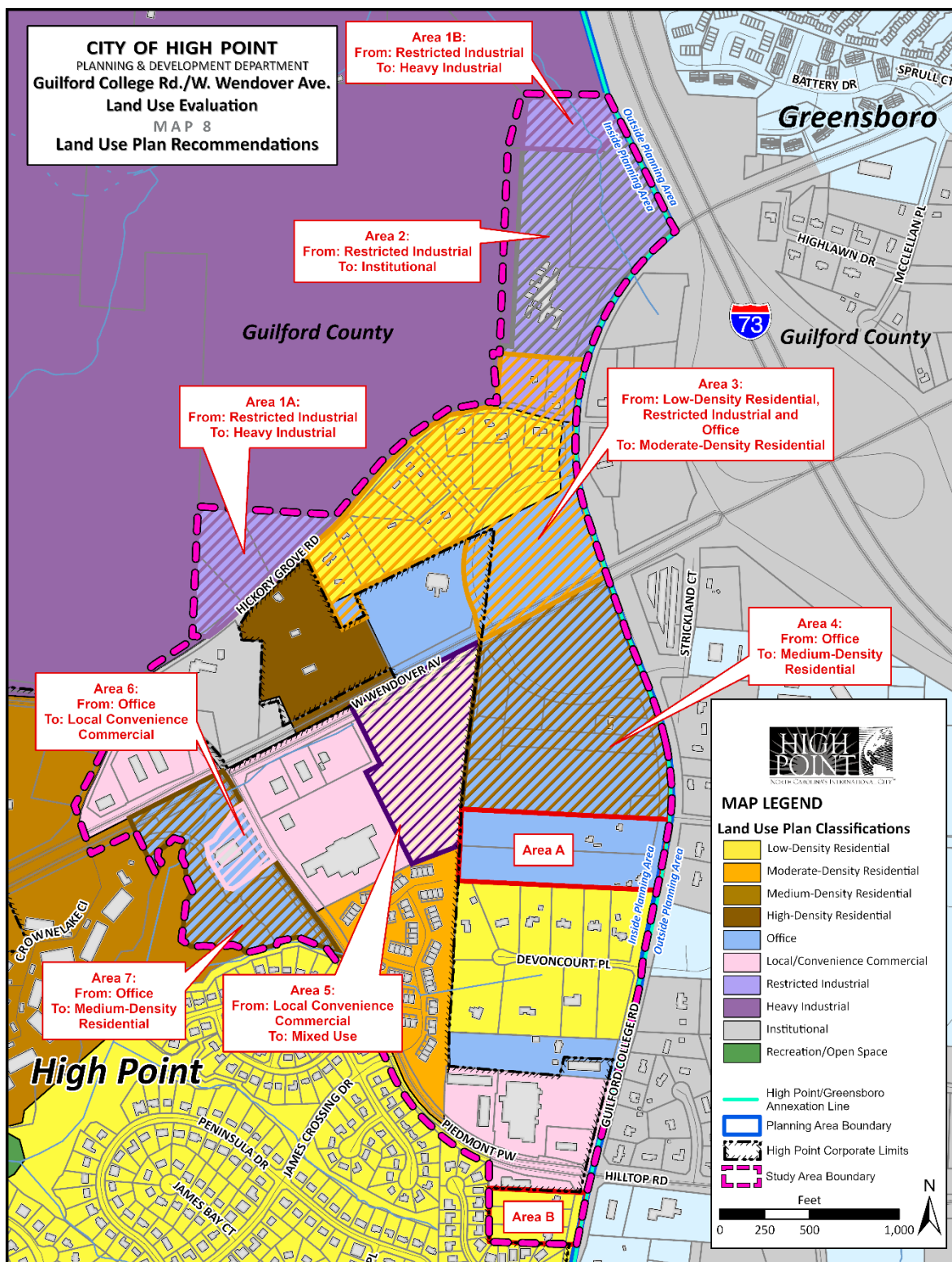
To: Medium-Density Residential

Similarly, this proposed land use plan amendment recognizes that a new apartment complex is planned and under review for approval on the remainder of this Office-designated corner. This essentially reverts the Land Use Plan classification back to what it was prior to the 2002 Land Use Plan Amendment. The immediate corner of the intersection is a proposed open space area for the apartment complex and will remain undeveloped.

In addition, there are two areas that were considered for Land Use Plan Amendments but ultimately were not recommended for one, as discussed below:

- A. This area consists of two parcels on approximately 10 acres south of recommended Land Use Plan Amendment #4 and north of the Devoncourt Place residential subdivision. Although most of the area is wooded, there are two existing single-family detached houses, along with several outbuildings to support limited agricultural cultivation. It is recommended that the current Office land use classification remain for this area, but an alternative Land Use Plan classification could be supported depending on future market conditions. Because it is in unincorporated Guilford County, before any development that requires water and sewer service can occur, it would need to be annexed and rezoned to one of the city's zoning districts. This would provide an opportunity to apply zoning conditions that would help ensure greater compatibility with existing adjacent uses.
- B. This area includes three single-family detached homes on approximately three acres on the west side of Guilford College Rd. just south of the intersection with Piedmont Parkway within unincorporated Guilford County. The recommendation is to leave this area classified Low-Density Residential, although a possible change to Office or Institutional could be considered in the future if all three parcels were consolidated under common ownership. However, any development would be complicated by the proximity to a major intersection. Again, because it is in the county, annexation and rezoning with conditions would need to take place before any development relying on City water and sewer service could occur.

Guilford College Road/W. Wendover Avenue Land Use Evaluation



Click on image for enlarged version

Guilford College Road/W. Wendover Avenue Land Use Evaluation

Summary

As this evaluation shows, there is quite a bit of change happening in this area of the city, with likely more on the way. It is always difficult to predict with any certainty how an area is going to develop. Hopefully, though, this evaluation provides a reasonable basis for the proposed recommendations. These recommended Land Use Plan Amendments, if supported, will go through a public hearing process before the Planning and Zoning Commission and again before the City Council for a final decision. Regardless of whether all, some, or none of the recommendations are ultimately approved, the outcome will be greater clarity about the future direction of growth in the study area while the new Comprehensive Plan is being established.

APPENDIX – LAND USE CLASSIFICATION DEFINITIONS

Low-Density Residential: 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.

Moderate-Density Residential: This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.

Medium-Density Residential: This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.

High-Density Residential: The High-Density Residential classification involves all types of land-intensive multi-family housing including mid-rise and high-rise apartment buildings. Development densities shall range from sixteen to twenty-six dwelling units per gross acre.

Office: This classification includes professional, personal and business service uses.

Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

Restricted Industrial: This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.

Heavy Industrial: This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries.

Institutional: Public, quasi-public and institutional uses on large tracts are included in this classification.

Mixed Use Development: This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.

A RESOLUTION ADOPTING THE GUILFORD COLLEGE ROAD/W. WENDOVER AVENUE LAND USE EVALUATION

WHEREAS, recent changes in the area near the intersection of Guilford College Road and West Wendover Avenue warranted an evaluation of the land use classifications on the City's official Land Use Plan Map in the area; and

WHEREAS, to effectively guide decision-makers about the anticipated future land use pattern in the city such classifications must provide an accurate representation of the City's likely position regarding future growth and development; and

WHEREAS, a concise evaluation of the existing land use patterns and conditions conducted by the City of High Point Planning and Development Department made recommendations about amending the Land Use Plan Map designations to bring them in line with the recent changes; and

WHEREAS, a public information meeting was held in the area on September 20, 2022 to review the evaluation, present the proposed amendments, answer questions, and receive feedback; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on November 8, 2022, and before the City Council of the City of High Point on December 5, 2022 regarding adoption of the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA that the Guilford College Road/W. Wendover Avenue Land Use Evaluation recommended for adoption by the Planning and Zoning Commission be adopted as a policy guide for future development.

Adopted by City Council
City of High Point, North Carolina,
This 5th day of December 2022

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Street Abandonment 22-01
(High Point University)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: December 5, 2022

Public Hearing: Yes

Advertising Date: November 2, 9, 16 & 23, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by High Point University to abandon (close) the eastern 245± of the Barbee Avenue right-of-way. This is an improved 50-foot-wide right-of-way that runs in a general east - west direction between 804 and to 908 Barbee Avenue.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Mr. Jason Sweet, Assistant Vice President of Construction at High Point University, 1 North University Parkway, spoke in favor of the request, and made himself available for questions from the Commission.

No one spoke in opposition to the street abandonment request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

The Planning and Zoning Commission recommended **approval** of Street Abandonment 22-01, by a vote of 9-0, as outlined in the staff report and as recommended by staff.

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

**STAFF REPORT
STREET ABANDONMENT CASE 22-01
November 8, 2022**

Request	
Applicant: High Point University	Proposal: To abandon the eastern 245± feet of the Barbee Avenue right-of-way, between 804 and 908 Barbee Avenue (abutting Guilford County Tax Parcels 190041 (portion), 190492, 190493, 190494, and 190495).

Adjacent Streets		
Name:	Classification:	Right-of-Way and Pavement Width:
Barbee Avenue	Local street	50-foot wide right-of-way; 30-foot (+/-) paving with curb and gutter

Adjacent Property Zoning and Current Land Use		
North	Conditional Zoning Institutional District (CZ-I) District	High Point University campus
South	Residential Single Family-5 (R-5) District	Single family dwelling and undeveloped parcels
East	Conditional Zoning Institutional District (CZ-I) District	High Point University campus
West	Residential Single Family-5 (R-5) District	Barbee Avenue ROW

Analysis

During the past two decades the High Point University campus has expanded south of Qubein Avenue (formerly Montlieu Avenue) to the north side of Barbee Avenue. The University has requested and been granted zoning approvals to permit university-related uses in the block lying between Barbee Avenue and Qubein Avenue, and the City has abandoned public streets in this area (Willoubar Terrace, Fifth Street and that segment of the former Montlieu Avenue running between N. Centennial Street to N. University Parkway). These actions have left the eastern segment of Barbee Avenue as a dead-end public street. The University has recently purchased the properties at the eastern terminus of Barbee Avenue, between 804 to 908 Barbee Avenue, and wishes to abandon the eastern portion of this street and incorporate this area into the campus.

Barbee Avenue has a right-of-way width of 50 feet and is improved with a paved cartway. The right-of-way and the abutting parcels are depicted on two recorded maps. First, on a map recorded in June 1926 entitled “Map of Geo. F. Wilson Property – High Point, N.C.” in Plat Book 7 Page 108 and secondly on a map recorded in April 2016 a Recombination Plat entitled “Exclusion Map for High Point University – Health Science Area” and as recorded in Plat Book 192 Pages 94 and 95 of the Guilford County Register of Deeds.

This street has historically served as a direct means of access for this residential neighborhood to the private drive portion of Qubein Avenue (formerly Montlieu Avenue) and to N. Centennial Street. With the incorporation of the former residential blocks along the north side of Barbee Avenue into the

campus and the abandonment of its public street network, traffic from this neighborhood can now only travel in a westward direction to N. Centennial Street. Due to these previous street abandonment and zoning actions, there is little public purpose remaining for the eastern segment of Barbee Avenue lying east of Fourth Street. Therefore, the University is proposing to abandon this eastern 245-foot portion of Barbee Avenue and to install a T-turn around at the eastern terminus of the public street.

The Technical Review Committee (TRC) reviewed this requested street abandonment and had no objection to the abandonment. However, the various public and private utility service providers noted that easements must be retained for the multiple utility lines within this right-of-way. In addition, regular mail notice for the public hearing to abutting property owners, notice placed in the High Point Enterprise and the posting of signs at the right-of-way to be abandoned were also performed per requirements.

Findings & Recommendations

This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owners (High Point University), as provided by State statutes, is found not to be contrary to the public's interest. Existing adjacent residential property owners still have access to the remaining public portion of Barbee Avenue from their property. This proposed right-of-way abandonment will not deprive any property owners in the vicinity of this request reasonable means of ingress and egress to their property.

The Planning and Development Department recommends approval of the requested street abandonment with the retention of the following easements:

- A 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing the Barbee Avenue right-of-way;
- A 20-foot wide sanitary sewer easement centered over all existing sewer lines within and crossing the Barbee Avenue right-of-way;
- A 20-foot wide water easement centered over all existing water lines within and crossing the Barbee Avenue right-of-way;
- A 30-foot wide Piedmont Natural Gas easement offset over all existing gas lines within and crossing the Barbee Avenue right-of-way. This easement shall extend 10 feet south of existing gas lines and 20 feet north of existing gas lines.
- A 30-foot wide City electric utility easement, which includes electric lines, City fiber optic lines, cable TV lines and some Lumos Networks (formerly known as NorthState Communication) lines, centered over all existing electric lines and existing poles within and crossing the Barbee Avenue right-of-way; and
- A 15-foot wide Lumos Networks (formerly known as NorthState Communication) easement shall be retained for NorthState Communication utility lines and poles that are separate from City electric lines and poles. This easement shall be centered over these separate Lumos Network utility lines and poles that are within and crossing the Barbee Avenue right-of-way.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

Attachments: Photographs (October 2022)
Portion of Barbee Avenue to be abandoned
Photo taken looking East



Portion of Barbee Avenue to be abandon
Photo taken looking West

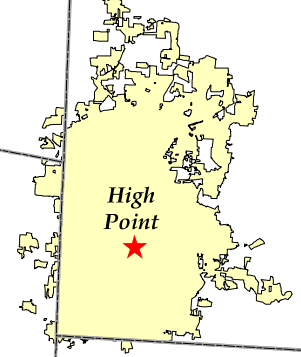


LOCATION MAP

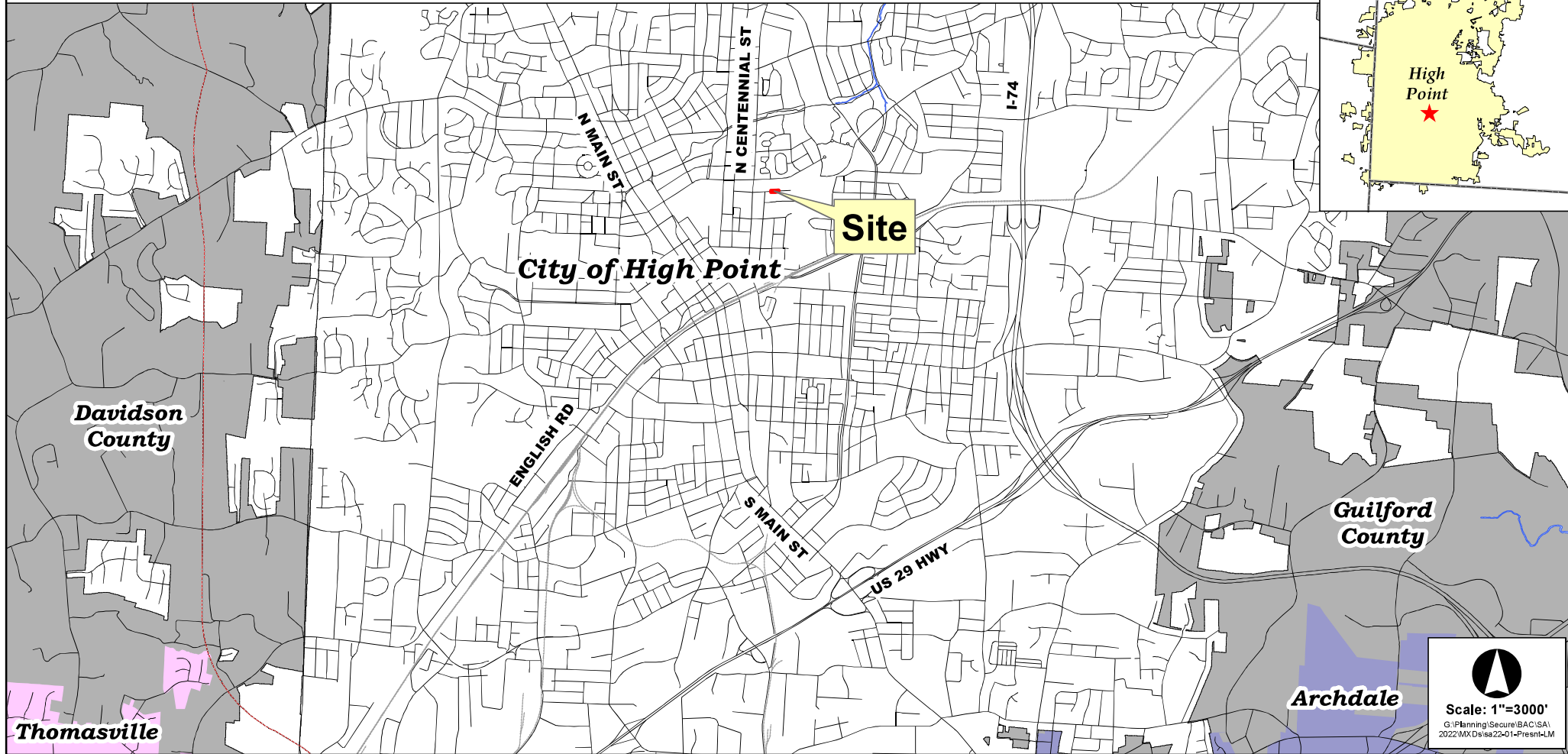
STREET ABANDONMENT: SA-22-01

Applicant: High Point University

Vicinity Map



High
Point



Site

City of High Point

Davidson
County

Guilford
County

Archdale

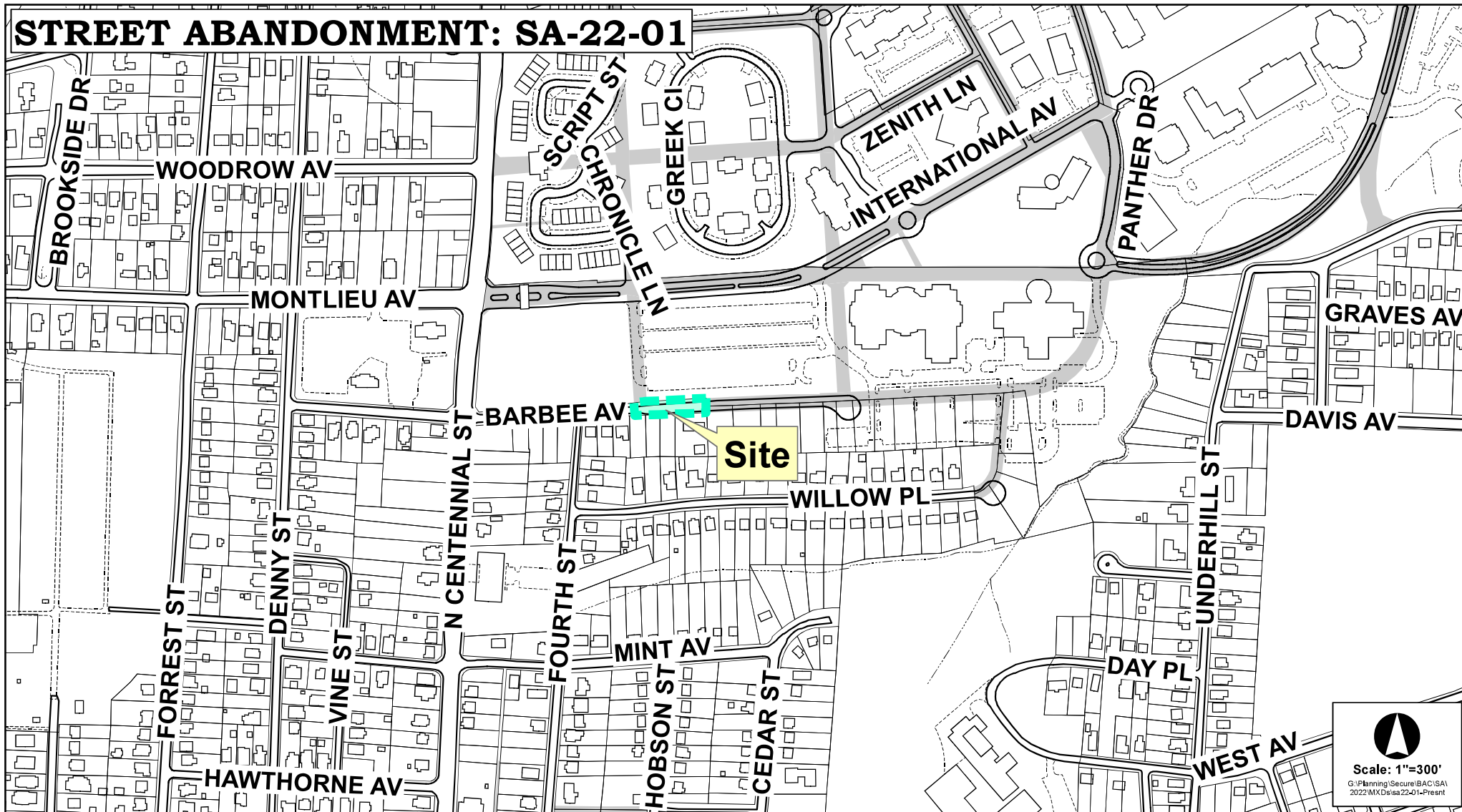
Thomasville



Scale: 1"=3000'

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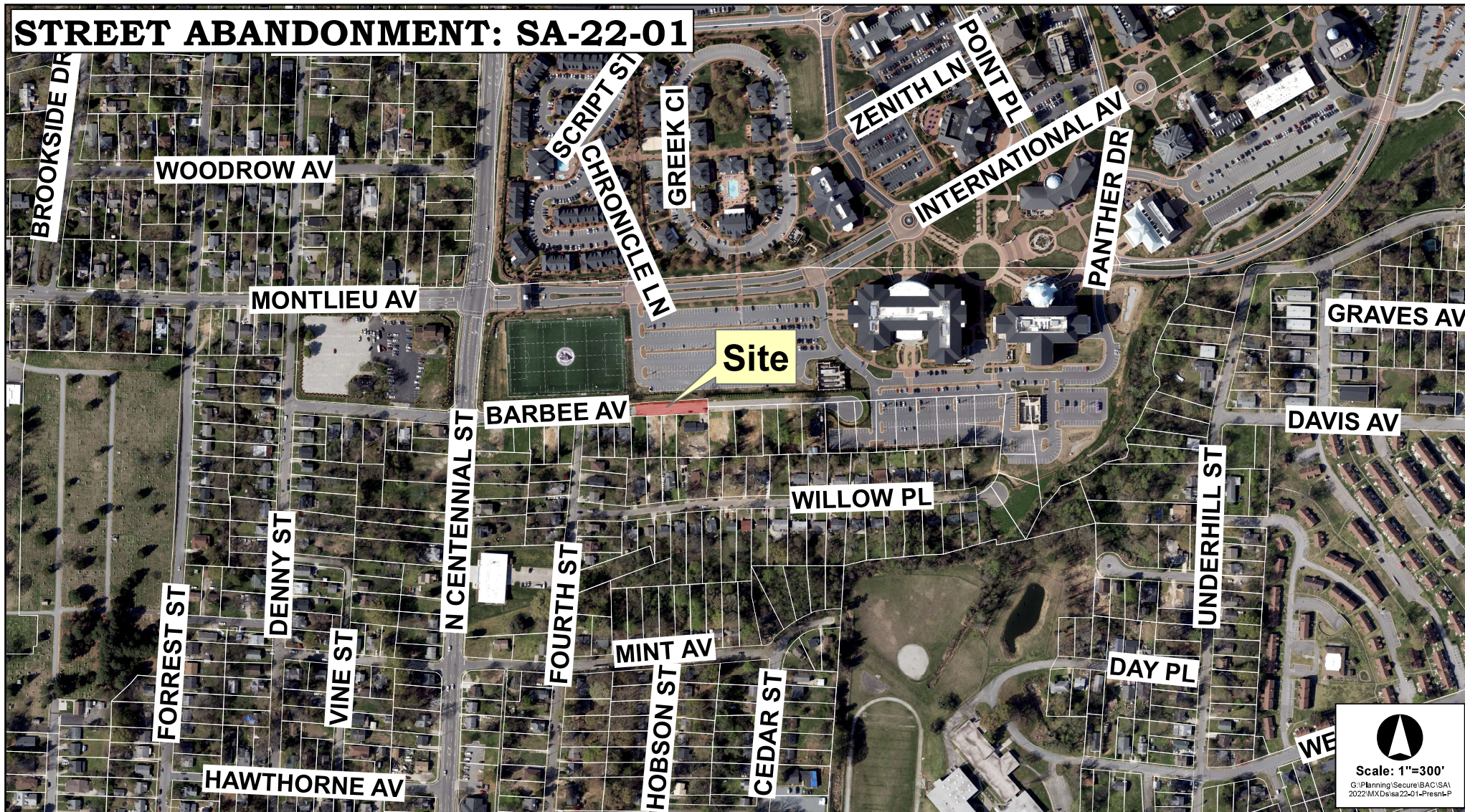
STREET ABANDONMENT: SA-22-01



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STREET ABANDONMENT: SA-22-01



Scale: 1"=300'

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BEFORE YOU DIG
CALL 811
N.C. ONE-CALL CENTER
IT'S THE LAW

PARKING COUNT
PARKING SPACES ADDED = 119
PARKING SPACES REMOVED = 5
PARKING SPACE NET INCREASE = 114 *

* AREAS INDICATED ON THIS PLAN FOR THE LIMITS OF THE TEMPORARY PARKING LOT AND PARKING DECK CONSTRUCTION LAY-DOWN AREA ARE APPROXIMATE AND MAY VARY BASED UPON PROJECT REQUIREMENTS. FINAL LIMITS WILL BE PROVIDED ON SITE AND WATERSHED PLANS SUBMITTED TO THE CITY FOR REVIEW/APPROVAL.

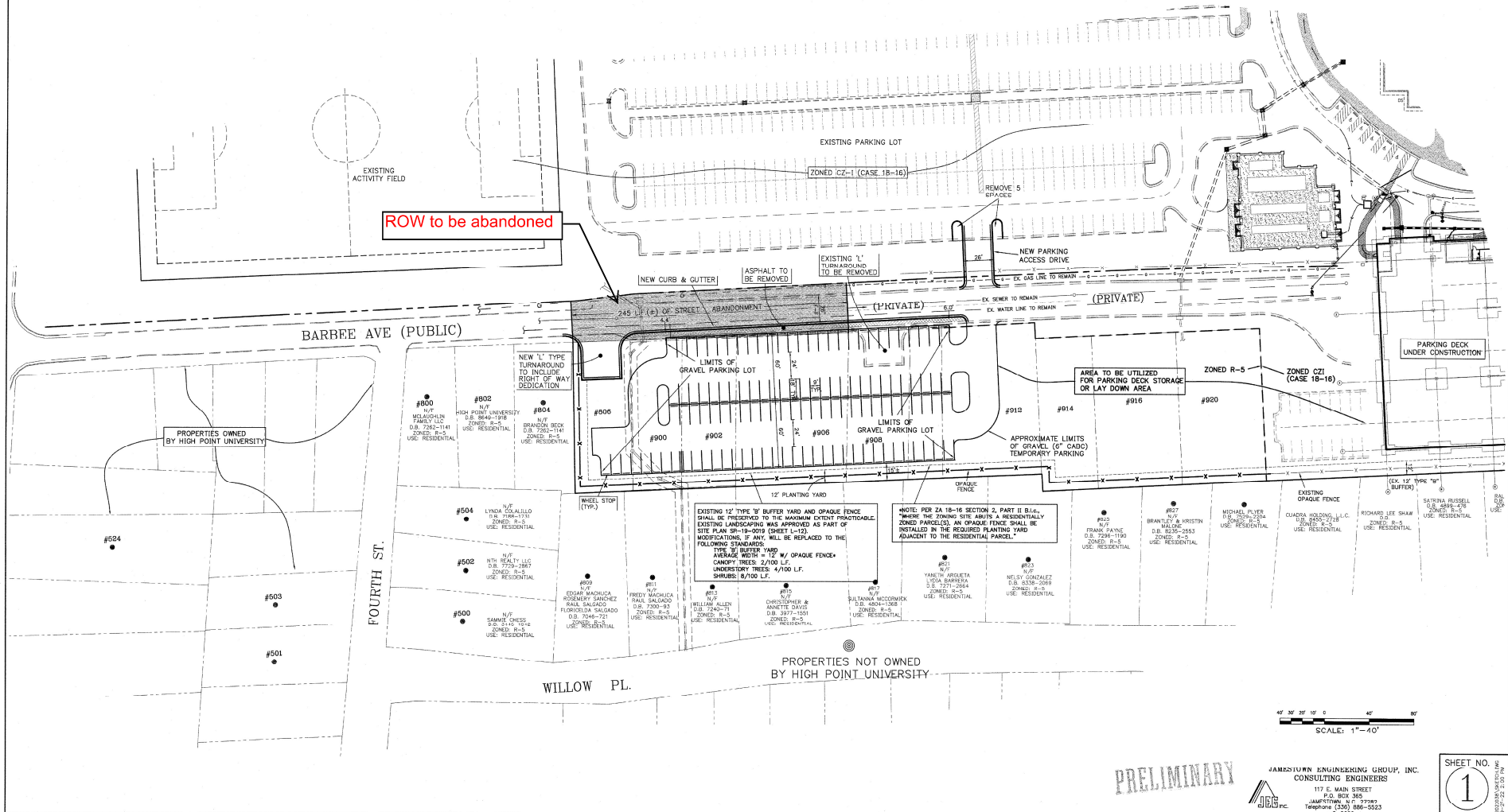
SKETCH PLAN FOR TEMPORARY PARKING LOT 806-920 BARBEE AVENUE FOR HIGH POINT UNIVERSITY

CITY OF HIGH POINT
GUILFORD COUNTY - NORTH CAROLINA

SEPTEMBER, 2022
JOB No. 2022038

OWNER/DEVELOPER

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



PRELIMINARY

JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 265
JAMESTOWN, N.C. 27283
Telephone (336) 888-5523
C-5626

SHEET NO.
1

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 2022 / 22-xx

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 5th DAY OF DECEMBER, 2022, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 22-01

To abandon the eastern 245± feet of the Barbee Avenue right-of-way, between 804 to 908 Barbee Avenue, a 50-foot wide improved right-of-way abutting Guilford County Tax Parcels 190492, 190493, 190494, and 190495.

WHEREAS, High Point University has petitioned the City Council of the City of High Point to permanently abandon (close) the eastern 245± feet of the Barbee Avenue right-of-way, between 804 to 908 Barbee Avenue. This is an improved right-of way that runs in a general east-west direction, abutting Guilford County Tax Parcels 190492, 190493, 190494, and 190495 and more specifically described as follows:

Beginning at a point in the southern right-of-way of Barbee Avenue in the northern line of Lot No. 13 of a plat entitled "Map of Geo. F. Wilson Property" as recorded in Plat Book 7 Page 108 of the Guilford County Register of Deeds, said point being in the western terminus of the Barbee Avenue right-of-way as described in Street Abandonment Case 21-02, Resolution 2018/21-63, approved by the City of High Point Council and as recorded in Deed Book 8545 Page 1111 of the Guilford County Register of

Deeds; thence in a westerly direction along the northern property lines of a portion of Lot No. 13, and Lot Nos. 12, 11, 10 and 9 of the aforementioned plat, the same being the southern limits of the 50-foot public right-of-way of Barbee Avenue to a point, the northwest corner of Lot No. 9 of the aforementioned plat; thence in a northerly direction crossing the Barbee Avenue right-of-way approximately 50 feet to a point in the northern limits of the public right-of-way of Barbee Avenue; thence in an easterly direction along the northern right-of-way of Barbee Avenue as indicated in a Recombination Plat entitled "Exclusion Map for High Point University – Health Science Area" and as recorded in Plat Book 192 Pages 94 and 95 of the Guilford County Register of Deeds to a point in the northern right-of-way of Barbee Avenue, said point being in the western terminus of the Barbee Avenue right-of-way; thence crossing Barbee Avenue in a southern direction along its western terminus approximately 50 feet to the place and point of beginning.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 17th day of October, 2022, at 5:30 p.m. setting the 5th day of December, 2022 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning November 2, 9, 16 and 23, 2022; and,

WHEREAS, the above-entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above-described unimproved right-of-way; and

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That all of the eastern 245 feet of the Barbee Avenue right-of-way (a 50-foot-wide right-of-way) abutting Guilford County Tax Parcels 190492, 190493, 190494, and 190495 be closed (abandoned). This right-of-way is depicted on a map recorded in

June 1926 entitled “Map of Geo. F. Wilson Property – High Point, N.C.” in Plat Book 7 Page 108. The right-of-way to be closed (abandoned) is described above and is to be closed pursuant to North Carolina G.S. 160A-299;

2. A 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing the Barbee Avenue right-of-way be retained;
3. A 20-foot wide sanitary sewer easement centered over all existing sewer lines within and crossing the Barbee Avenue right-of-way be retained;
4. A 20-foot wide water easement centered over all existing water lines within and crossing the Barbee Avenue right-of-way be retained;
5. A 30-foot wide Piedmont Natural Gas easement offset over all existing gas lines within and crossing the Barbee Avenue right-of-way be retained. This easement shall extend 10 feet south of existing gas lines and 20 feet north of existing gas lines.
6. A 30-foot wide City electric utility easement, which includes electric lines, City fiber optic lines, cable TV lines and some Lumos Networks (formerly known as NorthState Communication) lines, centered over all existing electric lines and existing poles within and crossing the Barbee Avenue right-of-way be retained; and
7. A 15-foot wide Lumos Networks (formerly known as NorthState Communication) easement shall be retained for Lumos Networks utility lines and poles that are separate from City electric lines and poles. This easement shall be centered over these separate Lumos Network utility lines and poles that are within and crossing the Barbee Avenue right-of-way.
8. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 5th day of December, 2022

Mary S. Brooks, Interim City Clerk



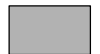
STREET ABANDONMENT: SA-22-01

Applicant: High Point University

Area: 0.23 acres



Location of requested street abandonment



Previously abandoned right-of-ways

Planning & Development
Department

City of High Point



Scale: 1"=200'

G:/Planning/Secure/BAC/
SA/2022/MXD/sa22-01-NM

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-25
(High Point University)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: December 5, 2022

Public Hearing: Yes

Advertising Date: November 23, 2022, and
November 30, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by High Point University to rezone approximately 116.5 acres from the Single Family Residential-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is lying along the east side of N. Centennial Street, between E. Farriss Avenue and Barbee Avenue, with the area of campus expansion being along the south side of Barbee Avenue.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Mr. Jason Sweet, Assistant Vice President of Construction at High Point University, 1 North University Parkway, spoke in favor of the request. He provided a summary of the zoning proposal to add a two-acre tract of land, along the south side of Barbee Avenue, to the University campus for parking. He concluded by noting that the site abuts the campus to the north and east, and that this is an appropriate area for expansion of the university.

Speaking in opposition to the request were the following property owners from the neighborhood lying south of the zoning site. Mr. Larry Pratt, 412 Fourth Street; Mr. Christopher Davis, 815 Willow Place, Mr. Richard Lee Shaw, 815 Willow Place, and Ms. Joanne Stanback, 840 Willow Place. These speakers expressed the following concerns:

- High Point Universities piece meal incorporation of this neighborhood into their campus has negatively impacting the remaining property owners in this area.
- Removal of fencing and not doing previously promised fence repair where the campus abuts homes along Willow Place (abutting his property) has negatively impacted safety of children of his wife's home daycare business.
- Concern they (property-owners) are being boxed in by the piece-meal expansion of the university into their neighborhood. If they are going to expand in this area, they need to acquire the whole block at once, so they don't have to deal with dust, noise, traffic and impact from ongoing construction.

After the public hearing was closed, a commission member expressed concern as to why this request should be supported if HighPoint University is not meeting policy guidance of the University Area Plan, which speaks to having entire blocks rezoned and not having campus expansion pick at edges of neighborhood.

University Area Plan Policy Guidance Statements

“Temporary Edge Area: Due to impacts on adjacent properties when sub-areas are split, the rezoning of entire sub-areas is strongly encouraged.” (University Area Plan Page# 25)

“Prior to proceeding with new development, the university is expected to make a “good faith” effort to acquire all of the land within the sub-area prior to requesting a Land Use Plan amendment (LUPA), rezoning, or Special Use Permit (SUP). However, the City Council can consider the approval of a zoning action if the university has been unable to acquire all of the land within a sub-area, and they are able to mitigate the impacts on the remaining properties through conditional zoning and the inclusion of a site plan that demonstrates how the impacts have been mitigated.” (University Area Plan Page #20)

Staff noted that based upon previous actions by the City Council that rezoned the eastern portion of Barbee Avenue, if the Planning and Zoning Commission and City Council wishes to consider this request, the following may be used as justification:

- the proposed for rezoning consisting of at least 2 acres;
- the site abuts the main body of the campus on two sides; and
- inclusion of a condition that parking within 300 feet of residential uses consist of a paved surface, to remove the impact of dust on abutting residential property owner’s homes and cars.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 8-1. Member Juszczak was the one vote in opposition. He expressed concern that policy guidance of the University Area Plan, that encourage expansion of the university to consist of an entire block, is not being met.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-1 to **approve** the following statement:

That Zoning Map Amendment 22-25 is consistent with the City’s adopted policy guidance because although the proposed campus expansion does not incorporate an entire block, due to prior street abandonments and zoning approvals, a significant portion of this block consists of institutional-related uses. Furthermore, the proposed CZ-I District expansion abuts the existing campus on two sides, and through zoning standards and conditions, better mitigates impacts upon adjacent residences than currently provided.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-25
November 8, 2022**

Request	
Applicant: High Point University	Owners: High Point University
Zoning Proposal: To rezone approximately 116.5 acres with the primary focusing being the addition of approximately 2 acres to the southwestern portion of the High Point University campus.	From: R-5 Single Family Residential-5 District CZ-I Conditional Zoning Institutional District
	To: CZ-I Conditional Zoning Institutional District
Request	
Notices: • Applicant held a Citizen Information Meeting (Yes) • As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is lying along the east side of N. Centennial Street, between E. Farriss Avenue and Barbee Avenue, with area of campus expansion being along the south side of Barbee Avenue.
Tax Parcel Number:	Guilford County Tax Parcels 183270, 189893, 190122, 190126, 190228, 190239, 190140, 0190041, 190161, 190162 (portion), 190195, 190694, 190695, 190696, 190697, 190698, 190699, 190700, 190707, 190708, 190709, 190727 and 190735, 190710, 190711, 190712, 190713, 190492, 190493, 190494, 190495, 190496.
Site Acreage:	The total zoning site is approximately 116.5 acres. The proposed addition to the campus is approximately 2 acres.
Current Land Use:	The area of the campus addition consists of nine parcels that are part of the abutting single-family neighborhood.
Physical Characteristics:	The area of campus expansion along Barbee Avenue has a gentle to moderately sloping terrain.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sewer line lie adjacent to the site along Barbee Avenue.
General Drainage and Watershed:	The land area associated with the 2-acre campus expansion drains in a southeasterly direction and development is subject to the requirements of the City Lake General Watershed Area. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay Districts:	• Core City Area • City Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	CZ-I	Conditional Zoning Institutional District	High Point University campus
South:	R-5	Single Family Residential-5 District	Single family dwellings
East:	CZ-I	Conditional Zoning Institutional District	High Point University campus
West:	RS-5	Single Family Residential-5 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use classification, which is primarily intended for 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 of the Land Use Plan is relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods.
Relevant Area Plan:	<u>Core City Plan</u> Neighborhood Planning Principles – Discernible Boundaries: Do not allow neighborhoods to get chipped away at their edges by incompatible uses and development forms.
Zoning History:	Starting in the early 2000s, High Point University embarked on a campus growth campaign that has resulted in 25 zoning approvals that have expanded the footprint of the campus westward to N. Centennial Street, eastward to N. University Parkway and southward to Barbee Avenue.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Barbee Avenue		Local Street	620 ft.
Vehicular Access:	Only one access point is permitted via a driveway from Barbee Avenue			
Traffic Counts: <i>(Average Daily Trips)</i>	Barbee Avenue, no counts available.			
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not applicable	
Conditions:	Prior transportation related conditions from CZ Ordinance 18-16 will be carried over into this updated Conditional Zoning Ordinance.			

School District Comment
Not applicable to this zoning case.

Details of Proposal

High Point University has submitted this Zoning Map Amendment to revise the zoning of the southwestern portion of its campus. The southern portion of their campus is currently governed by a

Conditional Zoning Ordinance that was initially adopted in 2011 and revised in 2017 and 2018. This amendment proposes to:

- 1) Revise the legal description to include a 2-acre campus expansion along the south side of Barbee Avenue, thus bringing the total area governed by the Conditional Zoning Ordinance to 116.5 acres;
- 2) Add a condition that parking within 300 feet of residential uses be paved (no gravel parking area near residential uses).

All other relevant zoning conditions and restrictions from the prior zoning approval are proposed to be carried forward into the new Conditional Zoning Ordinance.

Staff Analysis

There have been numerous university-related zoning cases approved by the City Council over the last two-decades. Policy guidance established by the Core City Plan and the University Area Plan have assisted to ensure that residential neighborhoods do not get chipped away at their edges by the expansion of the University's campus, and that the impacts of campus development on adjacent properties are mitigated through conditions approved with rezoning requests. In most situations the incorporation of an entire city block is the preferred pattern of development.

Along this southwestern edge of the campus, small expansions have been previously approved. This was based upon their limited impact to the adjacent single-family neighborhoods due to the one-way in and one-way out public street circulation network. However, these recommendations included statements that any further campus expansion along Barbee Avenue or Willow Place should incorporate the entire block or specific reasoning should be provided, justifying the zoning approval.

Regarding this current application, Barbee Avenue is a residential street that was previously developed with single family dwellings along both sides. Actions taken by City Council in 2013 and 2014 added the entire northern side of this street to the campus, leaving single family homes only along the south side of this street. That zoning action also created a one-way in and one-way out vehicular access pattern to this previously interconnected residential neighborhood. It also created a situation in which Barbee Avenue has become the primary access point used by construction vehicles and construction workers for this area. The removal of homes and the introduction of non-residential traffic has changed the character of the neighborhood.

The requested partial rezoning of this segment of Barbee Avenue is not the preferred means of promoting University expansion in this residential area. However, based on the acreage of the request, the proposed abandonment of over 600 feet of this public street and the fact that impacts to the Barbee Avenue residences have already occurred are key factors to take into consideration. Due to concerns raised during previous public hearings by surrounding residents about dust from gravel parking areas, staff has recommended and the applicant agreed to add a condition that any parking within 300 feet of residential uses consist of a paved surface.

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

Although the proposed campus expansion does not incorporate an entire block, due to prior street abandonments and zoning approvals, a significant portion of this block consists of institutional-related uses.

Reasonableness/Public Interest:

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

The proposed CZ-I District expansion abuts the existing campus on two sides, and through zoning standards and conditions, better mitigates impacts upon adjacent residences than currently provided.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

The condition to require parking areas near residential homes be paved, to eliminate negative impacts from dust raised by vehicular traffic, along with standards of the Development Ordinance pertaining to lighting, screening of mechanical equipment/dumpsters and parking lot landscaping will assist to ensure development will be compatible with the abutting residential neighborhood.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ Based on previously adopted zoning conditions that are being carried forward, the request will not increase impacts on the remaining residences along Barbee Avenue or to residents along Willow Place. ❖ The new condition offered by the applicant that parking areas adjacent to homes be paved (no gravel parking) will mitigate prior concerns raised by adjacent residential property owners as to dust impacting their homes and vehicles. ❖ Vehicular access restrictions (installation of a cul-de-sac at the eastern terminus of Willow Place) will prevent university related traffic from adversely impacting the residents along this neighborhood street.
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Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. This addition to the campus is within the City Lake General Watershed Area and development will be subject to the watershed regulations.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The addition to the campus is within an area adequately served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. In conjunction with a separate street abandonment petition, the zoning map amendment does not add any new impacts to remaining residence along Barbee Avenue and shields the residences along Willow Place from University-related impacts that may affect the enjoyment of their land.

Supportive Changes in the Area

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

The north side of Barbee Avenue was historically a residential neighborhood near the High Point University campus. Over the past decade, the University has purchased the individual residential parcels, demolished the residential structures, and obtained zoning approval to facilitate the development of university-related uses. In addition, the University obtained Council approval to abandon the interconnected public street network, including Willoubar Terrace, Fifth Street and Qubein Avenue (formerly known as Montlieu Avenue). These actions have changed the character of Barbee Avenue from residential to institutional.

Promotes a Preferred Development Pattern

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

The fact that the entire block is not being rezoned is not the preferred development pattern. However, the condition to prohibit access to the campus from Willow Place protects that abutting residential neighborhood and forms a clear southern boundary of the campus.

Recommendation

Staff Recommends Approval

The Planning & Development Department recommends approval of the request to rezone this 116.5-acre area to the CZ-I District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

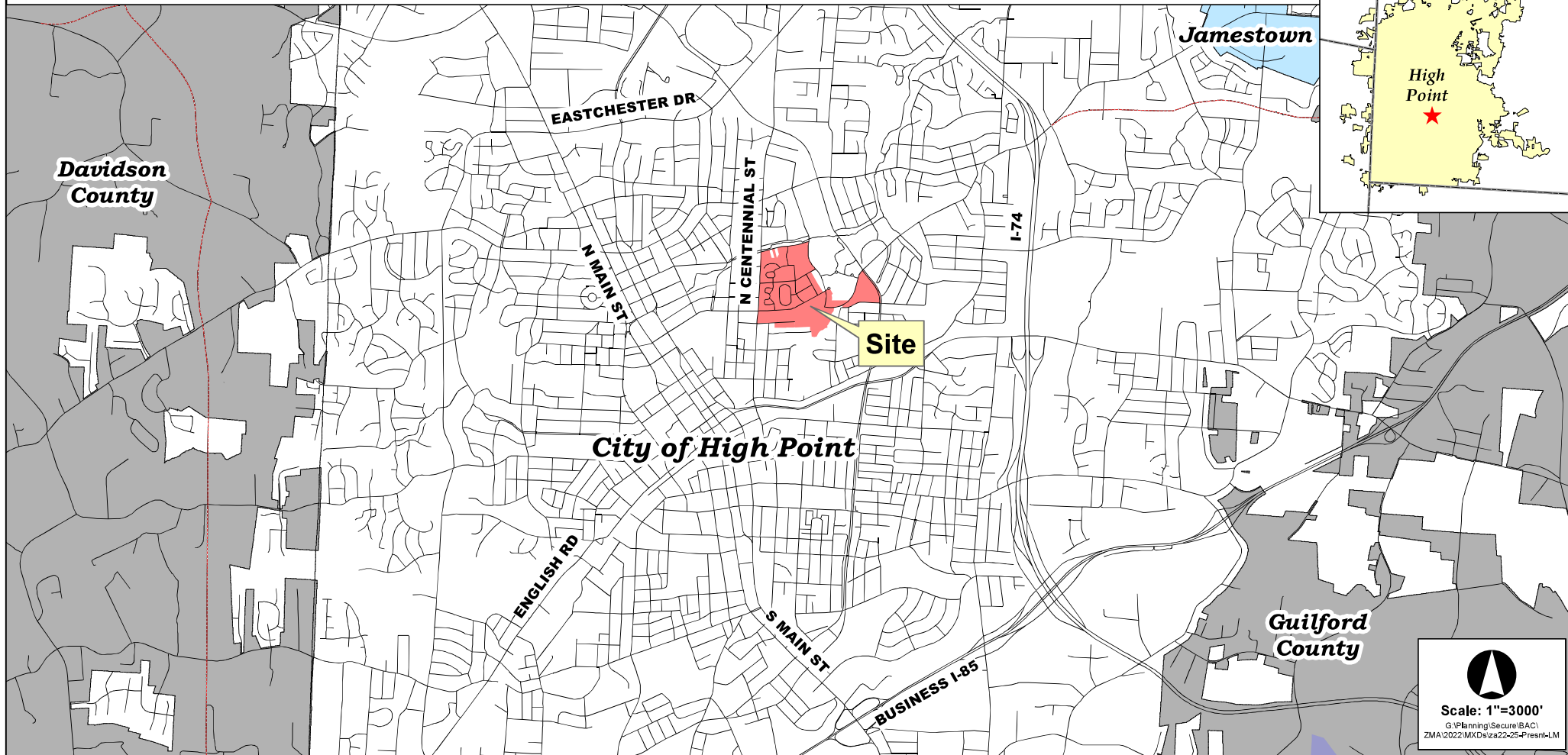
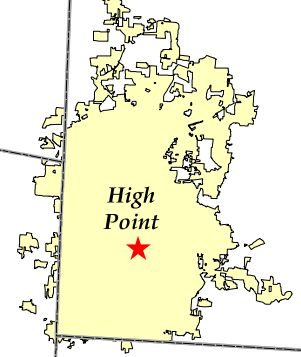
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-22-25

Applicant: High Point University

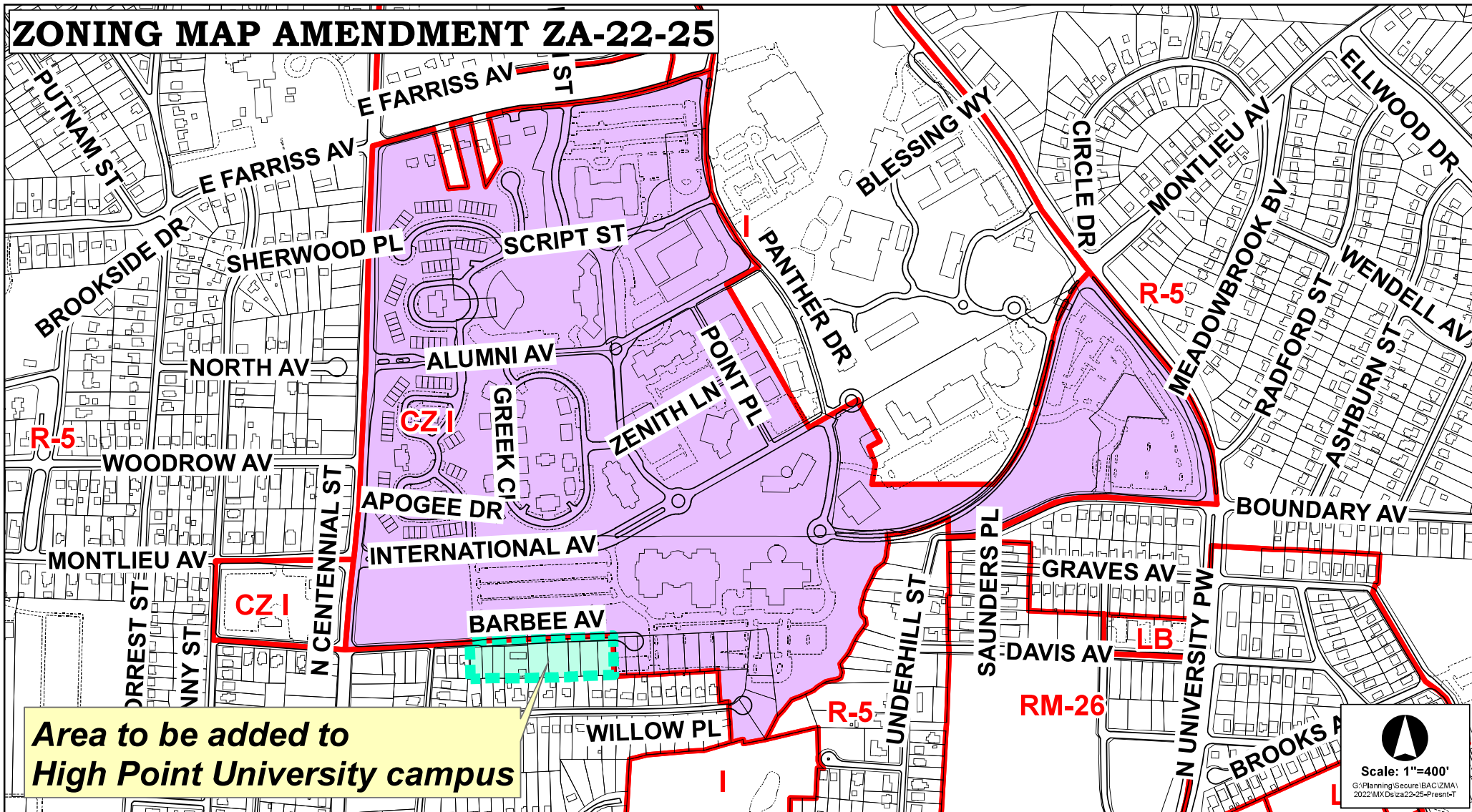
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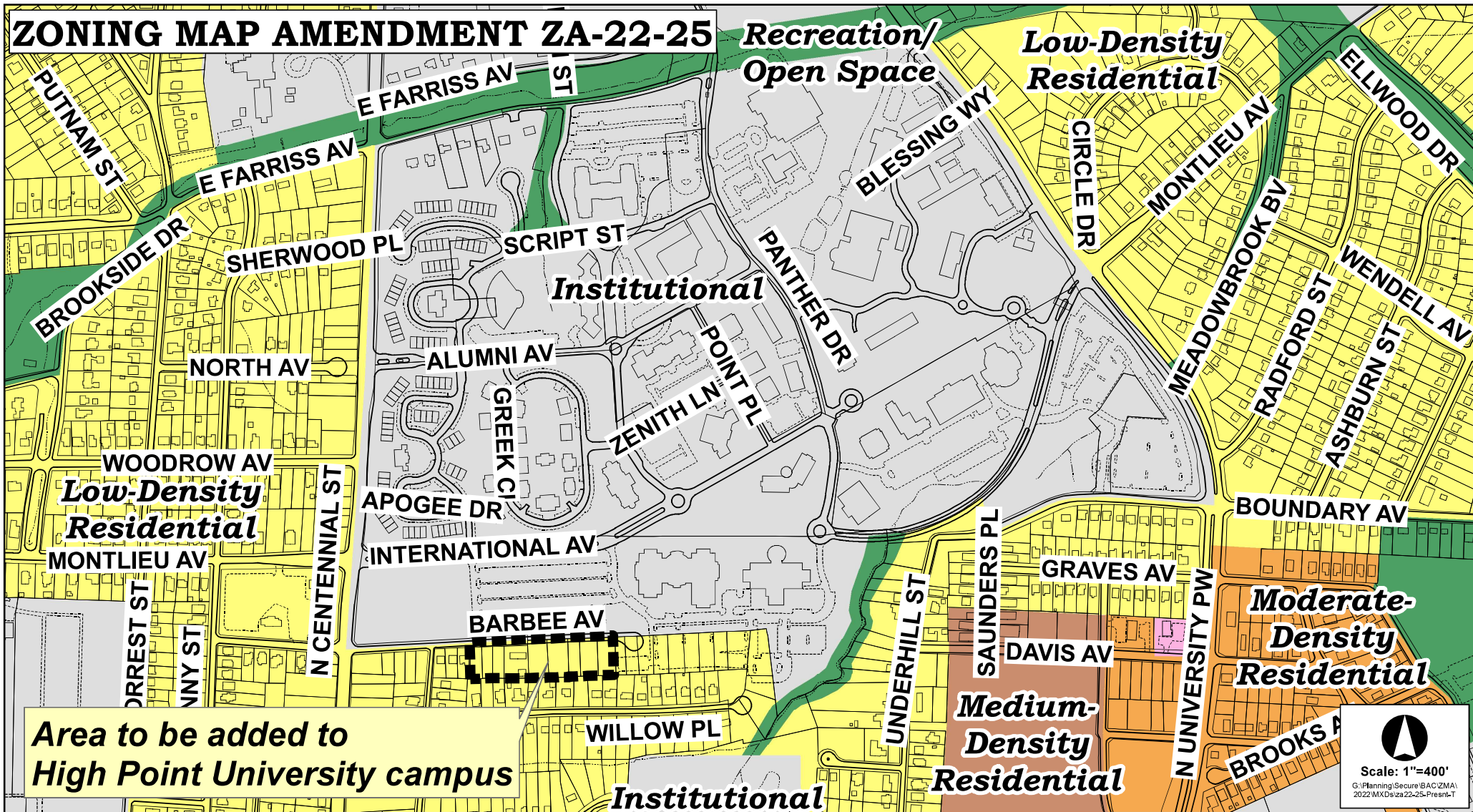
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ZONING MAP AMENDMENT ZA-22-25

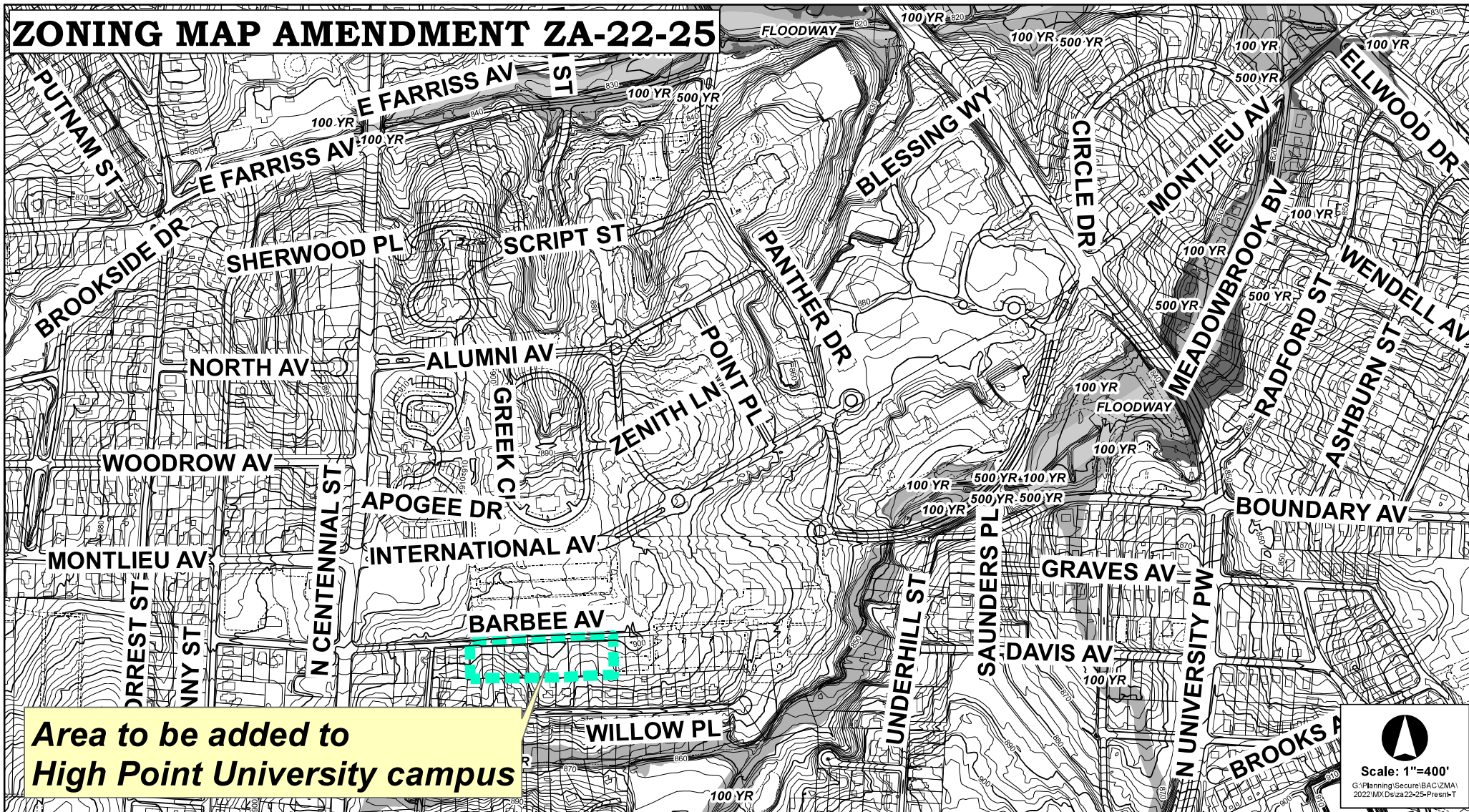


ZONING MAP AMENDMENT ZA-22-25

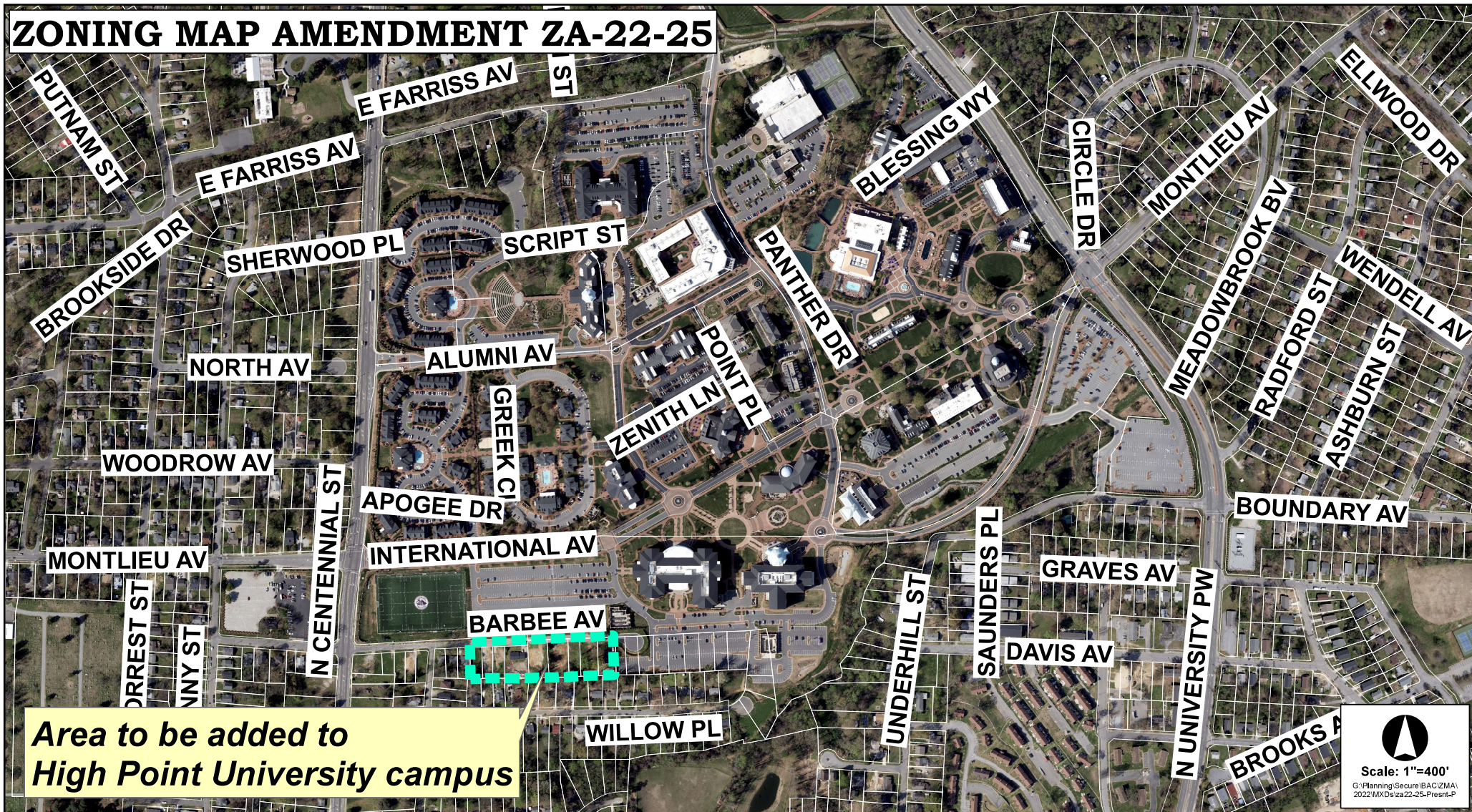


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ZONING MAP AMENDMENT ZA-22-25



ZONING MAP AMENDMENT ZA-22-25



**Area to be added to
High Point University campus**

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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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 8, 2022 and before the City Council of the City of High Point on December 5, 2022 regarding **Zoning Map Amendment Case 22-25 (ZA-22-25)** 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 October 30, 2022, for the Planning and Zoning Commission public hearing and on November 23, 2022 and November 30, 2022, for the City Council public hearing pursuant to Chapter 160D-602 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 5, 2022.**

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Institutional (CZ-I) District.** The property is approximately **116.5** acres lying between N. Centennial Street and N. University Parkway, and between E. Farriss Avenue and Barbee Avenue/Willow Place/Boundary Avenue. The property is also known as Guilford County Tax Parcel 183270, 189893, 190122, 190126, 190228, 190239, 190140, 0190041, 190161, 190162 (portion), 190195, 190694, 190695, 190696, 190697, 190698, 190699, 190700, 190707, 190708, 190709, 190727, 190735, **190710, 190711, 190712, 190713, 190492, 190493, 190494, 190495 and 190496.**

SECTION 2

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

Part I. USES: The College or University Use Type (Education Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) and the specific conditions listed in this ordinance

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. General Standards for the entire zoning site.

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

2. N. Centennial Street Development Standards

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

- a. All buildings shall have a hip or gable pitched roof design.
- b. The size of each building(s) shall be limited to a maximum building footprint of 7,500 square feet.
- c. Except for where approved vehicular access points are located, parking, and vehicle circulation areas shall be located to the interior of the site so that buildings are located between the N. Centennial Street right-of-way and any parking or vehicle circulation areas. This shall not preclude placement of parking between buildings fronting along N. Centennial Street.
- d. Building Setback: Building setback shall meet standards of the Institutional District except as noted below:
 - i. Accessory Structure(s): A minimum twenty (20) foot setback shall be provided from the N. Centennial Street right-of-way for covered and uncovered porches, decks and patios whether attached or unattached to a principal building, and any other accessory structure.

3. Barbee Avenue Development Standards

- a. Development and dimensional requirements of the Institutional District shall apply, except as follows:
 - i. A minimum fifty (50) foot building setback shall be provided from the Barbee Avenue right-of-way.

B. Landscaping, Buffers, and Screening:

1. Fencing:

- a. N. Centennial Street: If fencing is installed along the N. Centennial Street frontage of the zoning site, the decorative perimeter fencing (brick & wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed.
- b. Boundary Avenue, Willow Place, Barbee Avenue and E. Farriss Avenue: If opaque fencing is installed along these street frontages of the zoning site, said fencing shall be located behind the street planting yard.
- c. Where the zoning site abuts a residentially zoned parcel(s), an opaque fence shall be installed in the required planting yard adjacent to the residential parcel.

2. Landscaping:

- a. Centennial Street frontage (from International Avenue to E. Farriss Avenue): A minimum thirty (30) foot wide Street Yard, planted at Type C rate, shall be installed.
- b. Alternative Land Scape Plan along N. Centennial Street (from International Avenue to E. Farriss Avenue):
 - i) In lieu of ordinance requirements for street planting yards, a landscaping plan shall be required to be submitted for review and approval by the Planning & Development Department prior to issuance of any building permit upon the site. The objective of this plan is to screen the rear of structures located along N. Centennial Street frontages of the zoning site with an assortment of planting species, and to enhance the visual appearance of the permanent edge areas as identified in the University Area Plan. This plan shall at a minimum address the following:
 - ii) This plan is specifically for the initial 75 feet of the site's N. Centennial Street frontages and should be designed to enhance the visual appearance of this corridor.
 - iii) Through the use of an assortment of understory trees, canopy trees, shrubs, berms and other topography treatments, the exterior activity area at the rear of buildings shall be screened. The planting rate shall be sufficient to provide the desired screening effect within three (3) years of planting.
 - iv) Fifty percent (50%) of trees and shrubs utilized on the plan along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.
 - v) Along with the landscaping plan, a depiction of the building elevations and/or parking areas after landscaping, as viewed from N. Centennial Street may be requested from the property owners

Landscape Architect to assist in assessing the effectiveness of the plan.

- c. Boundary Avenue, Willow Place, Barbee Avenue and E. Farriss Avenue frontage:
 - i) The Street Yard planting standards shall be increased from eight (8) foot width to a minimum width of fifteen (15) feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species and are expected to reach a minimum height of thirty (30) inches within three years of planting.
 - ii) Fifty percent (50%) of trees and shrubs utilized shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.
 - iii) Where parking is located within fifty (50) feet of the Boundary Avenue, Willow Place, Barbee Avenue or E. Farriss Avenue right-of way, landscaping or site topography shall be arranged in such a manner to provide low-level screening from vehicle headlights that may face towards Barbee Avenue or E. Farriss Avenue.
 - a. The intent is to provide a low-level screening of the off-street parking area near adjacent residential uses. A combination of landscaping and topography alternating techniques may be incorporated to achieve the low-level screening of the parking lot.

C. Transportation

- 1. **All vehicular parking and vehicular circulation areas located within 300 feet of a single family dwelling or residentially-zoned parcel, shall be paved with asphalt or concrete.**
- 2. Vehicular Access:
 - a. N. Centennial Street

No new vehicular access shall be permitted from N. Centennial Street. Access shall be permitted to N. Centennial Street from the following existing streets, Montlieu Avenue (private street) and Alumni Avenue (private street).
 - b. Barbee Avenue

One (1) point of access shall be allowed to Barbee Avenue. This access point shall be gated and not intended for general vehicle access; and shall be installed as approved by the High Point Department of Transportation.
 - c. Boundary Avenue

Access to Boundary Avenue shall only be permitted at the former Meadowbrook Boulevard intersection. This portion of Meadowbrook Boulevard was

abandoned by the City of High Point in September 2013 (Street Abandonment Case 13-11; City of High Point Resolution 1331 / 13-56 and Recorded in Book 7545 Page 2281 at the Guilford County Register of Deeds Office).

- d. Willow Place: - No access shall be permitted to Willow Place.
3. Right-of-way Dedication and Improvements:
 - a. The property owner shall dedicate an easement to cover the loop detectors for the signal operation on the closed (abandoned) portion of Montlieu Avenue where it intersects N. Centennial Street.
 - b. Intersection of N. Centennial Street and E. Farriss Avenue (southern portion of E. Farriss)
The property owner shall dedicate right-of-way along N. Centennial Street for the installation of a northbound right turn lane from N. Centennial Street into E. Farriss Avenue; and construct a north bound right-turn lane from N. Centennial Street into E. Farriss Avenue prior to the construction of a welcome center/guard house on E. Farriss Avenue.
 - c. A cul-da-sac, as approved the City of High Point Technical Review Committee, shall be installed at the eastern terminus of the public portion of the Barbee Avenue right-of-way and at the eastern terminus of the public street portion of the Willow Place right-of-way. These street improvements shall be installed within 270 days of the recording of Street Abandonment petition 18-01.
4. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The **5th** day of **December, 2022**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

Conditional Zoning Case Supplemental Information	
Initial Zoning Application (ZA-13-08)	Adopted November 18, 2013 (Ordinance #7016 / 13-48)
Amendment (ZA-13-08)	Adopted May 5, 2014 (Ordinance # 1756 / 14-34)
Amendment (ZA-14-09)	Adopted September 15, 2014 (Ordinance # 1798 / 14-77)
Amendment (ZA-14-09)	Adopted October 20, 2014 (Ordinance # 1800 / 14-79)
Amendment (ZA-17-27)	Adopted February 19, 2018 (Ordinance # 7386 / 18-15)
Amendment (ZA-18-16)	Adopted November 19, 2018 (Ordinance # 7471 / 18-100)
Amendment (ZA-22-25)	Pending

Citizens Information Meeting Report Zoning Map Amendment 22-25

Submitted by: Jason Sweet, Assistant Vice President of
Construction, High Point University



HIGH POINT UNIVERSITY

October 20, 2022

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

From: Jason Sweet
Assistant Vice President of Construction

Re: Rezoning Case ZA-22-25
Citizens Information Meeting, October 19, 2022, 5:30 P.M.

High Point University conducted a Citizens' Information Meeting in support of Rezoning Case ZA-22-25. The meeting was held at 1183 E. Lexington Avenue in the College Village Shop Center. Letters of invitation were mailed to 45 residents on October 12, 2022 (letter is attached). The application is for Rezoning Case ZA-22-25, which includes the rezoning from R5 to Conditional Zoning Institutional (I) District (CZ-I) of 9 residential lots on Barbee Avenue. The University has also requested that sections of Barbee Avenue be abandoned. Jason Sweet, Assistant Vice President of Construction, and Dan Pritchett of Jamestown Engineering Group, Inc., represented the University.

Mr. Sweet informed the attendants what facilities are proposed to be placed at the site in support of University needs, and buffer and landscaping requirements offered to support the rezoning request. It was a very positive meeting with specific discussion focused on the following:

- Several residents questioned if the rezoning and street abandonment would affect their access to Centennial Avenue from Fourth Street and Barbee Avenue. It was explained that the proposed changes were east of the intersection of Fourth Street and Barbee Avenue and would have no affect on their access to Centennial Avenue.
- Several residents stated that dust has been an issue during past construction projects. The residents were advised to contact the University if dust were an issue in the future, and that a condition was added to the rezoning requiring all temporary parking areas to be paved to control dust.

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

**Citizens Information Meeting
October 19, 2022
High Point University
R-5 to CZ-1**

And
Street Abandonment of Portion of Barbee Avenue
Rezoning Location: 806-920 Barbee Avenue

[illegible]

Sample

October 12, 2022

Property Owner/Address

Re: High Point University Rezoning and Street Abandonment Request
Zoning Map Amendment ZA22-25

Greetings! High Point University would like to invite you to a community meeting on Wednesday, October 19, 2022 at 5:30 p.m. The meeting is being held to inform and discuss a rezoning request of nine (9) residential lots on Barbee Avenue from a residential Single Family – 5 (R-5) to an Institutional District. The University is also requesting that a section of Barbee Avenue along the frontage of these lots be abandoned. The area to be added to the University's campus is indicated on the attached map for your reference. The rezoning request will annex the properties into the current CZI site allowing for improvements and uses consistent with campus properties contiguous to the sites. If you are unable to attend this community meeting, please feel free to contact me and we can discuss via phone or meet at a later time/date. We want to insure you are informed and hear your opinions.

The Rezoning Application was submitted on September 26, 2022 with a scheduled regular meeting of the City of High Point Planning & Zoning Commission scheduled for November 8, 2022 at 6:00 pm. This meeting will be held in the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is enclosed. This statement outlines the requirements of the rezoning process.

Prior to the Planning & Zoning meeting, please join us on October 19, 2022, at 5:30 pm to discuss our applications. We will be meeting at 1183 E. Lexington Ave. Please see attached map for directions and parking. Please do not hesitate to call me if you have questions, Jason Sweet at (336)841-9046.

Sincerely,

Jason Sweet
Assistant Vice President of Construction

COMMUNITY DEVELOPMENT & HOUSING

Thanena S. Wilson
Interim Director



To: Greg Ferguson, Deputy City Manager

From: Thanena Wilson, Interim Director, Community Development & Housing

Date: December 2, 2022

Re: Strategic Plan Update for Proactive Codes Enforcement

This report summarizes Local Codes Enforcement activities for the month of November.

Public Nuisance

- 34 New Citizen Complaints
- 44 New City-initiated Cases
- 93 Cases Abated
 - 14 City abated
 - 79 Owner abated

Minimum Housing

- 23 New Citizen Complaints
- 9 New City-initiated Cases
- Demolition Ordinances
 - 4 Units pending asbestos inspection and demolition bid
 - 1 Owner-initiated demolition
 - 7 Units pending repairs
(1004 Prospect, 210 Underhill, 1105 Forrest, 1113 Jefferson, 524 Cross, 1222 Carter St and 337 Wingo)

Zoning

- 7 New Complaints
- 30 New City-initiated Cases
- 393 Signs Collected
(Note: Staff did not work on a Saturday during November. However, post-election during a 2-hour period on a Friday afternoon, 187 signs were collected.)

Total Active Cases (403)

- 241 Public Nuisance
- 57 Minimum Housing
- 105 Zoning

Attachments: 1) Report for Year-to-Date Activity
2) Owner-initiated vs. City-initiated Activity Charts
3) Photos – 1105 Park Street Repairs

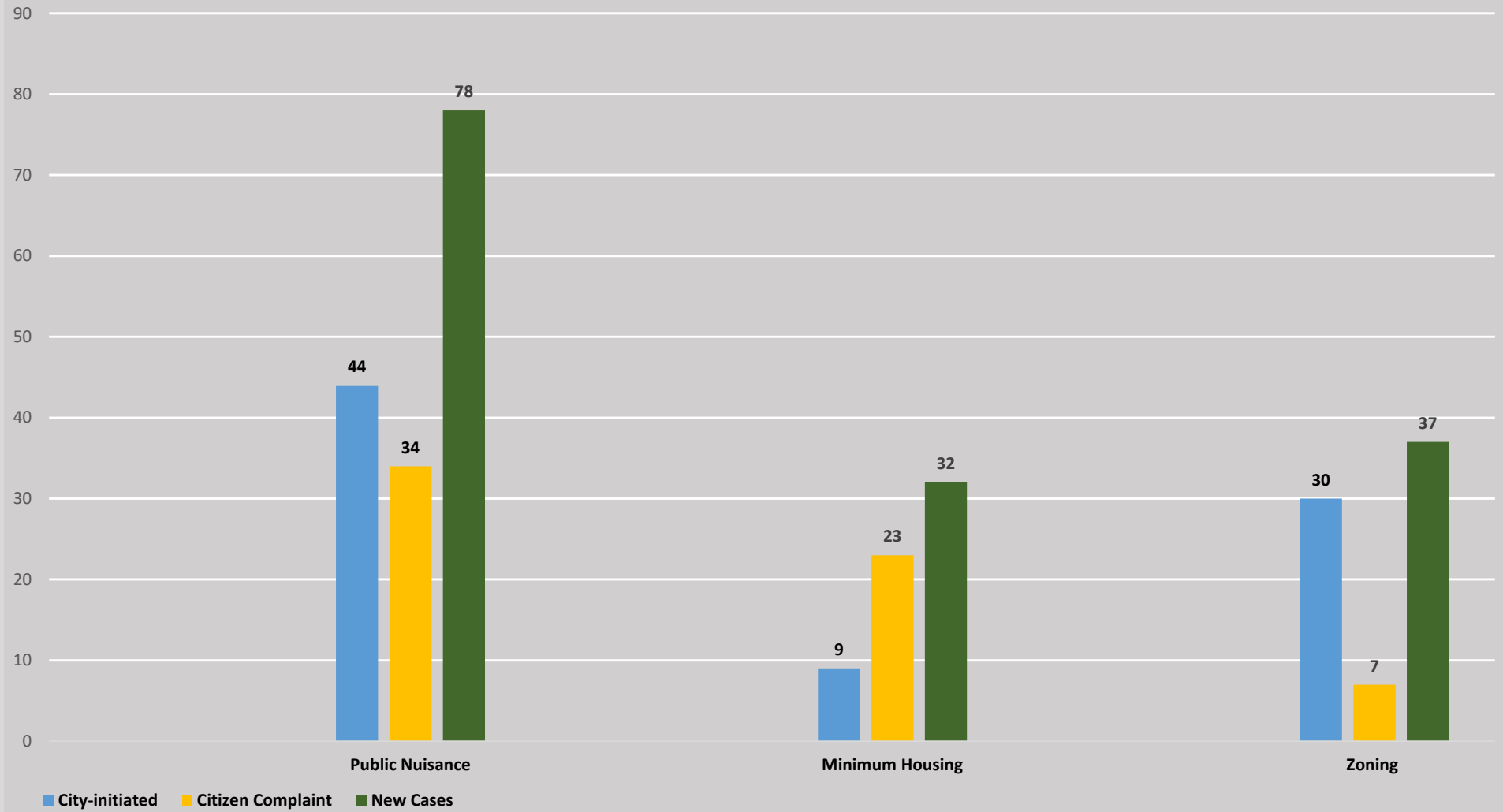
Phone
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Fax
336.883.3355

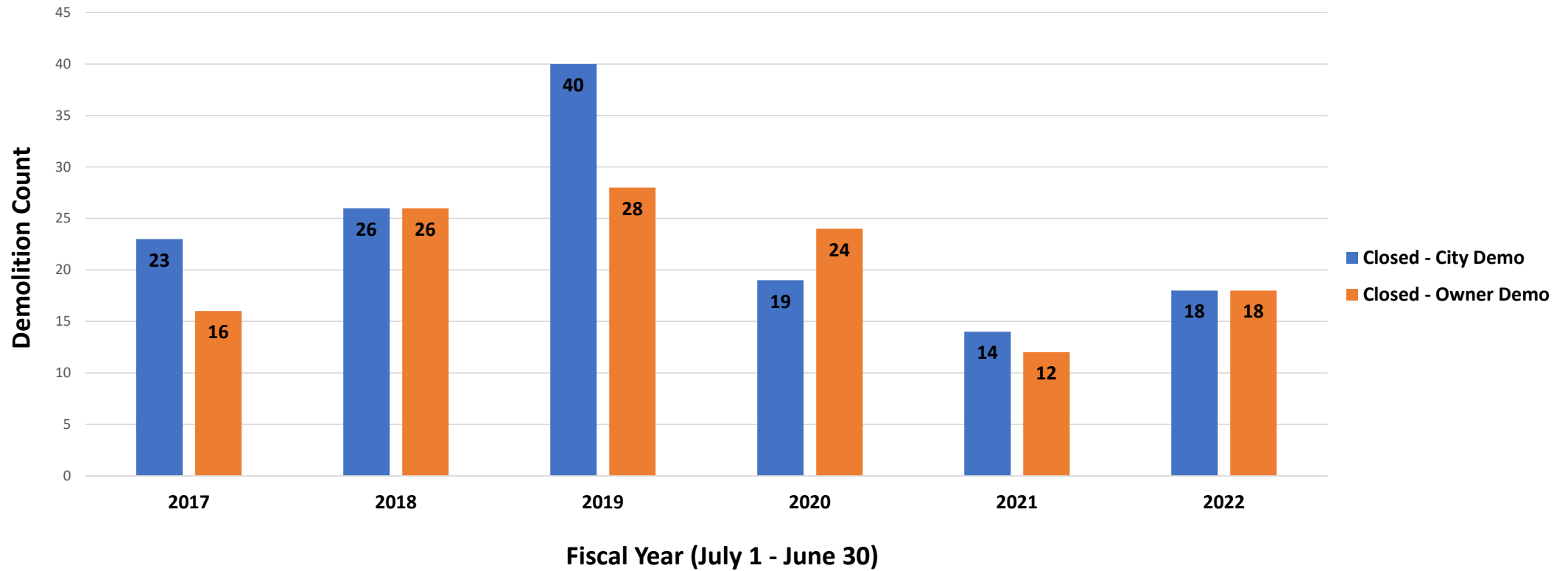
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Local Codes Activity November 2022 Snapshot

City-initiated Cases vs. Citizen Complaint



Local Codes Enforcement Minimum Housing Closed Cases City-initiated Demolitions vs. Owner-initiated Demolitions



1105 Park Street











16 November 2022







16 November 2022



16 November 2022