

City of High Point

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



Meeting Agenda

Monday, November 21, 2016

5:30 PM

Council Chambers

City Council

*William S. Bencini, Jr., Mayor
Jeffrey J. Golden, Mayor Pro Tem
Latimer B. Alexander, IV, Cynthia Y. Davis,
James C. Davis, Jason P. Ewing,
Alyce E. Hill, Christopher Williams,
Jay W. Wagner*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**CONSENT AGENDA ITEMS****FINANCE COMMITTEE - Council Member J. Davis, Chair**

- [160352](#) Contract - Engineering & Construction Services - Elevated Water Storage Tank - Potts Avenue
Council is requested to award contract to CDM Smith in the amount of \$157,975.00 for the engineering and construction services of a new elevated storage tank located on Potts Avenue.
- [160353](#) Contract - Elevated Water Storage Tank - Potts Avenue
Council is requested to award contract for Bid No. 15 to Landmark Structures, Inc., in the amount of \$2,952,000.00 for construction of an elevated water storage tank located on Potts Avenue. This water storage tank will be replacing the Ward Water tank.
- [160354](#) Contract - Kearns Water Plant Basin Demolition
Council is requested to award contract for Bid No. 20 to DH Griffin Wrecking, Company, in the amount of \$239,000.00 for the demolition of infrastructure at the old Kearns Water Plant.
- [160355](#) Contract - Resurfacing of City Streets
Council is requested to award contract for Bid No. 07 to Thompson Arthur-APAC Atlantic, Inc., in the amount of \$1,902,251.12 for resurfacing of various city maintained streets.
- [160356](#) Contract - Landfill Compactor
Council is requested to award contract, using a piggyback purchase from Macon County, NC, to CMI Roadbuilding, Inc. the amount of \$718,100.00 for the purchase of a CMI Model TM11 Trashmaster for use at the city's landfill.
- [160357](#) Contract - Ilderton Chrysler Dodge- Police Vehicles
Council is requested to approve contract with Ilderton Chrysler Dodge in the amount of \$215,832.00 for the purchase of eight (8) 2017 Dodge Chargers for the Police Department.
- [160358](#) Contract - Structural Fire Fighting Gear
Council is requested to award contract (piggyback with City of Winston Salem) with Atlantic Emergency Solutions in the amount of \$40,000.00 for twenty (20) sets of Structural Turnout Gear for the Fire Department.
- [160359](#) Grant Award - NC Governor's Crime Commission - Internet Crimes Against Children
Council is requested to approve the acceptance of a grant in the amount of \$41,702.10 received from the NC Governor's Crime Commission to assist

in the investigation of Internet Crimes Against Children.

[160360](#) Budget Ordinance Amendment - Appropriate Grant Funds - Internet Crimes Against Children
Council is requested to adopt an ordinance amending the 2016-2017 Budget Ordinance to appropriate funds in the amount of \$41,702.00 received from the NC Governor's Crime Commission for Internet Crimes Against Children.

[160361](#) Grant Award - US Department of Justice - Office on Violence Against Women
Council is requested to approve the acceptance of a grant in the amount of \$414,333.00 for use in the High Point Police Department initiative on Offender Focused Domestic Violence Initiative.

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

[160362](#) Public Hearing - EDC Incentive Fund
Monday, November 21, 2016 at 5:30 p.m. is the date and time established to receive public comment on a funding request for a company which expects to expand at 4135 Mendenhall Oaks Parkway.

[160351](#) Contract - Kersey Valley Landfill Administration Building
Council is requested to award contract for Bid No. 04 to DreamBuilt Construction, Inc., in the amount of \$682,850.00 for the construction of a new administration office at the Kersey Valley Landfill site. This item was discussed in the Finance Committee meeting held Wednesday, November 16th and the committee returned the item without recommendation. Action requested is to return this item to the Finance Committee to received further information from staff.

PENDING ITEM

[160370](#) Comprehensive Fee Schedule - Public Services Department
Consideration of the proposed Comprehensive Fee Schedule for the Public Services Department of the City of High Point.

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Mayor Pro Tem Golden, Chair

PENDING ITEM

[160330](#) Ordinance - Demolition of Structure - 512 Hines Street
Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 512 Hines Street

belonging to Eliseo Zavala. (At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting.)

PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner,

Chair

PUBLIC HEARINGS

- [160363](#) Ordinance - Wesleyan Education Center - Annexation 16-07
A request by Wesleyan Education Center to consider a voluntary contiguous annexation of approximately 1.89 acres lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive. The property is addressed as 1928 Sandy Ridge Road and also known as Guilford County Tax Parcel 0169220.
- [160364](#) Ordinance - Wesleyan Education Center - Zoning Map Amendment 16-24
A request by Wesleyan Education Center to rezone approximately 1.89 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.
- [160365](#) Wesleyan Education Center - Special Use 16-02
A request by Wesleyan Education Center to allow an Elementary & Secondary School use in a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road.
- [160366](#) Ordinance - BSC Holdings - Zoning Map Amendment 16-21
A request by BSC Holdings to rezone approximately 15.6 acres from a Conditional Zoning Residential Single Family-9 (CZ RS-9) District to an amended Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying south of Clinard Farms Road and east of Barrow Road.
- [160367](#) Ordinance - Dale Britt & Jeff Rives - Zoning Map Amendment 16-22
A request by Dale Britt & Jeff Rives to rezone approximately 10.6 acres from a Conditional Use Residential Multifamily 12 (CU RM-12) District to a Conditional Zoning Residential Multifamily 12 (CZ RM-12) District. The site is lying south of W. Hartley Drive, approximately 25 feet east of Ingleside Drive.

GENERAL BUSINESS AGENDA

- [160368](#) Boards & Commissions - Reappointments - Housing Authority of High Point

Council is requested to confirm the reappointment of Commissioners Jim Grdich and Laura Wiley to the Housing Authority of High Point. Appointments will be effective December 22, 2016 and will expire December 22, 2021.

[160369](#)

Minutes to be Approved

Finance Committee Meeting; Thursday, November 3rd @ 4:00 p.m.

Manager's Briefing; Monday, November 7th @ 3:30 p.m.

Regular Council Meeting; Monday, November 7th @ 5:30 p.m.

Community Housing & Neighborhood Development Meeting; Tuesday, November 8th @ 10:00 a.m.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Engineering and Construction Services for Elevated Water Storage Tank at Potts Ave.

From: Terry Houk – Public Services Director
Tyler Berrier – Civil Engineer

Meeting Date: November 21, 2016

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Engineering Proposal

PURPOSE:

This proposal is for the Engineering and Construction Services of a new elevated storage tank for the City, located at Potts Avenue. The project includes a 1.0 MG elevated storage tank with associated valves, electrical, instrumentation and other appurtenances. This scope of services is to provide contract administration and construction inspection during construction. This new tank replaces the existing Ward Street tank constructed in 1928.

BACKGROUND:

Public Services selected CDM Smith from the 2013 Master On-Call Services Agreement to provide design and bid phase services for a new elevated storage tank for the City, located at Potts Avenue.

BUDGET IMPACT:

Funds are available in the FY 2016-2017 annual budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to CDM Smith in the amount of \$157,975.00.

**SCOPE OF SERVICES SUPPLEMENTAL AGREEMENT
BETWEEN
CITY AND ENGINEER
FOR
PROFESSIONAL ENGINEERING SERVICES**

FURTHER DESCRIPTION OF ENGINEERING SERVICES AND RELATED MATTERS

This is an exhibit attached to and made a part of the Contract dated _____, 2015, between the City of High Point (City) and CDM Smith Inc. (Engineer/Consultant) for Professional Engineering Services.

The Basic Services of the Consultant as described in Section 2 of said Contract are supplemented as follows for the Potts Avenue Elevated Water Storage Tank (project) as follows:

PROJECT DESCRIPTION

CDM Smith has provided design and bid phase services for a new elevated storage tank for the City, located at Potts Avenue. The project includes approximately 50 feet of 16-inch water transmission main piping and a 1.0 MG elevated storage tank with associated valves, electrical, instrumentation and other appurtenances. This scope of services is to provide contract administration during construction.

BASIC SERVICES

Basic Services to be provided by the Engineer under this Agreement shall be limited to the following:

- Task 600 – Construction Contract Administration
- Task 700 – Construction Observation

Note, Task 100 through 500 were for design and bid phase services. The detailed scope of services for the basic services included under this Contract (Tasks 600 and 700) follows:

TASK 600 CONSTRUCTION CONTRACT ADMINISTRATION

The Engineer shall provide Contract Construction Administration services, including part time onsite observation, for the construction project over an assumed 16-month construction period. It is assumed that active onsite construction will not occur in the first 4 months of the project. This Agreement would need to be amended to provide additional compensation should an increase in the 16-month construction period duration occur.

601 Definitions

“Work” means the entire completed construction or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such

construction, all as required by the Contract Documents.

602 General Administration of Construction Contract

Engineer shall consult with and advise Owner and act as Owner's representative as set forth herein. Owner's instructions to the Contractor(s) shall be issued through Engineer who shall have the authority to act on behalf of Owner in dealings with Contractor to the extent provided in this Agreement. This task includes the Engineer leading monthly construction progress meetings (during the active phase of construction) including the preparation and distribution of meeting minutes. It is assumed that 12 monthly progress meetings will be necessary during the construction of the project (no meetings the first three months and no meeting the last month).

603 Defective Work

Engineer shall have authority to disapprove or reject Contractors' Work while it is in progress if Engineer believes that such Work does not conform to the Contract Documents or that it will prejudice the integrity of the design concept of the project as reflected in the Contract Documents. Engineer shall have access to the Work at all times wherever it is in preparation or progress.

604 Shop Drawings

Engineer shall review and approve or take other appropriate action with respect to Shop Drawings, samples, and other data which Contractor is required to submit, but only for conformance with the design concept of the completed project as a functioning whole as indicated in the Contract Documents and in compliance with the information given in the Contract Documents. Such reviews or other action shall not include means, methods, techniques, sequences, or procedures of construction or safety programs and precautions incident thereto.

605 Clarifications and Interpretations: Field Orders

Engineer shall issue necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of the Work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. Engineer may issue Field Orders authorizing minor variations from the requirements of the Contract Documents. Field Orders shall not involve change in Contract Price or Time.

606 Change Orders and Work Change Directives

Engineer shall recommend Change Orders and Work Change Directives to Owner as appropriate, and shall assist Owner with preparation of Change Orders and Work Change Directives as required. Change Orders and Work Change Directives will not be issued until Owner has approved and accepted Contractor's cost and schedule change to implement such Directives.

607 Substitutes

Engineer shall evaluate and determine the acceptability of substitute materials and equipment proposed by Contractor.

608 Inspections and Tests

Engineer shall make recommendations to Owner regarding the advisability of requiring special inspections or testing of the Work and have authority to receive and review all certificates of inspections, testing, and approvals required by laws, rules, regulations, ordinances, codes, orders, or the Contract Documents to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Contract Documents. The Engineer has not included the special inspections testing in this scope of work. It is assumed that the Owner will contract with a third party special inspections firm during construction.

609 Disagreements Between Owner and Contractor

Engineer shall act as initial interpreter of the requirements of the Contract Documents, judge the acceptability of the Work, and make decisions on all claims of Owner and Contractor relating to the acceptability of the Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Work.

610 Applications for Payment

Engineer shall determine the amount owing to Contractor based on Engineer's observations (if included under Engineer's scope of services under Task 700) and inspections at the site and the data comprising the Application for Payment, and the accompanying data and schedules, and recommend in writing payments to Contractor in such amounts. Such recommendations of payment will constitute a representation to Owner that the Work has progressed to the point indicated and that, to the best of Engineer's knowledge, information, and belief, the quality of the Work is in accordance with the Contract Documents. The issuance of a recommendation will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a recommendation for payment will not be a representation that the Engineer is responsible for construction means, methods, techniques, sequences, or procedures or has ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Price. In the case of unit price work, Engineer's recommendations of payment will include final determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed by the Contract Documents).

611 Contractor's Completion Documents

Engineer shall receive, review, and transmit to Owner with written comments maintenance and operating instructions, schedules, guarantees, certificates of insurance, marked-up record drawings (including shop drawings, samples and other pertinent data), bonds, certificates of inspection, and tests and approvals of equipment which are to be provided by Contractor in accordance with the Contract Documents. Engineer shall determine that their content complies with the requirements of the Contract Documents.

612 Substantial Completion

Following notice from Contractor that Contractor considers the entire work ready for its intended use, Engineer and Owner, accompanied by Contractor, shall conduct an inspection to determine if the work is substantially complete. If after considering any objections by the Owner, Engineer considers the Work substantially complete, Engineer shall deliver a notice of substantial completion to Owner and Contractor.

613 Final Notice of Acceptability of Work

Prior to final payment to the Contractor, and in company with the Owner, Engineer shall visit the project to observe any apparent defects in the completed work, assist Owner in consultations and discussions with Contractor concerning correction of such defects, and make recommendations as to replacement or correction of defective work.

Engineer shall conduct a final inspection to determine if the completed Work is acceptable to Engineer and Owner so that Engineer may recommend, in writing, final payment to Contractor and may give written notice to Owner and Contractor that the Work is acceptable, subject to any conditions therein expressed. Accompanying the recommendation for final payment, Engineer shall indicate that the work is acceptable to the best of Engineer's knowledge, information, and belief and based on the extent of the services performed and furnished by Engineer under this Agreement.

Engineer shall provide Engineer's certification that the work has been completed in accordance with Owner's approved plans and specifications.

614 Record Drawings

Engineer shall prepare a set of reproducible record prints of Record Drawings showing those changes made during the construction process based on the marked-up prints, shop drawings, drawings, and other data furnished by the Contractor to Engineer. The record prints shall also incorporate the Engineer's observation of changes made during construction. These record drawings shall be prepared on reproducible hard copies and on disk (in the latest version of AutoCAD or such version as the parties agree) for delivery to the Owner.

TASK 700 VISITS TO SITE AND OBSERVATION OF CONSTRUCTION

Engineer shall make visits to the site at intervals appropriate to the stage of construction, or otherwise agreed to by Engineer in writing, to observe as an experienced and qualified design professional the progress and quality of the Work and to determine if the Work is proceeding in accordance with the Contract Documents. Engineer's observation of the Work shall not be intended to involve work beyond the responsibility specifically assigned to Engineer in this Agreement and the Contract Documents. On the basis of site observations, Engineer shall keep the Owner informed of the progress and quality of the Work and shall alert the Owner to defects and deficiencies in the Work of the Contractor. Engineer shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures of construction selected by Contractor or for safety and environmental programs and precautions incidental to the Work. Engineer shall not be responsible for the failure of the Contractor, his Subcontractors, or any other persons performing any of the Work to comply with laws, rules, regulations, ordinances, code, or orders, or for failure of any of them to carry out the Work in accordance with the Contract Documents except as otherwise expressly provided herein.

The purpose of Engineer's visits to the site will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for Owner a greater degree of confidence that the completed work of Contractor will conform to the Contract Documents, and that the integrity of the design concept of the completed project as a functioning whole as indicated in the Contract Documents has been implemented and

preserved by Contractor. This scope of work assumes the following:

- 12 hours per week of onsite inspection for 12 months of active onsite construction (it is assumed that some weeks may require 2 visits per week and other weeks may only require 1 visit per week).

This Agreement would need to be amended to provide additional compensation should an increase in these assumptions be necessary.

2. The responsibilities of the City are as follows:

- Pay for necessary permit application fees.
- Provide materials testing services during construction for soils compaction, concrete sampling and other special inspections required by Building Code.
- Provide specialty inspection services for inspection of the coating/painting on the project.

3. The time periods for the performance of the Engineer's services are as follows.

The Engineer will work with the City to complete the Project in accordance with construction schedule which is anticipated to be 16 months. This Agreement would need to be amended to provide additional compensation should an increase in these assumptions be necessary.

4. The method of payment for services rendered by the Engineer shall be as set forth below.

The total cost of all Basic Services shall be the lump sum or not to exceed basis as described below. Total payments to the Engineer shall not exceed \$157,975.00. In addition to this compensation, the City reserves the right to amend this Contract so that the Engineer may furnish additional services as may be needed. The Engineer shall submit its invoices applicable under the terms of this Contract on a monthly basis. The Engineer's invoices shall be paid within 30 days of receipt by the City. The Engineer shall submit its final invoice applicable under the terms of this Contract within 30 days of the Contract termination date.

<u>Task Description</u>	<u>Fee</u>	<u>Lump Sum or Not-to-Exceed Cost Ceiling</u>
Task 600 – Construction Administration	\$82,800.00	Lump Sum
Task 700 – Construction Observation	\$75,175.00	Not-to-Exceed

5. The City has established the following special provisions and/or other considerations or requirements in respect of the Assignment:

None.

This Task Order is executed this _____ day of _____ 2016.

CDM SMITH, INC.

WITNESS

By: _____

David L. Collins, P.E.
Vice President

Jonathan S. Lapsley, P.E.
Principal

CITY OF HIGH POINT

WITNESS

By: _____

Terry Houk

Tyler Berrier, P.E.

482

BK: R 7889

PG: 885-888

RECORDED

12-22-2016

03:38:01 PM

BY: ELIZABETH L. NICHOLLS

DEPUTY-HP



2016070719

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

Return to: JoAnne Caryle, City Attorney

P/v: City of High Point

P.O. Box 230

High Point, NC 27261

Ordinance No. 7250/16-70

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

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30p.m. on the 21st day of November, 2016; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 21, 2016.

ANNEXATION DESCRIPTION

Wesleyan Education Center - Annexation Case 16-07 (AN-16-07)

Parcel: 0169206, Pin 6894908816, Wesleyan Education Center , D.B. 7200 PG. 420

Being all that tract of land containing 1.896 Acres, more or less, located in the City of High Point, Deep River Township, Guilford County, North Carolina. Being the tract of land described recorded in DB. 7518 PG. 368, (Wesleyan Education Center), bounded on the north by Sandy

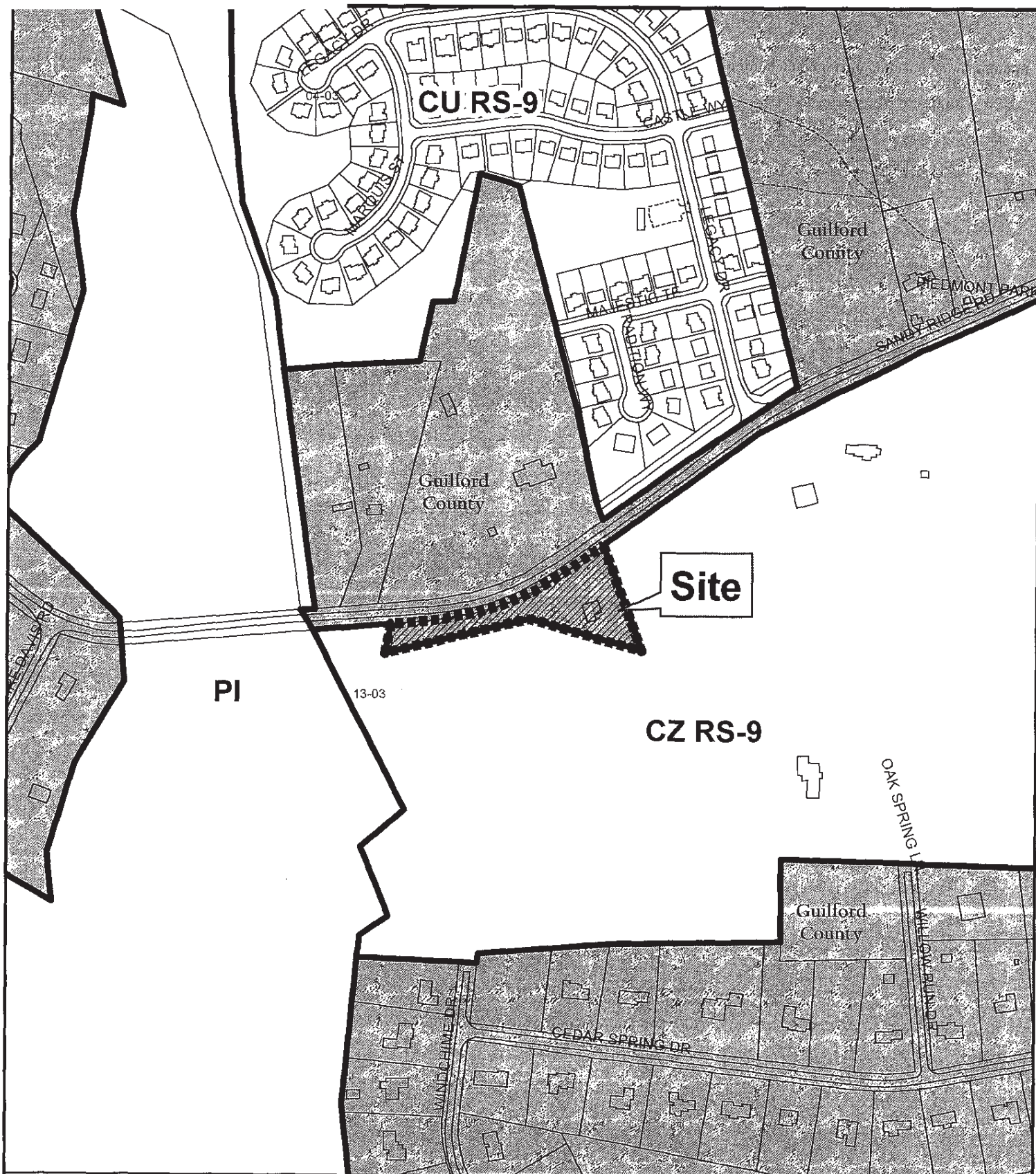
Ridge Road ; bounded on the east, south and west by Wesleyan Education Center (D.B.7200 PG. 420), and being more particularly described as follows:

Beginning 1" existing iron pipe in the southern Right of Way of Sandy Ridge Road, thence with said Right of Way, N 86°59'53" E a distance of 63.56', to a point; thence N 85°06'12" E a distance of 98.12', to a point; thence N 82°33'00" E a distance of 86.31', to a point; thence N 76°35'45" E a distance of 83.49', to a point; thence N 67°49'51" E a distance of 111.24', to a point; thence N 59°36'31" E a distance of 105.46', to a point ; thence N 55°22'58" E a distance of 128.08', to a point; thence N 55°34'44" E a distance of 21.62', to a 1" iron pipe; thence leaving said Right of Way, S 19°43'21" E a distance of 36.50', 1" iron pipe; thence S 19°43'21" E a distance of 290.15', to rebar; thence N 74°20'03" W a distance of 343.07', 1" iron pipe; thence S 76°12'26" W a distance of 286.62', to a 1" iron pipe; thence S 78°16'24" W a distance of 149.49', to a 1" iron pipe; thence N 00°16'19" W a distance of 55.95', to a 1" iron pipe; thence N 00°16'19" W a distance of 35.06'; which is the point of beginning, having an area of 82,589.25 square feet, 1.896 acres

SECTION 2. Upon and after **November 21, 2016** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by City Council,
this the **21st** day of **November, 2016**.
Lisa B. Vierling, City Clerk



ANNEXATION REQUEST AN-16-07

Applicant: Wesleyan Education Center
Area: 1.84 acres (approximate)

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

**Planning & Development
 Department**

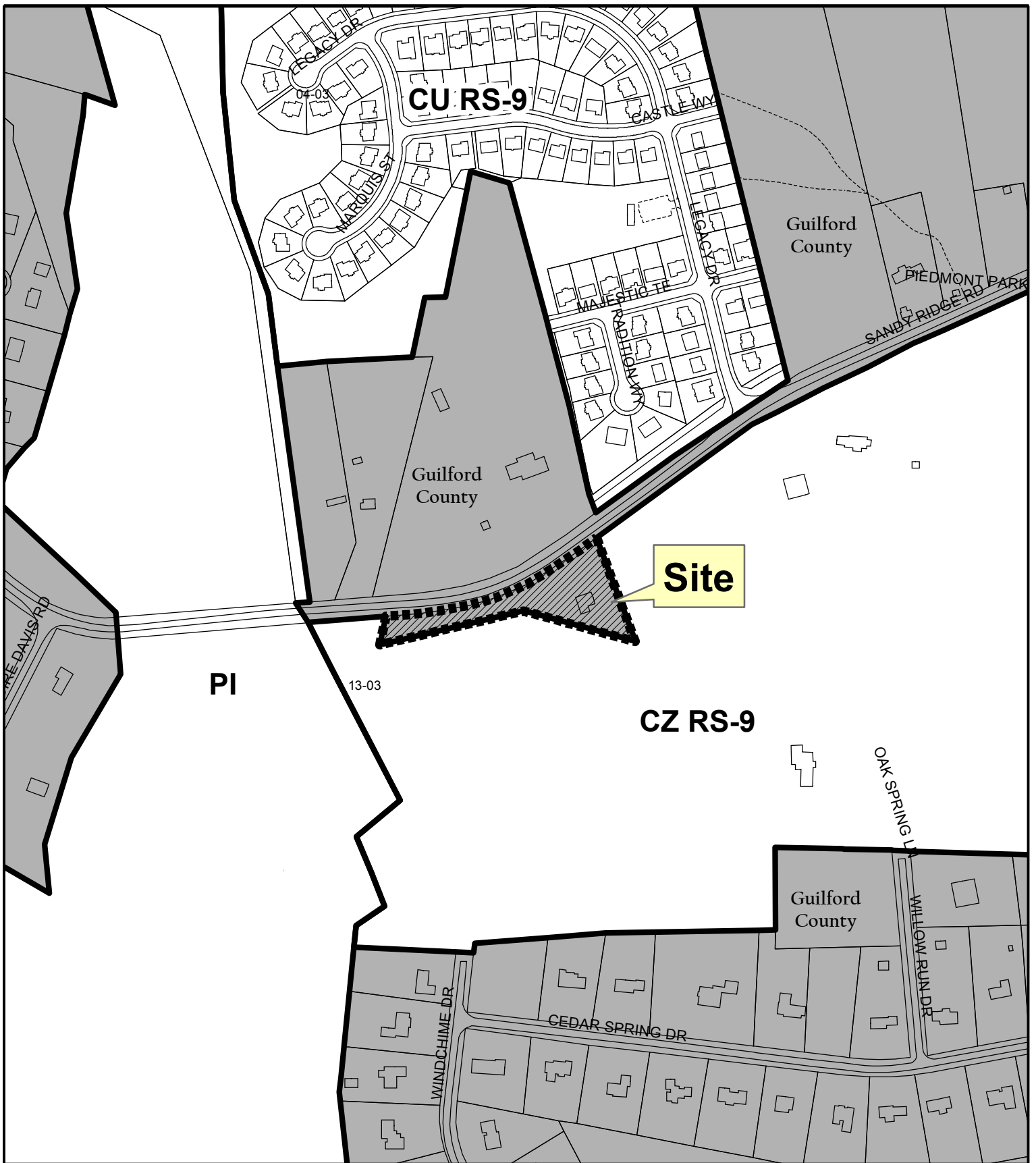
City of High Point

Date: September 13, 2016



Scale: 1"=400'

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ANNEXATION REQUEST AN-16-07

Applicant: Wesleyan Education Center
Area: 1.84 acres (approximate)

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

**Planning & Development
 Department**

City of High Point

Date: September 13, 2016



Scale: 1"=400'

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City of High Point

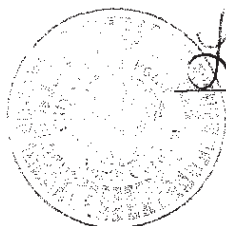


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 21, 2016 and upon approval by City Council will be recorded in Book 91 of the Official Minute Books and Ordinance Book XIX of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 20th day of December, 2016.

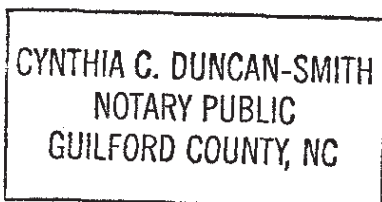


Lisa B. Vierling
Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

I, Cynthia C. Duncan-Smith, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 20th day of December, 2016.



Cynthia C. Duncan-Smith
Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2020

NC GRID TIE STATEMENT

The NC Grid coordinates shown on this plat were derived by utilizing the North Carolina Virtual Real Time Kinematic Network Service. The vectors were adjusted using N.C. V.R.S. FIXED/C.O.R.S. stations (minimum of three), producing a weighted least squares adjustment of the [WGS 84 or NAD 83 or other system] positions. Coordinates were reported by Topcon HiPer Light receiver serial # 263-0194 and Topcon Toposurv data collector Software.

APPROVAL FOR RECORDATION

Approved for recordation by the City of High Point, North Carolina on the 21st day of November, 2016, pursuant to the City of High Point Development Ordinance.

Director of Planning & Development

Statement That No Approval is Required by NCDOT Division of Highways
This plat does not require certificate of approval by the N.C. Division of Highways as provided in G.S.136- 102.6, Subsection (g).

REVIEW OFFICER

State of North Carolina
County of Guilford

Mark Schroeder, Review Officer of City of High Point, Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Mark Schroeder 12/22/16
Review Officer date

CITY COUNCIL ANNEXATION APPROVAL

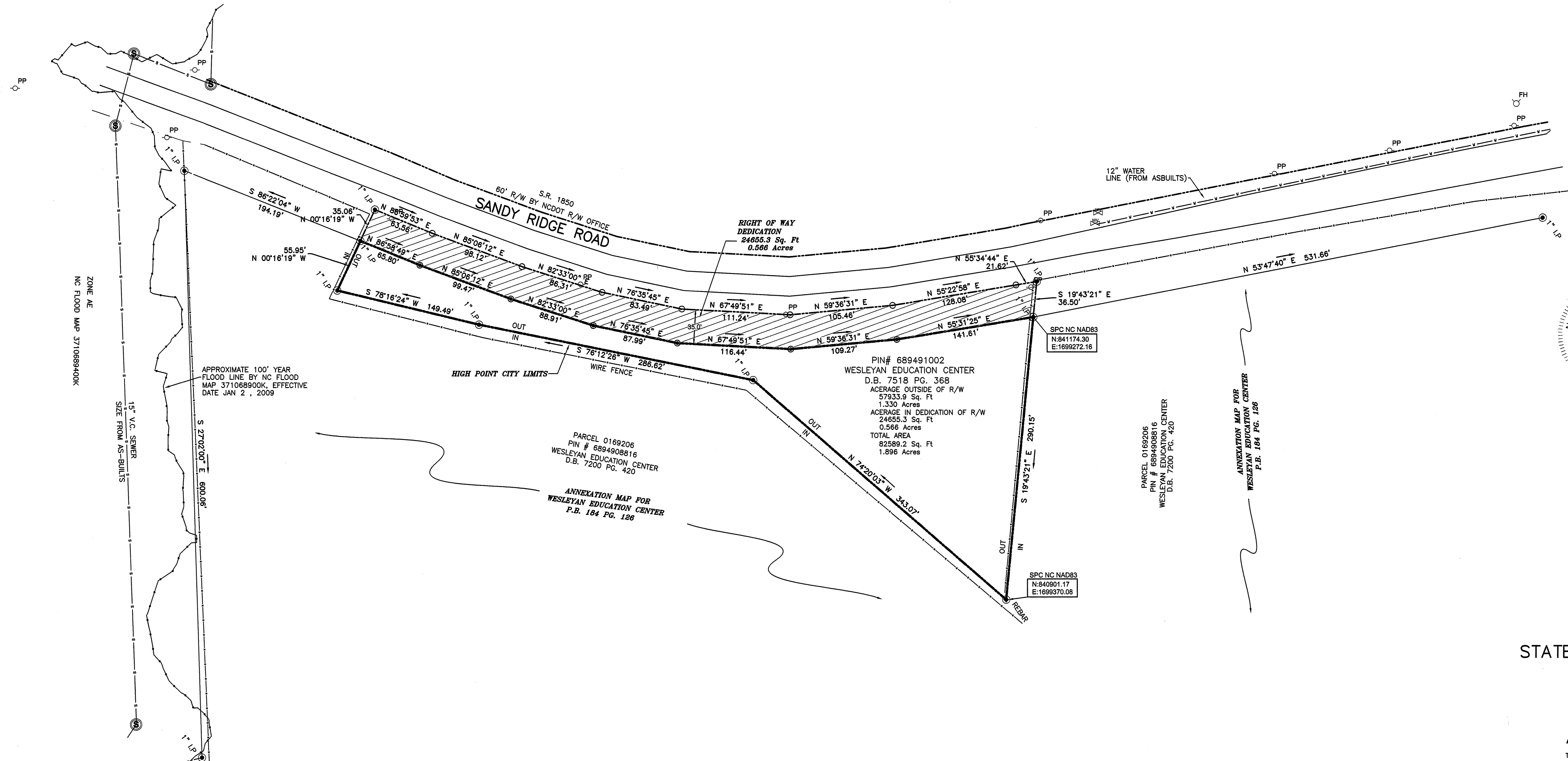
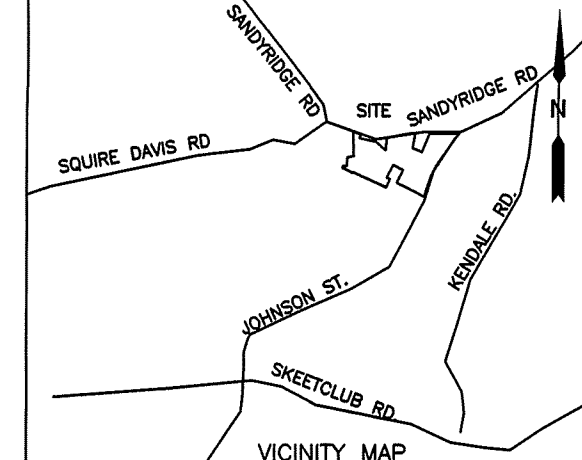
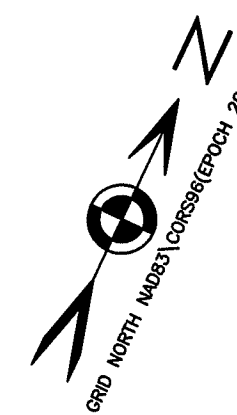
The Annexation Ordinance for this property was approved by High Point City Council on NOV. 21, 2016 with the effective date of annexation being NOV. 21, 2016 and the following ordinance number 7250/16-70

Signed: Walter S. Bump

This plat does not require a certificate of approval by the Division of Highways as provided in G. S. 136-102.6, subsection (g).

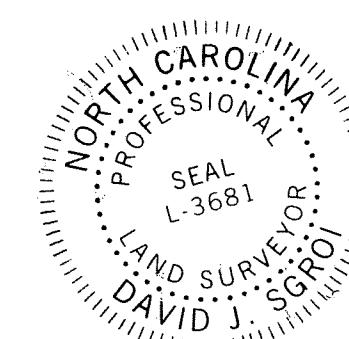
P/U: City of High Point

BK 193 PG 54



SURVEYOR

DAVID J. SGRIOI, Surveyor, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (see description recorded in Book See Page 165); that the ratio of precision as calculated is 1: 10,000+; that the boundaries not surveyed are clearly indicated as drawn from information found in Book See Page 165; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and Seal this 19 day of Dec, A.D. 2016.



SEAL OR STAMP

David J. Sgrioi
Surveyor
L-3681
Registration Number

CERTIFICATE OF PURPOSE OF PLAT

That this plat is of a survey of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of a subdivision:

OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopts this plat and allotment to be a free act and deed and hereby dedicate(s) to public use streets, playgrounds, parks, drainage and open space, and easements forever on all areas so shown or indicated on said plat, and authorize(s) the City of High Point to record this plat in the office of the Register of Deeds of Guilford County, N.C.

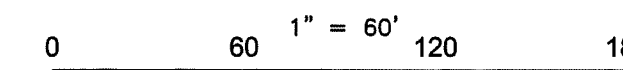
Owners name Robert Brown
By: Robert Brown
By: Robert Brown
Attest: David J. Sgrioi

STATEMENT OF ACCEPTANCE OF DEDICATION

Through the approval and recordation of this plat, the City of High Point hereby accepts the dedication to the public of the public right-of-way for all public streets, alleys, and sidewalks, utility easements, and parks or other sites shown and dedicated to the public on this plat, but assumes no responsibility to open, operate, repair or maintain any land or facility until in the opinion of the City it is in the public interest to do so.

AIRPORT OVERLAY DISTRICT NOTICE

This property is located within the City of High Point Airport Overlay District and is subject to aircraft overflights and to aircraft noise that may be objectionable dependent upon the use and location of the property. Please refer to the city's Airport Overlay District regulations and the City of High Point Department of Planning & Development for more information on potential noise impacts. The owner(s) of this subdivision are required to provide notification that this property is within the Airport Overlay District to all prospective lot purchasers, by means of a written disclosure statement.



LEGEND

These standard symbols will be found in the drawing.

- | | | | |
|---|-----------------------|------|---------------|
| ⊗ | ELECTRIC METER | --- | FENCE |
| ⊙ | FIRE HYDRANT | ---- | BUILDING |
| ⊕ | COMMUNICATION MANHOLE | ---- | SEWER |
| ⊙ | LIGHT POLE | ---- | OVERHEAD WIRE |
| ⊙ | SEWER MANHOLE | ---- | TELEPHONE |
| ⊙ | none | ---- | ELECTRIC |
| ⊙ | WELL | ---- | GAS |
| ⊙ | WATER VALVE | ---- | none |
| ⊙ | POWER POLE | ---- | WATER |
| ⊙ | I.P. - IRON PIPE | ---- | |
| ⊙ | NEW IRON PIPE | ---- | |

BK: P 193
PG: 54-54
RECORDED:
12-22-2016
03:38:00 PM
BY: ELIZABETH HODGKINS
DEPUTY-HP



2016070718
GUILFORD COUNTY, NC
JEFF L. THOMPEN
REGISTER OF DEEDS

NC FEE \$21.00

ANNEXATION MAP # 2 WESLEYAN EDUCATION CENTER SANDYRIDGE ROAD, JOHNSON STREET	
PROPERTY REFERENCES: PIN# 689491002 WESLEYAN EDUCATION CENTER D.B. 7518 PG. 368	
SEPTEMBER 12, 2016	NEAR CITY OF HIGH POINT DEEP RIVER TOWNSHIP GUILFORD COUNTY, NC.
DRAWN BY D.J.S.	

PROJECT NO: 2015-90
DRAWN BY: DJS
DATE: SEPT 12, 2016

OWNER/DEVELOPER
Wesleyan Education Center
1917 N. Centennial St.
High Point, NC 27262

SGROI LAND SURVEYING, PLLC.
145 W. PARRIS AVE., SUITE 101
HIGH POINT N.C. 27262
336-885-1366
COMPANY REGISTRATION P-0136

NOTES:

1. SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THE SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
3. ALL BEARINGS ARE GRID BEARINGS.
4. AREA COMPUTED BY COORDINATE GEOMETRY.
5. THIS PLAT AND ANY ACCOMPANYING DOCUMENTS ARE FURNISHED TO THE PERSON / FIRM NAMED BELOW AND NO ALTERATIONS OR USE BY OTHERS IS PERMITTED WITHOUT EXPRESS WRITTEN CONSENT OF SGRIOI LAND SURVEYING
6. WATER SHED - OAK HOLLOW TIER 4
7. BOUNDARY SHOWN WAS COMPLETED ON NOVEMBER 15, 2010, BY SGRIOI LAND SURVEYING.

CITY OF HIGH POINT

AGENDA ITEM



Title: NC Governor's Crime Commission – Internet Crimes Against Children Grant Program

From: Kenneth Shultz, Chief of Police

Meeting Date: November 21, 2016

Public Hearing: N/A

**Advertising Date /
Advertised By:** N/A

Attachments: Grant Award Documents

PURPOSE:

Council approval of NC Governor's Crime Commission grant for investigation of Internet Crimes Against Children.

BACKGROUND:

The High Point Police Department applied for a grant through the NC Governor's Crime Commission to assist in the investigation of Internet Crimes Against Children. The funding from this grant will pay for equipment, supplies and training expenses for detectives as they work to investigate and prosecute these cases in order to protect children from online predators who seek to harm or exploit them. This will also improve upon our ability to work closely with State and Federal Agencies as we address crimes that are committed in High Point or that involve victims who reside in High Point.

BUDGET IMPACT:

N/A - This is a \$41,702.10 grant with no matching fund requirement.

RECOMMENDATION / ACTION REQUESTED:

Council is requested to approve the acceptance of this Grant.



North Carolina Department of Public Safety

Governor's Crime Commission

Pat McCrory, Governor
Frank L. Perry, Secretary

Christopher E. Swecker, Chair
L. David Huffman, Executive Director

October 24, 2016

Vetryl Nance, Project Director
City of High Point
211 South Hamilton St.
High Point, North Carolina 27260-5232

SUBJECT: Project Name: 2016 HPPD ICAC Program
Project Number: PROJ012117
Implementing Agency: City of High Point

Dear Mrs. Nance:

Congratulations on receipt of your recent grant award from the Governor's Crime Commission. Attached you will find the Governor's Crime Commission's grant award checklist, your grant award document, and special conditions documents.

This grant award does not become effective until it has been signed by the **Authorizing Official** and **Project Director** listed above and has been returned to the Governor's Crime Commission. The signed grant award must be returned within thirty (30) days of the date the award is mailed. You will be authorized to make expenditures under the grant or receive reimbursement once we have received the original signed grant award. Extensions beyond this thirty day period can only be authorized, in writing, by the Governor's Crime Commission.

This grant award is subject to all administrative and financial requirements, including the timely submission of all financial and programmatic reports, resolution of any audit or site-visit findings, and match requirements. Should you not adhere to these requirements, you will be in violation of the terms of this agreement and the award will be subject to termination for cause or other administrative action, as appropriate. To assist you, attached is a checklist of what you need to do in order for your Grants Management Specialist to receive your file. Any incomplete items will cause a delay in this process.

As always, please contact our office if you have any questions or need additional assistance.
Best wishes to you for successful program outcomes!

Cordially,

L. David Huffman
Executive Director

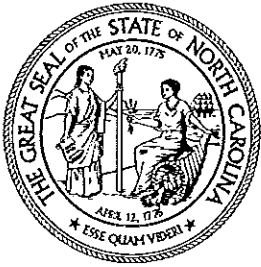
Enclosures

MAILING ADDRESS:
4234 Mail Service Center
Raleigh, NC 27699-4234
www.ncgccd.org
www.ncdps.gov



OFFICE LOCATION:
1201 Front St.
Raleigh, NC 27609
Telephone: (919) 733-4564
Fax: (919) 733-4625

An Equal Opportunity Employer



STATE OF NORTH CAROLINA
DEPARTMENT OF PUBLIC SAFETY
GOVERNOR'S CRIME COMMISSION
1201 Front Street, Suite 200
Raleigh, NC 27609
Telephone: (919) 733-4564 Fax: (919) 733-4625
http://www.ncgccd.org

GRANT AWARD

Applicant: City of High Point
Project Name: 2016 HPPD ICAC Program
Authorizing Official: Greg Demko
City Manager
Implementing Agency: City of High Point
Address: P.O. Box 230
High Point, North Carolina 27260-5232
Project Director: Vetryl Nance
Police Finance Specialist
Project Number: PROJ012117
Vendor Number: 566000231
Account Manager: Keith Bugner

Grant Period: 07/01/2016 - 06/30/2017

Budgets

Period	Personnel	Contractual	Travel	Supplies	Equipment	Total
Year 1	\$0.00	\$0.00	\$9,773.10	\$26,929.00	\$5,000.00	\$41,702.10
Grant Budget Total						\$41,702.10

Source	State Grant #	CFDA #	% Funding	State Award
2015::HERO/ICAC	State		100%	\$41,702.10
2015::HERO/ICAC				

In accordance with the laws and regulations of the United States and the State Of North Carolina, and on the basis of the grantee's application, the Department of Public Safety hereby awards to the foregoing grantee an award in the amount above.

This grant is subject to the conditions listed in the approved grant application as well as all applicable rules, regulations and conditions, as may be described by the Department of Public Safety. Special conditions are attached to this award.

This grant shall become effective, as of the start date of the grant period listed, once this original grant award has been properly executed on behalf of the grantee and returned to the Governor's Crime Commission, attention of the Assistant Director. The grant award must be returned within 30 days of the date the award is mailed from the Governor's Crime Commission. No alterations of any kind may be made on this grant award.

Authorizing Official

Greg Demko
Signature of Authorizing Official Date

Greg Demko, City Manager
Name and Title of Authorizing Official

Governor's Crime Commission

L. David Huffman 10/25/2016
Signature of Director Date

L. David Huffman, Executive Director
Name and Title of Director

Project Director

Vetryl Nance 11/1/16
Signature of Project Director Date

Vetryl Nance, Police Finance Specialist
Name and Title of Project Director

☐ This award is subject to the attached conditions, which must be signed by both the authorizing official and the project director, and returned along with this Grant Award. No alterations of any kind may be made on this grant award.

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted—

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ If there are workplaces on file that are not identified here.

Section 67, 630 of the regulations provides that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for Department of Justice funding. States and State agencies may elect to use OJP Form 406117.

Check ☐ If the State has elected to complete OJP Form 406117.

DRUG-FREE WORKPLACE (GRANTEES WHO ARE INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67; Sections 67.616 and 67.620—

A. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant; and

B. If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above certifications.

1. Grantee Name and Address:

City of High Point, 211 South Hamilton St., High Point, NC 27260-5232

PROJ012117 - HPPD ICAC Program

56-6000231

2. Application Number and/or Project Name

3. Grantee IRS/Vendor Number

Greg Demko, City Manager

4. Typed Name and Title of Authorized Representative

5. Signature



11/1/2016

6. Date



Governor's Crime Commission
1201 Front Street, Suite 200
Raleigh, NC 27609
Phone: (919) 733-4564 Fax: (919) 733-4625

(Official GCC Use Only)

Grant Application

Project Number: PROJ012117

Application Review

Before your application can be submitted to GCC, the following personnel must approve the application:

Project Role	Name	Review Status
Financial Officer	Jeffrey A Moore	Reviewed
Authorizing Official	Greg Demko	Reviewed
Project Director	Vetryl M Nance	Reviewed

Your review request has been sent to GCC

[View My Projects](#)

Project Review Comment History

Date	Comment By	Review Comment

Name of Project: 2016 HPPD ICAC Program		Committee Assignment: STATE APPROPRIATION COMMITTEE	
Organization Contacts and Personnel Information			
Application Organization Information Organization Name: City of High Point Billing Address: P.O. Box 230 City: High Point State: North Carolina Zip Code: 27260-5232 Phone: (336) 883-3289 DUNS Number: 071581938 CCR Registration: Yes Federal Tax ID: 566000231 Fiscal Year End Date: 06/30		Implementing Agency Information Implementing Agency Name: City of High Point Address: 211 South Hamilton St. Address 2: P. O. Box 230 City: High Point State: North Carolina ZIP Code: 27260-5232 Phone: (336) 887-7822 Fax: (336) 887-7949 For Law Enforcement Agencies # of Sworn Officers: 238	
Authorizing Official: Greg Demko City Manager <i>If the applicant agency is a non-profit, the Authorizing Official must be the Board Chair, Sheriffs, Police Chiefs, and Executive Directors can not be Authorizing Officials.</i> Financial Officer: Jeffrey A Moore Financial Services Director <i>If the applicant agency is a non-profit, the Financial Officer must be the Board Treasurer.</i> Project Director: Vetryl M Nance Police Finance Specialist			
General Information			
Program Priority: 2016 - HERO and Internet Crimes Against Children (ICAC) - State Designated Funding Source		Project State Date: 11/1/2016 Project End Date: 10/31/2017	
US Congressional Districts: 12 N.C. House Districts: 61 N.C. Senate Districts: 26		Population of Project Area: 111967 Project Counties: Davidson, Forsyth, Guilford, Randolph	
Project Summary: The High Point Police Department is applying for ICAC funding to enhance its investigations and investigation techniques to help protect the most vulnerable children from predators who seek to harm or exploit them sexually through the means of cyber stalking.			
Principal Place of Performance: The primary site where the work is performed City: High Point ZIP Code: 27260-5232			

Abstract and Narrative

Project Abstract (The Problem): Briefly describe project's purpose, identify target population, and discuss program components which address the identified problem. Include local statistics to substantiate the need.

The High Point Police Department is applying for ICAC funding to help protect the most vulnerable children from predators who seek to harm or exploit them sexually through the means of cyber stalking. The threat of child sexual exploitation is very real and can occur in the home, on the street, and over the internet. Funding will provide the HPPD with much needed equipment to enhance investigations of internet crime against children. Over the past three years the HPPD has investigated and confirmed 27 cases of child internet crimes that involved obscene pornography with victims under the age of 16. While these 27 cases were reported to the HPPD many other cases may go unreported. Statistics show the approximately only 25% of youth

will report a sexual encounter to a parent or police. Most cases go unreported as youth are often embarrassed or ashamed to report the advances or intimidation of a predator.

Project Narrative (Operation): Include a description of how grant funded positions are integral to the project and how contractual, travel, operating, and equipment expenses will support the project. Discuss how you will collaborate with other agencies. Focus on the project – do not give agency history, do not repeat abstract.

The High Point Police Department (HPPD) is applying for Internet Crime Against Children (ICAC) funding to purchase a lap top computer, external hard drives, docking station, monitor, speakers, key board, mouse, secured internet connection, Internet Evidence Finder (IEF) software license and Nikon camera and accessories to enhance investigations of internet crimes against children. Funding is also being requested for training purposes of three detectives and one supervisor to enhance investigative skills in crimes related to internet crimes against children. Although the internet can be a fun and educational tool, it is also a very dangerous tool. With today's technology social media has become the new playground for many of our youth. This makes children more vulnerable to predators. Predators can contact teenagers and children over the internet and victimize them by enticing them through online contact for the purpose of engaging them in sexual acts. Predators often use the internet to produce, manufacture and distribute child pornography. Predators entice children to travel and setup meeting for the purpose of sexual behavior for personal and commercial gratification. Thus far in 2016 the HPPD has investigated nine confirmed cases of internet crimes against or targeted at children under the age of 16 years old. Statistics show that one in 5 youth receive a sexual approach or solicitation over the internet per year. One in 33 youth will receive an aggressive sexual solicitation from a predator over a year's time. One in every 4 youth will receive unwanted exposure to pictures of naked people and people having sex each year. Approximately 25% of youth will report the sexual encounter to a parent or police. Only 17% of youth and 11% of parents know a specific authority, such as the Federal Bureau of Investigation (FBI), Cyber TipLine or an internet service provider to which they can report an internet crime. The ICAC Program funding will help the HPPD develop effective responses to technology-facilitated child sexual exploitation and internet crimes against children. Funding will help provide forensic and investigative components as well as training and technical assistance to the HPPD Detectives who investigate crimes against children. Having the computers and software to search for suspected advances by predators will help to bring those offenders to prosecution. Presently the HPPD works with the North Carolina State Bureau of Investigations(SBI) to engage in both proactive and reactive investigations, forensic investigations and criminal prosecutions of internet crimes against children.

Project Narrative Summary: Please provide additional information about your project application.

SUMMARY The HPPD, with ICAC Program funding, will be able to develop an improved effective manner in which to respond to cases that involve the exploitation of children through the use of social media and other internet sites. Funds will provide our Detectives with the necessary tools and training to develop a proper technology forensic unit to find and prosecute child predators. Non-network secured computers, computer equipment and software will be used to find and track child predators and gain enough evidence to prosecute them. As the use of the internet by children grows the possibility of a child being contacted by a child sexual predator also grows. The HPPD will continue to work with the State's SBI unit to bring those who prey on children to prosecution.

Project Timeline of Activities:

November 1, 2016 – October 31, 2017 – Procure computer equipment, software and other supplies
November 1, 2016 – October 31, 2017 – Work with the NC SBI to track and gain evidence against those who exploit children through the means of internet based social media and websites.
November 1, 2016 – October 31, 2017 – Prosecute those offenders who prey on children.
November 1, 2016 – October 31, 2017 – Send Detectives and Supervisor for training to gain up-to-date knowledge and skills effective to track and gain evidence to prosecute those who prey on children.

Project Goals

Goal 1
Investigate and collect evidence of predators for whom use the internet to prey on children. Use evidence and information collected to bring child predator to prosecution

Goal 2
Additional training of detectives and supervisor to obtain better investigative skills for the sole purpose to find and prosecute predators using technology to communicate unlawfully with children.

Project Objectives

1. Project Objective:

Detectives will thoroughly investigate and collect evidence of predators who use the internet to prey on children by the use of the Internet Evidence Finder software and collect evidence from suspects computers, cell phones, etc. that have been used in suspected crimes. Collected evidence and information to include child pornography, social media contact, sexual acts, etc. will be used to prosecute the child predator.

Performance Measure:

The HPPD will be able to measure this by the number of cases investigated by the ICAC Detectives. We will also be able to measure by the number of cases that are sent to the Guilford County District Attorney for prosecution.

Evaluation Method:

The HPPD will be able to evaluate the objective by the number of cases investigated and sent for prosecution.

2. Project Objective:

Training to include ICAC Task Force Training, ICAC Investigative Techniques, ICAC Undercover Chat Concepts & Techniques and ICAC Unit Supervisor training. This training will provide up-to-date techniques to investigate and track internet crimes against children.

Performance Measure:

This will be measured by the knowledge gained by ICAC detectives during the training and the techniques gained to investigate cases and bring those offenders to prosecution.

Evaluation Method:

The HPPD will be able to evaluate the objective by the number of cases that are brought to prosecution by the new techniques gained during the training of the ICAC Detectives and the supervisor of the unit.

Project Sustainability Planning

Describe your formal, working sustainability plan for the project and how it will result in permanent operational funding (not GCC funding) once this grant ends.

The HPPD will be able to sustain the ICAC program, through yearly updating the Internet Evidence Finder (IEF) software license per year and continuing training needs for the ICAC Detective and Supervisor through regular budgetary funding. The licensing for the IEF software will be added to regular budgets each year. Training needs will be on an as-needed basis per year. The HPPD will continue to investigate and prosecute those who use the internet and other means to exploit children.

Project Budget Summary

Category	Total	Year 1 Total	Year 2 Total
EQUIPMENT	\$5,000.00	\$5,000.00	\$0.00
SUPPLIES	\$26,928.00	\$26,928.00	\$0.00
TRAVEL	\$9,773.10	\$9,773.10	\$0.00
Total Budget:	\$41,702.10	\$41,702.10	\$0.00
(-) Match Funds:	-\$0.00	-\$0.00	-\$0.00
TOTAL FEDERAL REQUEST:	\$41,702.10	\$41,702.10	\$0.00

STATE APPROPRIATION COMMITTEE - Description of Match

Matching funds may include local, state or private funds, but not other federal funds. 0

This grant does not require a match.

Budget Details

Short Description	Quantity	Unit Cost	Total
4 terabyte external hard drives	3.00	\$150.00	\$450.00
Cellebrite UFED Upgrade	1.00	\$5,000.00	\$5,000.00
Docking Station for Laptop Computer	3.00	\$317.00	\$951.00
Gargoyle Forensic Pro Software	1.00	\$2,020.00	\$2,020.00

HP All-In-One Color Printer	1.00	\$540.00	\$540.00
HP Display Port HDMI 1.4 Adapter	3.00	\$20.00	\$60.00
HP Z Book Laptop Computer 32 GB Ram	3.00	\$3,810.00	\$11,430.00
Internet Evidence Finder Software	3.00	\$2,450.00	\$7,350.00
Laptop Travel Charger Adapter	3.00	\$51.00	\$153.00
Monitor	3.00	\$370.00	\$1,110.00
Nikon Nikkor AF-S 55-300mm Zoom Lens	1.00	\$255.00	\$255.00
Nikon D7200 DSLR Camera	1.00	\$1,125.00	\$1,125.00
Nikon Nikkor AF S 18-55 mm Zoom Lens	1.00	\$200.00	\$200.00
Out-Of-State/Air Fare:ICAC Undercover Chat Concepts & Tech	3.00	\$450.00	\$1,350.00
Out-Of-State/Air Fare:ICAC Unit Supervisor Training	1.00	\$450.00	\$450.00
Out-Of-State/Air Fare:Investigative Techniques ICAC IT	3.00	\$450.00	\$1,350.00
Out-Of-State/Baggage Fee:ICAC Undercover Chat Concepts & Tech	3.00	\$50.00	\$150.00
Out-Of-State/Baggage Fee:ICAC Unit Supervisor Training	1.00	\$50.00	\$50.00
Out-Of-State/Baggage Fee:Investigative Techniques ICAC IT	3.00	\$50.00	\$150.00
Out-Of-State/Taxi:ICAC Undercover Chat Concepts & Tech	2.00	\$50.00	\$100.00
Out-Of-State/Taxi:ICAC Unit Supervisor Training	2.00	\$50.00	\$100.00
Out-Of-State/Taxi:Investigative Techniques ICAC IT	2.00	\$50.00	\$100.00
Pelican Case for Nikon Camera	1.00	\$295.00	\$295.00
Speaker Bar	3.00	\$40.00	\$120.00
Stormproof Holster for DSLR Camera	1.00	\$60.00	\$60.00
Subsistence For All Travel:Lodging:ICAC Conference-4 rooms/5 nights	20.00	\$77.90	\$1,558.00
Subsistence For All Travel:Lodging:ICAC Undercover Chat Concepts & Techniques	10.00	\$77.90	\$779.00
Subsistence For All Travel:Lodging:ICAC Unit Supervisor Training	5.00	\$77.90	\$389.50
Subsistence For All Travel:Lodging:Investigative Techniques ICAC IT	10.00	\$77.90	\$779.00
Subsistence For All Travel:Per Diem:ICAC Conference-3 mealsX5daysx 4x39.80 per day	20.00	\$39.80	\$796.00
Subsistence For All Travel:Per Diem:ICAC Undercover Chat Concepts & Techniques	18.00	\$39.80	\$716.40
Subsistence For All Travel:Per Diem:ICAC Unit Supervisor Training	6.00	\$39.80	\$238.80
Subsistence For All Travel:Per Diem:Investigative Techniques ICAC IT	18.00	\$39.80	\$716.40
Wireless Keyboard and Mouse	3.00	\$70.00	\$210.00
Wireless Service	12.00	\$50.00	\$600.00

Project Certifications

A. Certification of Non-Supplanting

- ☒ The applicant hereby certifies that federal funds will not be used to supplant or replace State or local funds, but will instead be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for project activities.

B. Certification of Filing an Equal Employment Opportunity Program

- ☒ The project director certifies that the applicant/grantee has formulated an Equal Opportunity Program, which is dated 9/25/2015 in accordance with the Amended Equal Employment Opportunity Guidelines (28 C.F.R. 42.301, et seq.) and that it is on file in the office of:

Office: Human Resources Department

Name: Angela Kirkwood

Title: Human Resources Director

Address: 211 S. Hamilton St. PO Box 230 High Point, NC 27261

Telephone: 336-883-3259

C. Certification of Submission of Annual Audit:

- ☒ The project director certifies that a copy of the annual audit will be submitted to the Office of the State Auditor and the Governor's Crime Commission, as required by General Statute 143C-6-23. NOTE: If you receive, expend, or obligate over \$500,000 in State and Federal pass-through grants funds received directly from a State agency, then you must file a "yellow book" audit, done by a CPA, with your funding agencies and with the Office of State Budget and Management.

D. Certification of Submission of Current Annual Operating Budget:

- ☒ The project director certifies that a copy of the implementing agency's current annual operating budget will be submitted upon request.

E. Certification that Applicant is Eligible to Receive Federal Funds:

- ☒ The project director certifies that neither the grant applicant nor any of its officers, directors or consultants are presently debarred, proposed for debarment, suspended, declared ineligible or voluntarily excluded from receiving federal funds. [If the director cannot make this certification, an explanation must be attached. If this certification cannot be provided, the applicant will not necessarily be denied participation in this program. The certification or explanation will be considered in connection with the determination by the Governor's Crime Commission as to whether or not to approve the application. However, if neither the certification nor an explanation is provided, the application will be rejected.]

F. Certification Regarding Lobbying: (for agencies receiving \$100,000 or more)

- ☒ The project director certifies that (1) no federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any agreement; (2) if any non-federal funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal grant, the project director shall complete and submit Standard Form #LLL, "Disclosure of Lobbying Activities," in accordance with its instructions

G. Drug Free Workplace Compliance: (for state agencies only)

- ☒ The project director certifies that (1) a drug-free workplace awareness program was held on and/or will be held annually on which all grant project employees are required to attend; (2) a copy of the agenda of that program, including an attendance sheet signed by all employees, will be provided to the Governor's Crime Commission; (3) a statement will be published notifying employees that any unlawful involvement with a controlled substance is prohibited in the grantees workplace and that specific actions will be taken against employees who violate this rule; (4) all employees will receive a copy of this notice; (5) all employees must agree to abide by the statement and to notify the applicant of any criminal drug statute conviction for a violation occurring in the workplace within 5 days of the conviction; (6) within 10 days of receiving such notice, the applicant will inform the Governor's Crime Commission of an employee's conviction; (7) any employee so convicted will be disciplined or required to complete a drug abuse treatment program; and (8) the applicant will make a good faith effort to maintain a drug-free workplace, in accordance with the requirements of Sections 5153 and 5154 of the Anti-Drug Abuse Act of 1988 and Sections 8103 and 8104 of Title 41 of the United States Code.

H. Certification of Compliance with General Statute 114-10.01: (for law enforcement agencies only)

☐ The project director certifies that the implementing agency is presently in compliance and will remain in compliance with the traffic stop reporting provisions of General Statute 114-10.01 for the duration of the funded project. An agency may be in compliance with the reporting provisions of General Statute 114-10.01 where traffic stops are reported to the Division of Criminal Information, North Carolina Department of Justice, or where the agency does not meet any of the statutory criteria requiring the reporting of stops. A listing of law enforcement agencies currently required to report traffic stop information may be found at <http://www.ncdoj.gov/AgenciesRequiredList.aspx>.

I. IRS Form 990 and IRS Form 990-EZ:

☐ The project director certifies that the most recently-filed IRS Form 990 ("Return of Organization Exempt From Income Tax") or IRS Form 990-EZ ("Short Form Return of Organization Exempt from Income Tax") for the implementing agency has been uploaded with this project application as one or more pdf (Portable Document Format) attachments.

The project director certifies that neither an IRS Form 990 nor an IRS Form 990-EZ has been uploaded with this project application for the following reason:

- ☒ The implementing agency is not a nonprofit organization.
- ☐ The implementing agency is a nonprofit organization that is exempt from the requirement to file an IRS Form 990 or an IRS Form 990-EZ.
- ☐ The implementing agency is a nonprofit organization that is not exempt from the requirement to file an IRS Form 990 or an IRS Form 990-EZ and that has not to-date filed an IRS Form 990 or an IRS Form 990-EZ.



**MANAGER'S BRIEFING SESSION
HIGH POINT MUNICIPAL BUILDING
NOVEMBER 7, 2016 – 3:30 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM**

Present:

Mayor William S. Bencini, Jr. (joined meeting at 3:55 p.m.); Mayor Pro Tem Golden (Ward 1); and Council Members Cynthia Davis (At-Large) (dismissed meeting at 5:02 p.m.); Council Members Latimer Alexander (At-Large); Chris Williams (Ward 2); Alyce Hill (Ward 3); Jay Wagner (Ward 4); and Jason Ewing (Ward 6)

Absent: Council Member James Davis (Ward 5)

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Budget and Performance Manager; Jeron Hollis, Director of Communications & Public Engagement; Mike McNair, Director of Community Development; Richard Fuqua, Affordable Housing Manager; Nena Wilson, CD Administrator; Jeff Moore, Director of Financial Services; Lori Loosemore, Supervisor- Code Enforcement; Tom Tricot, GIS Manager; and Maria Smith, Deputy City Clerk

Others Present:

Tarik Abdelazim, Associate Director of National Technical Assistance, Center for Community Progress

News Media:

Pat Kimbrough, High Point Enterprise

City Manager Greg Demko called the Manager's Briefing to order at 3:30 p.m. and mentioned the briefing from the Center for Community Progress and how they recommend attacking the blight problems.

Update on Center for Community Progress

Mr. McNair, reviewed the Technical Assistance Progress program and introduced Tarik Abdelazim to provide additional details.

Mr. Abdelazim gave a brief background on how he served eight years at City Hall in Binghamton, New York for the Deputy Mayor and the Director of Planning and Community Housing Development. He started with the following four areas and that what needed to be looked at which were the systemic causes:

1. Data Management Systems and Practices
2. Code Enforcement Systems
3. Property Tax Enforcement Systems
4. Community Partnership and Programs

He explained in more detail, how to integrate more social services. He expressed not just addressing the problem of properties, but the needs of the people living in the problem properties. He indicated how we have committed over 200 hours of expert assistance for only \$10,000.

He shared how the UNC School of Government has been engaged along with Tyler Mulligan, Associate Professor of Public Law and Government and Christopher McLaughlin, Associate Professor of Public Law and Government who would be experts at navigating when it comes to Code Enforcement.

He reported on his initial visit in April and revealed the four key findings:

- The data is not frequently integrated and analyzed (no common understanding)
- Many departments are committed to their work and understand vacant abandon work touch their work in some way.
- How do we build a Code Enforcement program from the ground up?
- Tax enforcement system

He reviewed how to identify the scope of work and develop a team

1. Data management
2. Code enforcement systems
3. Property tax enforcement systems
4. Community partnerships and programs

Mr. Abdelazim discussed the project timeline:

- April
- May-June (finalize the scope of work)
- July (workshops)
- August (challenged the High Point data team to put together the data sets)
- September (workshops)
- November (Mr. Abdelazim here to discuss)

He continued to review the four systems:

1. Data management systems (surveyed to 25 participants)

Started to pull together the data teams and listed them from tax department team, civic law department, code liens, utility shut offs and property rating occupancy status. He then narrowed the purposes for High Point for parcels that were 100 percent in High Point and 100 percent in Guilford County and went from 76,000 records to 55,700.

He discussed how it is to continue to develop the integrated data base and how they provided examples of vendors that worked in that space to provide local governments the ability to integrate data real time from a variety of sources. He provided an example: with an abandoned property, two-year tax delinquent, have not have electricity service for at least six months, and have one code lien on it. He continued with that there are only 132 properties as he suggested to being very manageable to tackle the property.

Key recommendations.

- Create a vacant and abandoned property task force
- Create and empower the High Point data innovation team
- Commit to a new public interface to launch it live
- Market Segmentation study property ratings
- City and County GIS Division data link and formalize with Guilford County

2. Code Enforcement Systems

He reviewed a big question from High Point staff which was how do we conduct proactive property inspections. He reviewed the four ways to carry out the proactive inspections:

- Reasonable cause inspections
- Target area inspections (must formally designate blighted zones)

Council Member Alexander asked if there were criteria for that designation, and Mr. Abdelazim responded that yes the neighborhood being a blighted area there would be no question that they could make that case and should be the top priority.

- Problem properties that you could require rental registration or permitting program. He noted how the State recognized two sets of problem properties that the State identified those that are frequent code violators and those that are high crime.
- Vacant property registration

He reported on the audit on the local codes and found two key findings along with recommendations. He reviewed what City of High Point said: "We can order you to repair or vacate and close." He suggested to eliminate that. He suggested that the original order should be just to repair or to improve only. He discussed when it comes to demolition orders, the language of the code could be compelling to require more demolition than it is necessary. He pointed out, if the cost to repair is more to repair are more than 50 percent of property's value you *shall* order a demolition. He personally thought that a demolition should be a last resort.

He discussed the four nuisances and the ways to generate the code liens under States Statutes:

- Normal nuisance, trash debris, overgrown vegetation
- Recurring nuisances, someone was notified three times for high grass in 2015, that would have been sufficient, then you could go mow their lawns all season long
- Minimum housing code violations, high priority link, strong enforcement value
- Public Health nuisances, high priority link

Council Member Alexander questioned when mowing the lawn and it would have to be at least 12 inches before you have to send the notice and give at least 30 days' times and then it is mowed. He explained how then it goes back to 12 inches then you can send another 30 days' notice and mow. Council Member Alexander points out, by the time we get to August, we do not have enough water to get the grass back to 12 inches. Would you be able to reduce that from three times to two times? Mr. Abdelazim suggested that he would have to follow up with the General Assembly. Council Member commented why they have stayed with three times because we would have to have a very wet summer season. Council Member Ewing also commented as a chronic violator that would actually pertain to the owner not the property. JoAnne Carlyle, City Attorney, reported how it would go with the property and would not follow the property owner.

He informed Council how much was paid out was \$275,000 in over the last three years to a third party contractor to either mow grass or clean up trash or debris which does not include boarding or securing or demolition. He noted how the average lien value is at \$432. This is one small cost of blight.

He then emphasized on approximately 1,700 unpaid code liens on 861 properties but \$700,000 is owed. He reported how only 118 have four more liens. While 75 percent of these are 7.2 years' delinquent in taxes, and he explained how the County is moving those through the foreclosure process.

1. Property Tax Enforcement Systems

Mr. Abdelazim leads into tax enforcement and explained how they wait generally for properties until 7-8 years. He explains how the State allows you to pursue foreclosure proceedings after 6-8 months up to one year. Furthermore, there is a huge change between what is allowed and what is happening.

He mentioned how Guilford County has moved 426 parcels through foreclosure currently and High Point has approximately 1,910 parcels that are tax delinquent with a total amount owed of \$4.8 million. He reiterated that this is not uncommon.

Mr. Abdelazim proceeded to review the interlocal agreement that states they can be included at the discretion of County's tax collector or its counsel. Per the interlocal agreement would not mean that you would have to wait for the County but, instead, initiate foreclosure actions on any of the liens. State law allows the County anything on its annual property tax bill. He stated how the interlocal agreement obligates the City to enter a minimum bid equal to the amount of the taxes all that would go up to the City and the County. He did report how the City had been paying up front when the City had been taking property but did not have to and the State law said that you do not have to pay a penny for those liens and the only thing that needs to be paid for are the legal fees.

Council Member Alexander asked if they were to take ownership of those lien properties and what reservoir would we hold that. Randy McCaslin, Deputy City Manager, responded that they are currently working on that for Council. Council Member Alexander responded that if someone would like to do some development in your town then they would have to have a pool of reservoir to say any of these were for sale. Assistant City Manager Randy Hemann commented regarding his conversation on a staff level. He brought up his project with Bank of North Carolina and compared with the strings attached and how they took a loss on the house with it. He suggested one of the things to consider would be a nonprofit partner or CDC which means it would not mean it would have to be staffed or it could be staffed internally.

Council Member Alexander advised to get it back on the tax rolls or a viable residence and citizens in there to strengthen everything we have. He further explained how it would strengthen our community, our businesses, our schools which is a big problem in our core community which the more we could populate those neighbors that service those schools the stronger it would make those schools. He then focused how the businesses would then encourage the business to relocate as we talk about food deserts all the time as a food business it would become viable as right now it just becomes a sinking hole. Mr. Hemann discussed how that does not take into account a how being beside a vacant house your property value would go down 60 percent and on the flip side of that and look at Bradford at an appraised value of \$100,000 and bring the property value up. Mr. Abdelazim pointed out how you cannot look at one thing in particular and where is the capacity to hold it and where are we going to choose to hold the property and it has to be data driven to know the outcome. As he explained, we are trying trigger and restart the market which will require some work and invest but the goal is to get in and to get out.

Tax delinquency in High Point

As Mr. Abdelazim explained, one year it is 1,910 parcels and then at two years delinquent it is 888 parcels which drops in half.

He reviewed the occupied fair and good with the number of properties where taxes were owed. Council Member Ewing asked out of the 785 occupied if Mr. Abdelazim knew the owner occupant versus rental, and Mr. Abdelazim did not but instead suggested to match whether the tax bill is actually going to the property address.

Mr. Abdelzim suggests that if you view these 124 properties as they are broken up by delinquent as they are now six-year delinquent in 2010 and hold \$6,000 and if you had foreclosed on them in 2014 when they

were two years delinquent and owed a \$1,000 then the minimum bids would total a half a million dollars more. The recommendation would be by 2019 all properties that were two years' delinquent would move forward for foreclosure without exception.

- Create a formal payment plan
- Do more outreach (where there are abandonment or foreclosures)
- Encouraged Municipal liens
- Build capacity to hold and maintain inventory

Council Member Alexander explained how people in Guilford County are giving 7-8 years before they come after you. Then he gave the example as they go to a two-year collection, he asked if you are going to collect any of that or would the people say, "You let my bill get too high, just forget about it." Mr. Abdelzim gave Syracuse, New York as an example as they tried everything (selling tax liens, foreclosing but then they got too many properties) then for seven years they just stopped everything and did not do anything. Then when the New York State passed the land bank then it was precisely a deal with the City. After that, they found they collected \$1.5 million dollars additional in tax revenue within the first two years. It changed as the people paid up and found out who was willing, who was gaining the system and who really had hardships. Mr. McCaslin commented that Van said that this morning that the Commissioners direction to them was that they collected the oldest first and that was why they are on the 5-7 range but their goal was to get to the two year also. Mr. Demko pointed out that we have the opportunity to work out our tax liens and perfect them. Council Member Alexander wanted to ask the staff a question, would the collection for the delinquent liens pay for those dollars, able to pay for the program as he expressed if the taxes are lost if you collect some would it self-fund itself. Council Member Alexander believes it would. From Mr. Abdelzim's experience he believes it would help but it would not cover everything you would want to do and to tackle a portion of blight that current resources would allow and be laser focus and strategic like that.

As Council Member C. Davis was reading through the document she saw the formal payment plan where it stated the B option *"the City may want to explore legally whether it can create a tax repayment program to help homeowners that are one year delinquent..."* Her concern was the *"one year grant the City a deed-in-lieu-of-foreclosure in the event of a default"* and asked Mr. Abdelzim to elaborate on that more as to how that works. Mr. Abdelzim explained if the County would take a while to triage to get you down and what would be a way to get someone to get you to foreclose that you could get the property immediately so it would not sit for six more years and wait for the County. The idea would be to target a program and pilot a program and anyone that would be over a year delinquent and go to the City and enter a program and they would pay the County (taxes you owe and then you would own us). As he explained if they default, then as part of that agreement they would sign a deed in lieu of up closure which means the property would then go right to the City. Council Member C. Davis commented as the other one refers to two years and suggested that if that should also be two years. Mr. Abdelzim suggested to do further data analyze and figure out exactly the problem you want to tackle and then tailor your strategies appropriately.

1. Community Partnerships and Programs

Mr. Abdelzim addressed how they met with many partners and were extremely excited and announced that three of schools in High Point (Fairview, Ferndale, and High Point Central) would be their pilot schools to offer additional support services and would be extending it to the community. It is approximately one square mile.

He discussed how the Affordable Care Act had provisions that in order for a hospital to maintain its nonprofit status that the hospital would have to do two things:

- Develop a community health needs assessment every three years
- Actually invest in fixing those health needs

He reviewed the foundation for Healthy High Point (75 million from the two mergers from the Hospital) they have eating healthy and active living as one of their number one goals. He suggested how this would be a great way for the foundation to be a part of the work that we are doing. As he explained to start in this area, make it succeed and then expand to other areas.

He discussed Open Door Ministries how they provide support services to those that are seeking housing and dealing with homelessness. They could interview the tenants as well. He brought up High Point Community Against Violence and the work that Police Department has done is nationally recognized. He suggested that there is no reason that this cannot be scaled up and be part of it.

Council Member C. Davis asked if this would be something if we could extend to Caring Services also. Mr. Abdelzim suggested to do a pilot at first.

Finally, Mr. Abdelzim reviewed the Academic Institutions such as:

- UNC Greensboro
- UNC School of Government
- Tyler Mulligan and Christopher McLaughlin to continue to work with High Point and be beneficial and all across North Carolina to keep them engaged

Lastly, fighting through the four big takeaways. He stated institutionalized into departmental coordination. He advised *not* sending letters to residents into blight zones that we are designating your area but *instead* you are designating their area for a targeted investment zone in cooperation with Guilford County School District the foundation. As he explained, this is something they want to be excited about.

Council Member Alexander had some questions early in his presentation regarding 130+ homes that fell into the criteria of delinquent taxes and no utilities and at least one code link. He assumes that would be the worst and if you were going to benchmark the success of this program and when you would have a tax lien on something and lien it and when it comes in to us and it would be untangled. He asked if you had 138 properties that you could flow through there what would be a reasonable pace that something like that could occur at? Mr. Abdelzim believes that it would have to be a local decision based the strategies you would pursue and how many partners would be brought to the table.

Council Member Alexander continue to inquire if we received 138 would it be reasonable to say that we would have a three-year goal and then divide that into 40 a year or 45 a year? He advised how the community had been waiting for decades for real action to take place and would this be a 3-4 year project and would we establish benchmarks and chart our progress. Mr. Hemann suggested that we would like us as staff to think on that and depend on how we would allocate the resources and what the capacity in-house and what we want to do to continue to enhance that capacity to allow us to do more. He suggested to weigh all of those in and to come back to Council to allocate and would like to get feedback from Mayor Pro Tem Golden and start discussions along those lines.

Mr. Demko emphasized at this morning's meeting that in 10-20 years the court would significantly be changed and that would be the amount of time we would be looking at. Mr. Abdelzim admitted that when looking at other communities that are in such distress it could be up to 30 years but looking at High Point, he believes that 10-15 years is a reasonable timeline for turning around and coordinating a neighborhood. He expressed how there is great bones, great leadership, great partners, and how High Point would be a national model and how this would be an opportunity for High Point. He also suggested to hold this team accountable and to continue to do the work that Council is doing and continue to take a serious approach and pointed out that High Point residents are very lucky to have this team.

Mr. Demko took a moment to thank Council for expanding Code Enforcement operations in the budget and reported that as of today, they are fully staffed. As he mentioned before, there are many policy changes, operation changes, he commended Mr. McCaslin's dedication with the County and the Tax Director on the tax side and how Tom Tricot, GIS Manager, has been instrumental in pulling information together. He also mentioned the Police and their focus deterrents model and how it would be data driven while we would be able to monitor the progress and pick the targets for the opportunities for success. He pointed over the next several months as they build the programs that there would be significant policy decisions to move forward.

Council Member Wagner mentioned the 138 properties and how we understand that we have a problem and that we want to make the most impact that we can. He mentioned how in the past they had looked at where did they have clusters of these properties and would that be something that Mr. Abdelzim would recommend. Mr. Abdelzim stated that it is something that it is already happening and that Council would be pleased at the cost effective solutions.

Recent Bond Refinancing Report

Jeff Moore, Director of Financial Services, gave a brief update from the presentation he made during the summer. He gave some highlights that started in July while watching the savings on the bonds with the current debt services and refunding opportunity continue to increase month in and month out. He reported that in June, he wanted to get this process started and consulted with the management team and presented a plan to Council in July with the first steps in August. After that, he projected their GO debt savings of \$200,000/annually at 12.5 percent and the revenue debt services savings for water/sewer \$600,000/annually with a savings 15.5 percent. He stated that anything over 3 percent was good.

He discussed how that the local government commission had to get involved and to prepare official statements while Mr. Moore and Eric Olmedo, Budget and Performance Manager, were very involved in that. Mentioned how they prepared the rating agencies, visited New York, and sold the bonds last month. He discussed New York and how they made their presentation to the three agencies that conducted a study on the City's credit worthiness. As he reviewed the higher rating, the lower the risk which translate the lower the interest rate. He then explains, how can we do this the most cost effective way for our citizens and our rate payers.

With that, he gets an objective perspective in conversations with their rating analyst and then in turn they give candid feedback on how we are doing and how does that compare to other strategic plans in North Carolina, in our Southeast Region and in the United States. He prepared approximately a 100-page presentation and went through this to personalize the City and to get beyond the numbers and metrics and to see what is really going on with the City. He asked for Mr. Demko, Mr. Olmedo and Mr. Hemann to take a moment to give some high lights as to what they took home from their trip.

Mr. Demko started with how he had worked with quite a few financial advisors and Davenport and Company was an exceptional advisor while helping to develop all this information and gave excellent counsel and how to structure items, to prepare the rating agencies very well as they walked through and guided the process of level of input into it. He added some of the things that the rating agencies with one of them that they do not get a lot of attention and do not show a lot of interest but were very interested with High Point. As some of them asked were: the three initiatives that our Council adopted this year, the strength of the Furniture Market, and High Point University was on the top of their list (growth, activity, energy and opportunities).

Mr. Hemann spoke as a "new guy" that had never done this before, was a great learning experience. He expressed how they keyed on the diversity of the economy and the items that City Manager pointed out and more. He mentioned how detailed and how many people were employed and how is the employment base

changed and what was happening with the Furniture Market. He expressed that there were a lot of detailed questions about the local economy and the importance of that.

Mr. Olmedo discussed as Mr. Moore mentioned as they said they personalize and with the exception of one of the analyst none of them had been necessarily to High Point. As he explained what they see on the page, we try to convey a little more of that and Mr. Moore had the map up and we would try to stress the Green areas on the map as that was our planning area and currently our non-tax based areas. He also mentioned they were very focused on the airport as well. As Mr. Hemann also stated, they were very interested in the diversification of our employment base and understood the historic base of High Point; and we have an aviation cluster that is also growing, we have a logistics cluster growing within our boundaries.

Mr. Demko emphasized on the diversification and the financial discipline on how this Council has shown with this council and fire and water/waste and financial models. He mentioned the rate increases and when they found out when Mr. Olmedo built financial plans for much of the rest of the city, they were impressed and some things were 55 square miles and pointed out how we have a 95 square mile potential.

Mr. Moore confirmed with the end results by getting affirmations on all ratings and pointed out that the great recession began the summer of 2008 which was right after we did our last bond sale. As Mr. Moore pointed out in 2010 and because of Council's leadership, we actually saw an upgrade and with the end result did receive the AAA and with a lot of commentary.

Council Member C. Davis asked how we could get the water/sewer up. Mr. Moore replied that with Moody's they would rate a little lower than the GO and then Fitch also follows same. Mr. Moore followed up on the water/sewer as our debt service coverage and we brought in more debt and we manage on how we are doing and how much revenue is available.

He emphasized the strengths.

- Stable tax base/increasing diversification
- Strong and conservative management with sound fiscal policies.
- Consistent budgetary performance
- Broad financial flexibility
- Broad economy
- Strong liquidity
- Very strong institutional framework
- Solid fund balances

He reviewed the GO bond sale results that Mr. McCaslin sent out prior and how we hit \$275,000/year and how we did extremely well this year. He highlighted we are looking at about \$650,000/year for water/sewer while we were looking \$600,000/year while this is a strong performance.

Council Member Alexander commented on the \$275,000 in savings is 3/10 of cents in property tax rate and the \$650,000 and that would be at the 4 percent increase a year and wanted to know if that would be the 1 or 2 of the 4 percent. Mr. Moore confirmed it would be close to that and they would recommend using those savings. Mr. Moore also noted they would also be looking at a \$25-30-million-dollar water/sewer revenue bond issue this spring and would also be looking at a \$15-18-million-dollar storm/water revenue bond program that would be new that Council had approved this program in the budget for 16-17.

Mr. Moore did note that they are running a little behind in the audit. They do plan to come forth coming possibly in the second meeting in December.

Lessons Learned from Recent Discussions with Bond Ratings Financial Firms**Financial Report**

Mr. Olmedo, reported on his General Fund which he noted is subjected to change and looked at total revenues and expenditures:

YTD and collected almost 100 percent of revenue and anticipate growing the fund balance approximately at \$1 million dollars. He reviewed the General Revenue by categories and he anticipates 100 percent.

General Fund

Expenditure was below under 100 percent when the Police Chief retired there were some expenditures and overall just under 95 percent.

Water/Sewer

We collected approximately 98 percent of the revenue and expenditures were at 93.3 percent. He noted that we collected revenue summary at mainly 100 percent and viewed the expenditures were well below 100 percent and the lower expenditures were due to unspent personnel dollars.

Electric Fund

He reported the revenue summary at 99.8 percent of the total and spent 87.1 percent of the total. He explained that all of the categories were fairly strong.

He explained with the expenditures they are well below the 100 percent and continue to talk with Council and did not lower our rate when ElectriCities lowered the wholesale power expense and were collecting a balance and would continue to monitor. Council Member Alexander inquired on the long term capital projects and wanted to know how they were handled from year to year. Mr. Olmedo stated that they were handled in the operating fund. Council Member Alexander confirmed that the capital projects fund is different from the fund balance which is unappropriated and Mr. Olmedo replied that was correct.

Solid Waste Fund

He reviewed that YTD revenue was at 99 percent with the total expenditures at 63 percent. He noted that with the revenue project categories are coming in strong and many over at 100 percent.

Council Member Alexander asked where the closure fund would be. Mr. Olmedo commented that would be a separate one that is not showing up here. Mr. Moore reported that it is 100 percent funded based on the closer post closer estimate which was set aside on a capital reserve fund. Council Member Alexander responded how it would not be reflected in any of these numbers. Mr. Olmedo reported on Solid Waste expenditures fell below 100 percent in all the categories but do have the capital project that is allocated for the MRF and the other capital projects that majority would roll forward.

Stormwater Fund

He discussed how they were recognized at 101.6 percent and expenditure were at 41.9 percent with another capital project that they were continuing to work on. He reviewed the revenue detail, they were still at 100 percent of budget and then for the expenditures were at 89.5 percent for operating and have that balance for the capital projects that would be rolling forward into future years.

Mass Transit Fund

He reviewed the revenues and expenditures were about 60 percent with the total at 73.5 percent and 62.8 percent of grants, with 58.3 percent of State grants passenger fares were 85 percent and collected vehicle use fee collected over 100 percent. He noted the operating was at 83 percent and 23 percent of the transit grants.

Mr. Demko asked if there were any other topics to review and Council Member Alexander brought up page 8 for significance for our Police Department and their domestic violence program.

Council Member Alexander had a legal question regarding his property that he owns on 2501 East Lexington on the day they had about feasibility study and should that occur, they may come by and purchase a little strip. He continued to say that by State law says that we are required to vote and not recuse ourselves unless there is financial impact. He would like to share and if Council would like for him to recuse himself then he would. Mr. McCaslin suggested that there would not be any impact.

Mr. McCaslin would like to add that there would be speakers from the floor and they might be speaking regarding the light buffers. He mentioned how last Thursday night they had 11 people that came up from City Lake and had another meeting scheduled for Wednesday of this week and expect a much larger crowd from that with a lot of misconceptions there. He added that he attended a meeting this morning with the Mayor and listened to one of the Presidents of the Homeowners Associations. He wanted to inform Council what we are trying to do would only affect City owned property which is a buffer around the lake (which they are trying to get away from naming it a "buffer"). He noted that they are only talking about the 50+ feet and as far as they know, they only lease 50 from the water pool back to private property. In some cases, it is more than 200 feet but the minimum is 50 feet. He stated that they would be only talking about what would occur in that 50 feet. He reported how they have not reinforced near the lake and people have taken advantage of that by building structures, mowing down to the water, launching boats from it and going across City property as he reinforced, we need to take that buffer back and maintain it for watershed protection. The State is requiring that and to enforce it. Council Member Alexander asked if the people can face enforcement from DWQ but Mr. McCaslin stated that we could face enforcement but not the individuals.

Mr. Demko added that it is part of certain rules that we have put into place and should we be audited... Council Member Alexander asked if we have an accurate survey of what we own and Mr. McCaslin said, "Yes, we do." Mr. McCaslin commented that City Lake is an impaired water source because of evasive growth of weeds that grow in it and explained how Oak Hollow feeds City Lake and needs to protect the buffer and improve the water quality and he expressed how EPA keeps raising the standards on our water treatment.

Council Member Alexander asked if we go in to cut the weeds out of the lake or use chemicals? Mr. McCaslin responded that we do use chemicals. Mayor Pro Tem Golden asked what happened with this and Mr. McCaslin responded how it use to be enforced by our Parks and Recreation Department and we had a change over and it got lost in the transition and use to have Lake Wardens. Council Member Alexander inquired for the ability to Google Earth it. Mr. McCaslin suggested that they could do it by GIS. Council Member Ewing pointed out that some have been irrigating and there was an assumption that it was an easement and it was their backyard.

Mr. Demko also added the Main Street project that went through Jeron Hollis, Director of Communications & Public Engagement, and worked through the Chamber of Commerce for directional signage. Mr. Hollis reported how the work started on the 2nd and everyday working actively with the businesses, conversations on the signage, transportation, some staff on day-to-day working on traffic issues. Mr. McCaslin added that our people are actively monitoring the traffic signals that we may have to reconfigure some of them to move the flow and if people were following the detour signs before.

There being no further discussion, the meeting adjourned at 5:19 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk

DRAFT

CITY OF HIGH POINT

AGENDA ITEM



Title: Reappointment — High Point Housing Authority Board – Grdich/Wiley

From: Mayor Bill Bencini

Meeting Date: November 21, 2016

Public Hearing: N/A

**Advertising Date /
Advertised By:**

Attachments: Letter from HA

PURPOSE:

To reappoint Jim Grdich and Laura Wiley to the High Point Housing Authority Board.

BACKGROUND:

Ms. Angela Gill, Chief Executive Officer of the Housing Authority of the City of High Point, is requesting the reappointment of Jim Grdich and Laura Wiley for another term. These reappointments will be effective December 22, 2016 and will expire December 22, 2021.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the reappointment of Jim Grdich and Laura Wiley to the High Point Housing Authority Board. Appointments will be effective December 22, 2016 and will expire December 22, 2021.

Angela G. McGill
Chief Executive Officer

HOUSING AUTHORITY OF THE CITY OF HIGH POINT



November 7, 2016

Mayor Bill Bencini
City of High Point
P.O. Box 230
High Point, NC 27261

Ref: The Housing Authority of the City of High Point – Commissioners Reappointment

Dear Honorable Bencini:

I am requesting a reappointment of the current Housing Authority of the City of High Point's (HPHA) Commissioners Jim Grdich and Laura Wiley. Mr. Grdich's and Ms. Wiley's current commission appointments expire on December 22, 2016.

The request is based on their experience, training and knowledge of the current critical and vital mission being undertaken by the HPHA. There has been a tremendous amount of training provided to the current Commissioners in an effort to effectively and efficiently meet the needs of the HPHA and the community at large.

Thank you in advance for considering my request to maintain Mr. Grdich and Ms. Wiley on the HPHA Board of Commissioners.

Respectfully,

A handwritten signature in black ink that reads 'Angela G. McGill'.

Angela McGill
Chief Executive Officer

"World Class Communities must do World Class Things" – Unknown"

Copy: Greg Demko
City Manager

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 16-21
(BSC Holdings)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 21, 2016

Public Hearing: Yes

Advertising Date: November 9 & 16, 2016

Advertised By: Planning & Development

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

PURPOSE:

A request by BSC Holdings to rezone approximately 15.6 acres from a Conditional Zoning Residential Single Family-9 (CZ RS-9) District to an amended Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying south of Clinard Farms Road and east of Barrow Road.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval, with amendments**, as outlined in the attached staff report.
- B. On October 25, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-22. The Planning & Zoning Commission recommended **approval, with amendments**, by a vote of 5-1, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

BSC Holdings

Zoning Map Amendment 16-21

At its October 25, 2016 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 15.6 acres to an amended Conditional Zoning Residential Single Family-9 (CZ RS-9) District. All members of the Commission were present except for Mr. Jim Armstrong and Mr. John McKenzie. Mr. Herbert Shannon, Senior Planner, presented the case and provided a brief history since this is an amendment to a zoning application approved earlier this year. In conclusion, Mr. Shannon stated that if City Council supports the removal of the emergency access condition, but still does not support the developer constructing a public street connection to Clinard Farms Road, then staff recommends a condition be added that requires the applicant to dedicate land so the street connection can be installed in the future.

Speaking in favor of the request:

Speaking in favor of the request was the applicant, Barry Siegal, 3929 Tinsley Drive, High Point, N.C. Mr. Siegal stated that this amendment is the result of concerns expressed by the City of High Point Fire Chief regarding the condition that the applicant install a paved emergency access connection from the site to the adjacent fire station parking lot. Mr. Siegal said the Fire Chief was concerned this access could negatively impact the operations at this fire station. BSC Holdings agreed to look at shifting some lots to allow a future access point to the site from Clinard Farms Road. In conclusion, he stated that BSC Holdings has no objection to the staff recommendation for the applicant to dedicate a 50-foot-wide right-of-way in the northeast corner of the property for future access to Clinard Farms Road with the understanding that BSC Holdings would not be required to install the road.

Speaking in opposition of the request:

Speaking in opposition were Ms. Tanya Stewart, 3616 Cottesmore Drive, High Point, Mr. Wes Knick, 1246 Blackberry Ridge Drive, High Point; and Ms. Carolyn Nichols, 1240 Blackberry Ridge Drive, High Point. Those in opposition had the following concerns:

- **Access needed for safety:** The need for another access point should be required, especially since City staff suggests that it is needed for safety and traffic mitigation.
- **Access timing & responsibility:** There is concern that with the right-of-way dedication, there is no guarantee as to when or if the physical street connection to Clinard Farms Road will be installed. This developer is creating the traffic impacts and should be responsible for installing this street connection.
- **Traffic impact:** Concern that the location of the future street connection to Clinard Farms Road would create additional traffic and traffic hazards to those property owners in the Blackberry Ridge Drive development when they are trying to exit their neighborhood.

The Commissioners requested additional clarification as to timing of the road improvement and their options pertaining to this request. The following information was provided by staff:

- If the right-of-way is dedicated, the developer of the property to the east could open it up or City Council would have the option to open the connecting road as a public street. However, there is no set time as to when or if the road connection will be provided.
- Three options exist for the Commission's consideration: 1) to recommend approval with a condition to dedicate the right-of-way as agreed to by the applicant; 2) to recommend denial and leave it the way City Council approved it with access via the fire station parking lot, or 3) to

recommend approval with a condition to install the access as the Commission recommended when they reviewed this zoning amendment in March 2016.

Planning & Zoning Commission Action

The Planning & Zoning Commission recommended **approval** of Zoning Map Amendment 16-21 with the additional condition offered by the applicant to dedicate a 50 foot wide right-of-way at the northeast corner of the property for future connection to Clinard Farms Road.

P&Z Recommended amendment to Conditional Zoning Ordinance 16-21

Part II. CONDITIONS

3. Right-of-Way Dedication: A fifty (50) foot wide right-of-way shall be dedicated as shown on the preliminary subdivision plat and labeled “future right-of-way” to provide future access to Clinard Farms Road.

The recommendation was approved by a vote of 5-1 with Mr. McInnis voting against the motion.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-21, with right-of-way dedication condition, would be consistent with the City’s adopted plans. The request to remove the emergency access is reasonable and in the public interest because:

- 1) It does not provide the same public benefits as a street connection to Clinard Farms Road would provide;
- 2) It does not benefit the Fire Department; and
- 3) It does not benefit the future residents of the proposed subdivision.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-16-21
October 25, 2016**

Request	
Applicant: BSC Holdings	Owner: Cottesmore Partners, LLC.
Zoning Proposal: To amend the previous conditional zoning approval in order to revise vehicular access requirements.	From: CZ RS-9 Conditional Zoning Residential Single Family – 9 District
	To: CZ RS-9 Conditional Zoning Residential Single Family – 9 District

Site Information	
Location:	The site is lying south of Clinard Farms Road and east of Barrow Road.
Tax Parcel Numbers:	Guilford County Tax Parcel 0218639
Site Acreage:	Approximately 15.6 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a gentle to moderately sloping terrain, a 68-foot wide Duke Power transmission line runs along the southern boundary of the property.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Barrow Road and along Clinard Farms Road. An 8-inch City Sewer line has been extended from Gunnersbury Lane, and runs along the southwestern boundary of the site to serve the adjacent fire station.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the High Point City Lake General Watershed Area (GWA) requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site and for single-family residential developments with a density of 2 units per acre or greater.
Overlay District(s):	High Point City Lake General Watershed Area (GWA) Airport Overlay District (Zone 3)

Adjacent Property Zoning and Current Land Uses			
North	RS-40 AG	Residential Single Family-40 District Agricultural District	Single-family dwellings and undeveloped parcels
South	CU PDR	Conditional Use Planned Unit Development-Residential District	Single-family dwellings and undeveloped parcel
East	RS-9 CZ RS-9	Residential Single Family – 9 District Conditional Zoning Residential Single Family – 9 District	Single-family dwelling and school
West	CU PDM PI	Conditional Use Planned Unit Development-Mixed District Public & Institutional District	Undeveloped Parcel and City of High Point Fire Station

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	Obj. 5E: Require that street systems connect with one another whenever possible to move all modes of traffic efficiently, to avoid congestion along key corridors, to improve traffic and pedestrian safety, and to enhance emergency management access.
Land Use Plan Map Classification:	The site has a Mixed Use Development land use designation. 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.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #4: Ensure that all required public services and facilities are sequenced to meet demands of development; and 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.
Relevant Area Plan:	Not Applicable
Zoning History:	<u>Zoning Map Amendment 13-04:</u> In 2013, Phoenix Academy was granted Zoning and Special Use Permit approval on a 56-acre tract, which included this site, to allow an Elementary and Secondary School use. In 2014, the SUP was amended to only develop the eastern portion of the site. <u>Zoning Map Amendment 16-01:</u> The subject site was granted a CZ-RS-9 District zoning in March 2016 for development of a single family subdivision.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Barrow Road		Major Thoroughfare	206 ft.
	Clinard Farms Road		Major Thoroughfare	560 ft.
	Gunnersbury Lane		Local Street	50 ft. (stub street)
Vehicular Access:	From Gunnersbury Lane (public street at the southern boundary of site)			
Traffic Counts: (Average Daily Trips)	Clinard Farms Road		6,684 ADT (2013, City of High Point traffic count)	
	Barrow Road		2,705 ADT (2013, City of High Point traffic count)	
Estimated Trip Generation:	No information			
Traffic Impact Analysis:	Required		Pedestrian Access:	
	<u>Yes</u>	<u>No</u> X	Development of the site is subject to the sidewalk requirement of the Development Ordinance.	
Transportation Department Comments:	<u>Access:</u> One (1) point of access shall connect to the Gunnersbury Lane stub south of the property. One (1) street stub shall be required to the property east of the rezoning site. <u>Right of Way:</u> A fifty (50) foot wide right of way shall be dedicated in the northeast corner of the rezoning site for future access to Clinard Farms Road.			

	The City of High Point Transportation Director and North Carolina Department of Transportation shall approve all construction and improvements
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School District Comment

School impacts were evaluated as part of the review for zoning cases 13-04 and 16-01 when a CZ RS-9 District was established on the property. The requested amendment to a vehicular access condition will not impact student population of the various schools in this district.

Details of Proposal

The applicant, BSC Holdings, obtained zoning approval in March 2016 to rezone this 15.6-acre parcel to a CZ RS-9 District. The primary discussion during the City Council public hearing was about the number and location of vehicular access points to serve this proposed expansion of the Cottesmore residential subdivision. Access was proposed via the extension of Gunnersbury Lane, which was stubbed to the southern boundary of the zoning site from the existing Cottesmore development.

During the public hearing, it was noted by staff that the approximate 46 lots from this new residential subdivision would be an addition to the existing 234 lots of the Cottesmore development. Thus, more than 280 residential dwellings will only have two points of access, via Cottesmore Drive and Oak Chase Drive connections to Willard Dairy Road. The Transportation Department recommended that an additional point of vehicular access be required to Clinard Farms Road and that the developer construct eastbound and westbound turn lanes with appropriate tapers at this access point. Also recommended was a street stub to the eastern boundary of the property. These recommendations were based upon the Development Ordinance requirement that a residential subdivision with more than 150 lots or dwelling units have at least three separate points of public street access (Ref. Section 9-6-16(c)(4)). The Transportation Department, in conjunction with the requirements of the Development Ordinance, concluded that both a street stub to the easternmost portion of the site and a public street connection to Clinard Farms Road were warranted in accordance with the ordinance and that the street access would mitigate traffic impacts from the proposed expansion of the Cottesmore residential subdivision.

Final action by the City Council did not include the public street connection to Clinard Farms Road. Instead, the Council's approval included a condition that was agreed upon by BSC Holdings to install a paved emergency access connection with a City approved security gate from a public street within the site to the adjacent City of High Point Fire Station parking lot. This new zoning application submitted by BSC Holdings proposes to remove the access condition requiring them to construct an emergency access to the abutting Fire Department parking lot.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application.

Since this application only amends an access condition and leaves all other zoning conditions as previously adopted, only the development's access is addressed in the review factors.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

While the proposed residential use is consistent with adopted plans, it continues to conflict with an objective of the Community Growth Vision Statement related to street connectivity and emergency management access.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses; <u>Staff Comments:</u> Except for the request to amend access requirements, all previously adopted zoning conditions still apply. Therefore, the requested amended CZ RS-9 District remains compatible with surrounding development and land uses.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <u>Staff Comments:</u> Previous recommendations from the Transportation Department called for the developer to install a public street connection to Clinard Farms Road with turn lanes. Such an access is still recommended, but at a minimum the Transportation Department recommends the dedication of land in which a public street connection to Clinard Farms Road may potentially be constructed in the future by the developer or by the City.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; <u>Staff Comments:</u> The requested amendment has no adverse environmental impacts.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; <u>Staff Comments:</u> The Development Ordinance requires a residential development of this size to have at least three separate points of public street access. Normally, such issues are not conditions of a zoning approval but are addressed as part of the Technical Review Committee's review of a preliminary subdivision plan submittal. The applicant does not desire to provide a public street connection to Clinard Farms Road and is now proposing to remove a previously adopted condition for emergency access established by the City Council.

	Interconnectivity of streets is important for a number of reasons. Additional access points help disburse traffic by providing access alternatives, which can be critical for emergency services and public safety by increasing accessibility options for emergency equipment & personnel when events such as storms, fires or traffic accidents occur. Long unconnected streets in a development increase travel times between nearby developments and funnel traffic, concentrating it at the major access points. The fewer public street access points there are, the higher the likelihood of traffic congestion at and near those points. Properties located near these access points, or along a single access route, are impacted by a higher volume of traffic that has no access alternative. A public street connection from Gunnesbury Lane to Clinard Farms Road would benefit all existing and future residents in this area, would comply with street connectivity regulations of the Development Ordinance, and be consistent with land development policies adopted by City Council. Without additional public street access, staff cannot not confidently conclude that the request effectively mitigates traffic impacts.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties. <u>Staff Comments:</u> Development of the site, as allowed by the RS-9 District standards, will not negatively impact adjacent property owners.

Changes in the Area:

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

Staff Comments:

There have been no significant changes in the type or nature of development in this area.

Development Patterns:

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

Staff Comments:

Previous City Council actions have supported residential uses on adjacent property to the east, west and south. The requested amendment does not change this previously established land use policy.

Reasonableness/Public Interest:

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

Staff Comments:

The request to remove the emergency access is reasonable and in the public interest because: 1) It does not provide the same public benefits as a street connection to Clinard Farms Road would provide; 2) It does not benefit the Fire Department; and 3) It does not benefit the future residents of the proposed subdivision.

Recommendation

Staff Recommendation:

Both the Planning & Development Department and Transportation Department recommend that street access be provided from the proposed subdivision to Clinard Farms Road to mitigate traffic impacts.

If the City Council supports the removal of the emergency access condition but still does not support the developer constructing a public street connection to Clinard Farms Road, then staff recommends a condition be imposed that the applicant dedicate the land so the street connection can be installed in the future, either by the developer of the property to the east or by the City of High Point. Therefore, at a minimum, the staff recommend the following condition be included in the Conditional Zoning Ordinance:

Part II. CONDITIONS

3. Right-of-Way Dedication: A fifty (50) foot wide right-of-way shall be dedicated as shown on the preliminary subdivision plat and labeled “future right-of-way” to provide future access to Clinard Farms Road.

Required Action

Planning and Zoning Commission:

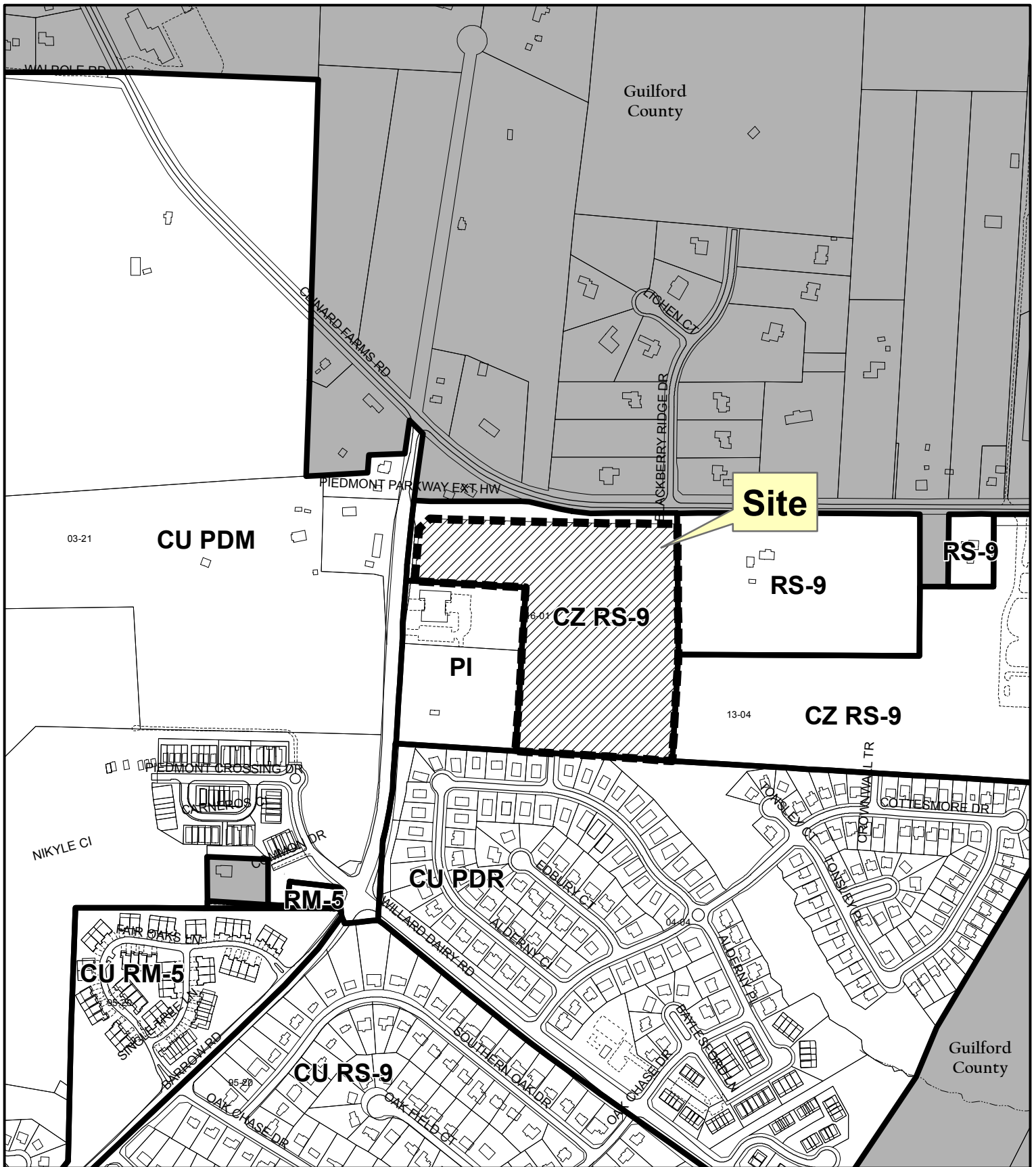
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City’s adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



ZONING MAP AMENDMENT ZA-16-21

From: Conditional Zoning Residential Single Family-9
To: Conditional Zoning Residential Single Family-9

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

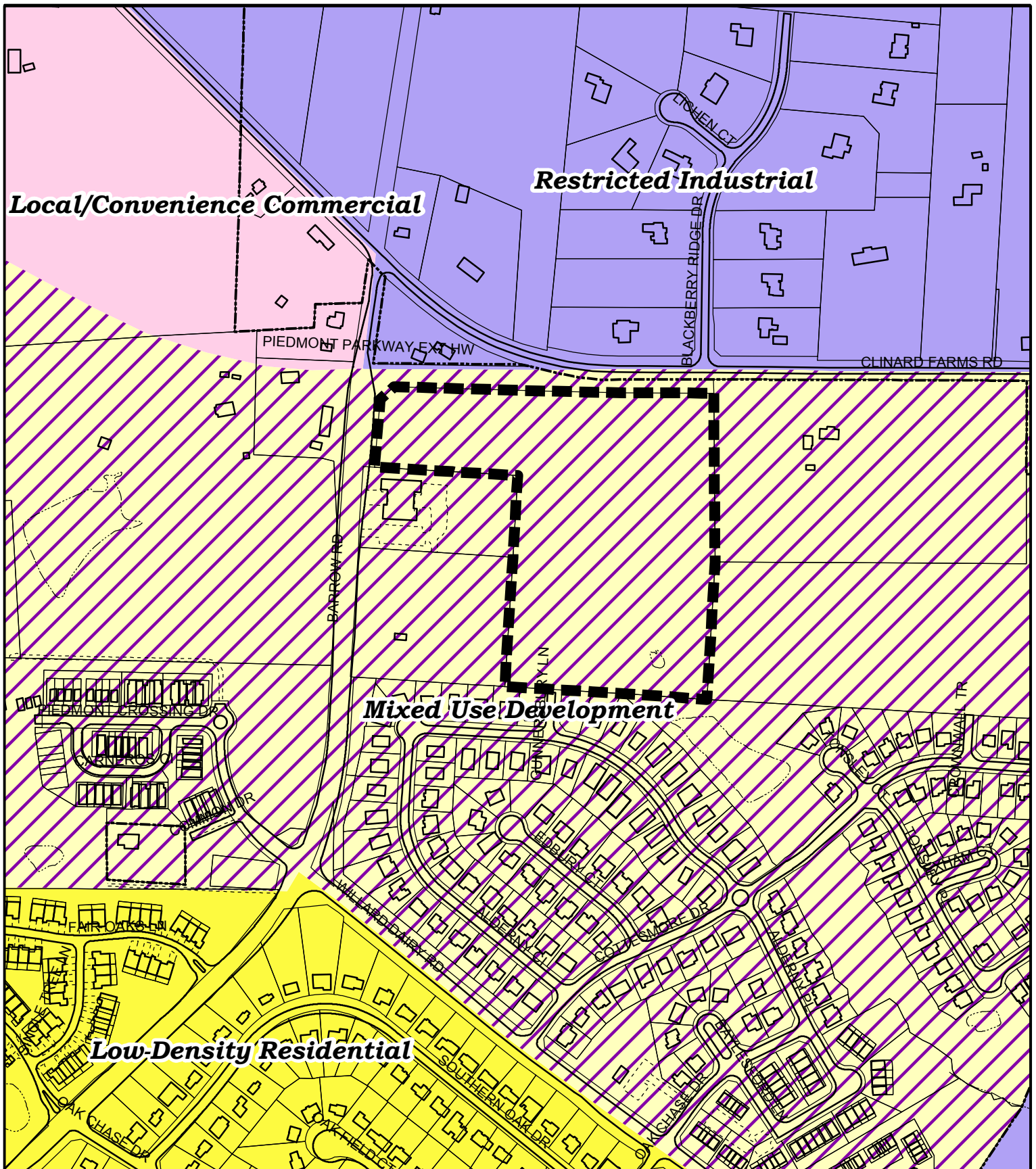
**Planning & Development
 Department**

City of High Point

Date: October 25, 2016



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ZONING MAP AMENDMENT ZA-16-21

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



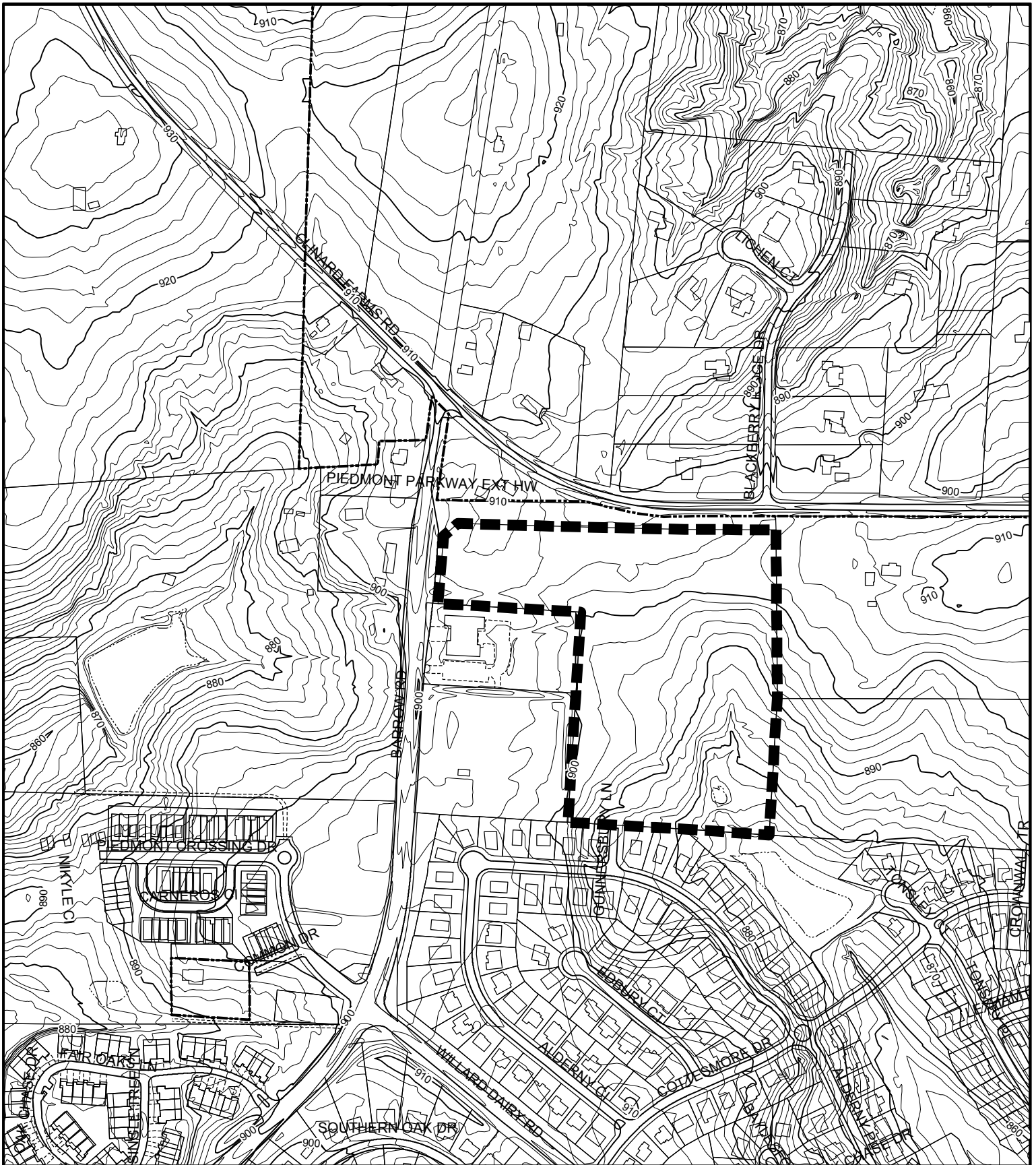
**Planning & Development
 Department**

City of High Point

Date: October 25, 2016



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ZONING MAP AMENDMENT ZA16-21

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: October 25, 2016



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ZONING MAP AMENDMENT ZA16-21



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 25, 2016 and before the City Council of the City of High Point on November 21, 2016 regarding **Zoning Map Amendment Case 16-22** 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 17, 2016, for the Planning and Zoning Commission public hearing and on November 9, 2016 and November 16, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____.

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: **Conditional Zoning Residential Single Family-9 District (CZ RS-9) District**. The property is approximately 16.9 acres lying at the southeast corner of Clinard Farms Road and Barrow Road. The property is also known as Guilford County Tax Parcels 0218639.

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:**

Any of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Access

- a) Access to the site shall be from an extension of Gunnesbury Lane to the south (from the Cottesmore Subdivision).
- b) A public street stub shall be provided to the east, to Guilford County Tax Parcel 0221066 (7861 Clinard Farms Road).
- c) No access shall be permitted from Barrow Road.
- d) ~~A paved emergency access, with City approved secured gate, shall be installed by the developer from the public street network within the site to the adjacent City of High Point Fire Station parking lot.~~

2. Roadway & Intersection Improvements:

The City of High Point Director of Transportation shall approve all construction and improvements.

3. Right-of-Way Dedication:

A fifty (50) foot wide right-of-way shall be dedicated as shown on the preliminary subdivision plat and labeled "future right-of-way" to provide future access to Clinard Farms Road (See Exhibit A).

SECTION 3

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

SECTION 4

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

SECTION 5

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

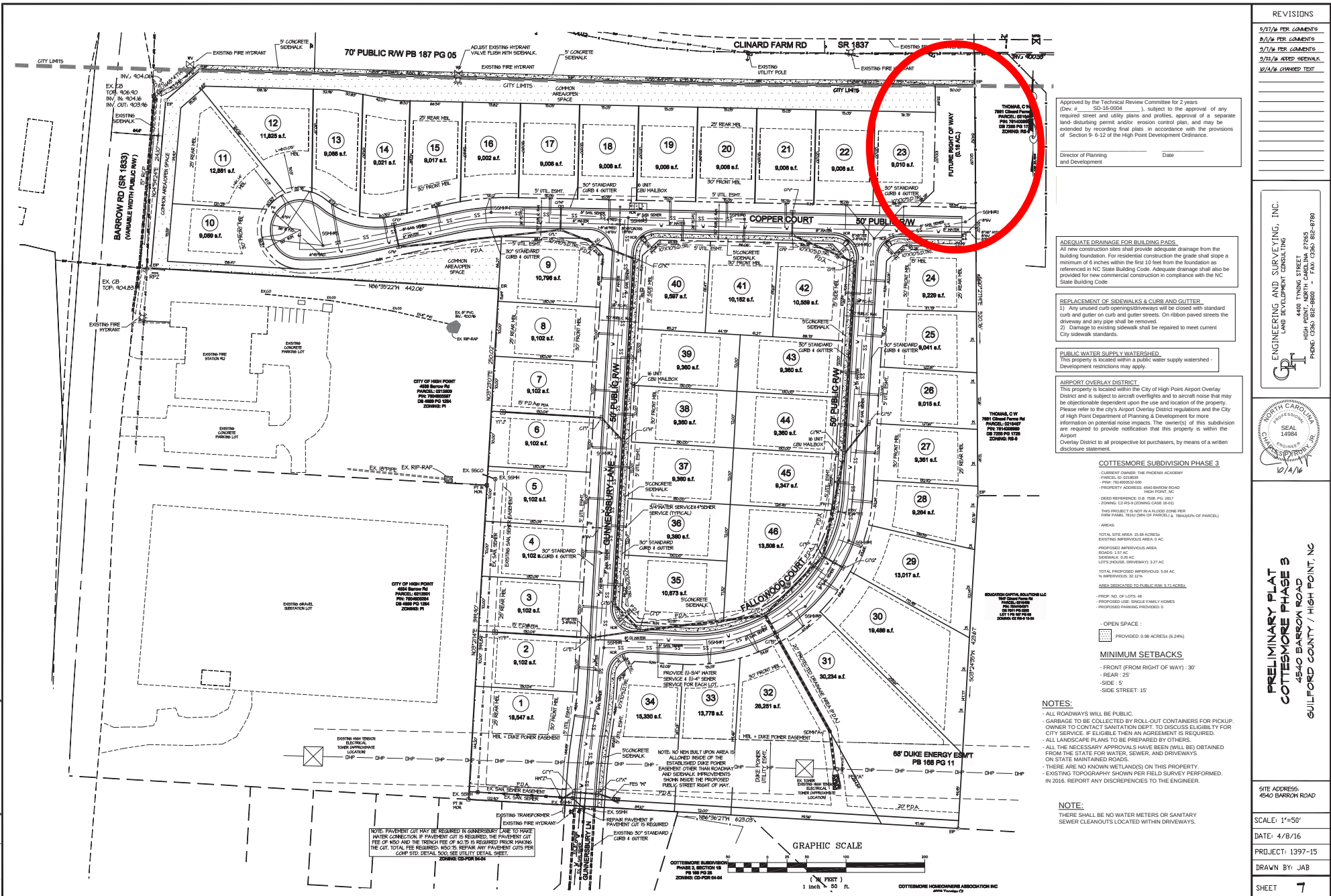
SECTION 6.

This ordinance shall become effective upon the date of adoption.

 st day of **November, 2016.**

Lisa B. Vierling, City Clerk

ZA-16-21 - Exhibit A



THE HIGH POINT ENTERPRISE

Affidavit of Publication

State of North Carolina,
Guilford County

To Whom it May Concern:
this is to certify the
advertisement attached
hereto has been published in

The High Point Enterprise

On the following dates:

November 11, 2016

Sworn to on this 15 day
of November, 2016

Lisa Robertson
Billing Clerk

Sworn to and Subscribed
before me this 15 day
of November, 2016

Barbara M. Daniels
Notary Public

Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held by the High Point City Council on Monday, November 21, 2016, at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC, for the purpose of receiving public input on a funding request for a company which expects to expand at 4135 Mendenhall Oaks Parkway. The company proposes to create 70 full-time jobs. The High Point City Council will consider authorizing up to \$70,000. The source of funding would be the Economic Development Incentive

Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's job creation – pursuant to an incentive performance agreement containing benchmarks and schedule for the payment of such financial assistance. For further information, please call 336-883-3116.
Nov. 11, 2016



CITY OF HIGH POINT

AGENDA ITEM



Title: Resurfacing of City Streets

From: Terry Houk – Public Services Director
Robby Stone – Asst. Director Public Services
Tyler Berrier – Civil Engineer

Meeting Date: November 21, 2016

Public Hearing: N/A

Advertising Date: September 7 – Sept. 21, 2016
Advertised By: Purchasing

Attachments: Attachment A – Bid Tabulations
Attachment B – Map of Streets to be resurfaced

PURPOSE:

The City budgets on an annual basis for the Resurfacing of City of High Point maintained streets. Based on needs, these streets have been identified as roads to be resurfaced. The Purchasing Department issued bid documents for this project on September 21, 2016.

BACKGROUND:

The City of High Point performs Street Resurfacing on an annual basis. This resurfacing takes place because deficiencies on a section of roadway are beyond repair of normal routine maintenance. The list of roads to be resurfaced is generated from pavement condition survey which is performed every three years that assesses the cities road/pavement ratings.

BUDGET IMPACT:

Funds for this project are available in the FY 2016-2017 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to Thompson Arthur – APAC Atlantic, Inc. in the amount of \$1,902,251.12.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services**

COUNCIL AGENDA DATE: **Nov 21, 2016**

BID NO.: **07-092116** CONTRACT NO.: DATE OPENED: **Sep 21, 2016**

DESCRIPTION:

Resurfacing of City Streets

PURPOSE:

The City budgets on an annual basis for the Resurfacing of City of High Point maintained streets. Based on needs, these streets have been identified as roads to be resurfaced. The Purchasing Department issued bid documents for this project.

COMMENTS:

The City of High Point performs Street Resurfacing on an annual basis. This resurfacing takes place because deficiencies on a section of roadway are beyond repair of normal routine maintenance. The list of roads to be resurfaced is generated from a pavement condition survey that assesses the cities road needs.

RECOMMEND AWARD TO: **Thompson Arthur - APAC Atlantic, Inc.** AMOUNT: **\$1,902,251.12**

JUSTIFICATION:

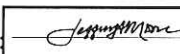
At the September 21st bid opening, Thompson Arthur - APAC Atlantic, Inc. was the low bidder of the 3 qualified bidders that submitted a bid.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101721	527205		101-Street Maint.	\$2,260,623.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Terry Houk** Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US
Date: 2016.11.03 15:03:49 -0400 DATE: **Nov 3, 2016**

The Purchasing Division concurs with recommendation submitted by the **Public Services Dep.** and recommends award to the lowest responsible, responsive bidder **Thompson Arthur- APAC** in the amount of \$ **1,902,251.12**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o, ou,
email=erik.conti@highpointnc.gov, c=US
Date: 2016.11.03 16:04:44 -0400 DATE: **Nov 3, 2016**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC,
ou=Financial Services Director,
mail=jfmoore@highpointnc.gov, c=US
Date: 2016.11.04 08:39:37 -0400 DATE: **Nov 4, 2016**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2016.11.09 15:12:52 -0500 DATE: **Nov 9, 2016**

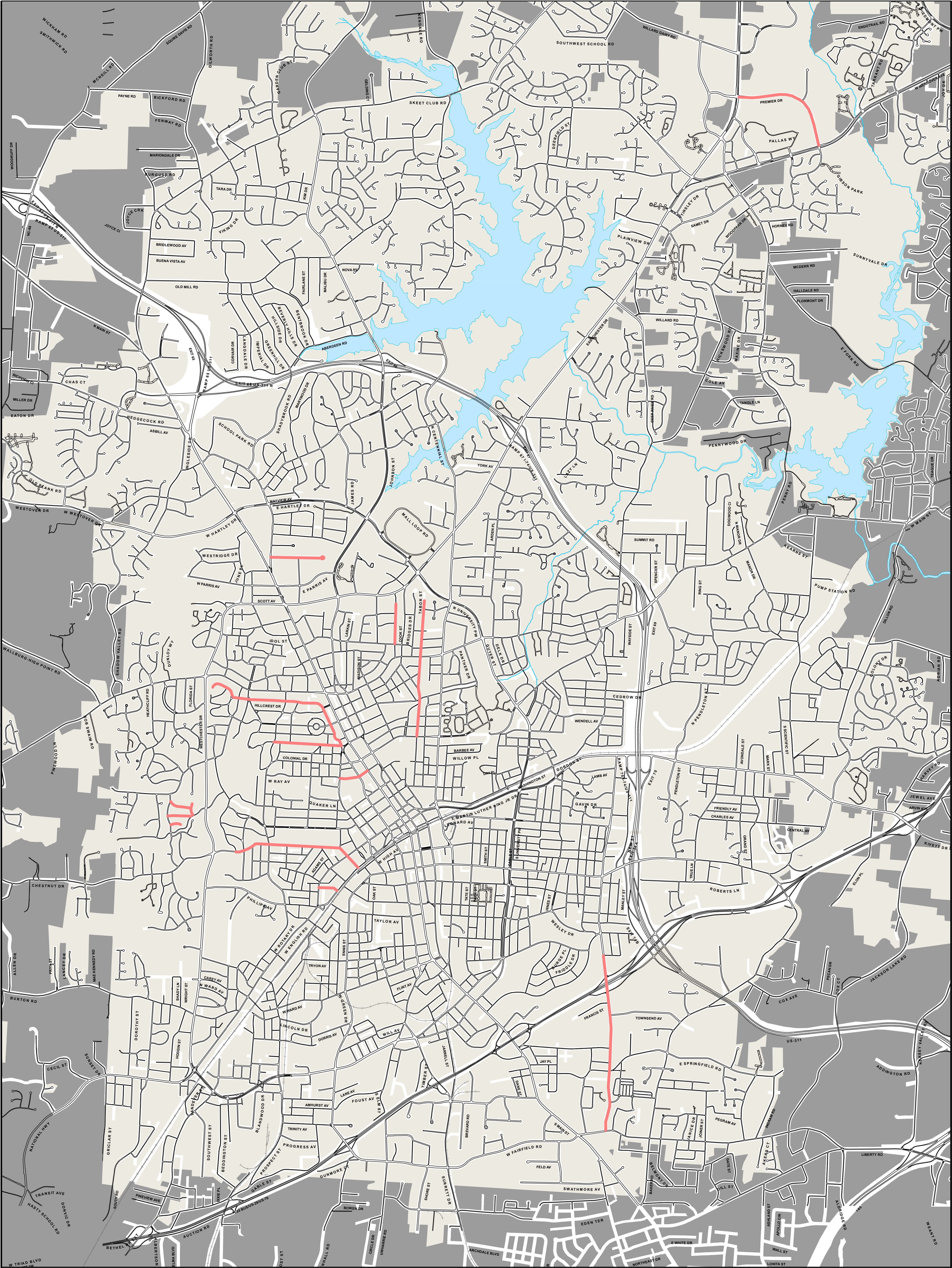
Bid Tabulation

Bid Number 07-092116

Street Resurfacing Project

Wednesday, September 21, 2016, 2:00 p.m.

<u>BIDDERS</u>	<u>BID</u>
Blythe Construction	\$1,926,785.22
Sharpe Brothers	\$1,915,561.79
Thompson Arthur – APAC Atlantic, Inc.	\$1,902,251.12

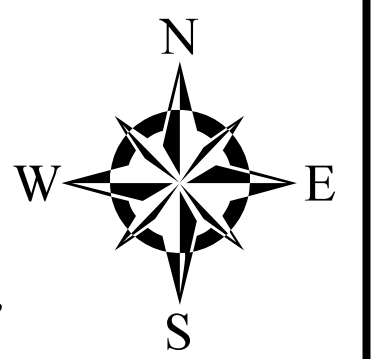


RESURFACING PROJECTS



This map is provided as a public information resource and every reasonable effort has been made to assure the quality of the map. This data information and related graphics are not legal documents and are not intended to be used as such. The City of High Point makes no warranty, express or implied, as to the accuracy, reliability, utility or completeness of this information. The City of High Point assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

MAP PREPARED BY
CITY OF HIGH POINT TRANSPORTATION DEPARTMENT
211 S. HAMILTON STREET
HIGH POINT, NORTH CAROLINA 27260
JULY 2016



CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 16-22
(Dale Britt & Jeff Rives)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 21, 2016

Public Hearing: Yes

Advertising Date: November 9 & 16, 2016

Advertised By: Planning & Development

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

PURPOSE:

A request by Dale Britt & Jeff Rives to rezone approximately 10.6 acres from a Conditional Use Residential Multifamily 12 (CU RM-12) District to a Conditional Zoning Residential Multifamily 12 (CZ RM-12) District. The site is lying south of W. Hartley Drive, approximately 25 feet east of Ingleside Drive.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request, as outlined in the attached staff report.
- B. On October 25, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-22. The Planning & Zoning Commission recommended **approval** of this request, by a vote of 5-1, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Dale Britt & Jeff Rives

Zoning Map Amendment 16-22

At its October 25, 2016 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 10.6 acres to a Conditional Zoning Residential Multifamily 12 (CZ RM-12) District. All members of the Commission were present except for Mr. Jim Armstrong and Mr. John McKenzie. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request, on behalf of the applicant, was Tom Terrell; an attorney with Smith Moore Leatherwood Attorneys at Law, 300 N. Greene Street, Suite 1400, Greensboro, N.C. He emphasized that there is currently no buyer, no developer and no site plan for the rezoning site. The primary reason for the rezoning is to make the property more marketable.

It was also stated by Mr. Terrell that the current density restriction of 40 units was imposed on the site in 1995 when the only means of access was from Ingleside Drive. He stated that the density restriction is no longer appropriate with the recent construction of the W. Hartley Drive extension. He also pointed out on the zoning map the other multifamily zoning and multifamily developments that have been established in this area.

Also speaking in favor of the request, was the applicant, Dale Britt, 2012 Shepard Street, Morehead City, N.C.

Speaking in opposition to the request:

Speaking in opposition of were Ms. Sandra Dill, president of the Avalon Subdivision Homeowners Association, 815 Hartley Hill Court, High Point, and Mr. Von Miller, 408 W. Parris Avenue, High Point. Ms. Dill spoke on behalf of the homeowner's association which has about 20 members present. Those in opposition to the request had the following comments and concerns:

- **Increased traffic:** It was suggested that the estimated trip generation in the staff report is severely underestimated.
- **Overcrowded schools:** There was concern that higher density development would put an additional burden on schools already close to or exceeding maximum capacity.
- **Low-income housing:** Concern was expressed that the applicants may already have a buyer lined up that will purchase the property and development low-income housing.
- **Increased crime:** There was concern development would contribute to an increase in criminal activity in the area surrounding the rezoning site.
- **Density too high:** Statements were made that the proposed density is too high for the area and should not be altered from the current restrictions.
- **Environmental impact:** There was concern that the development of the site would add additional run off to the Rich Fork Creek, add increased pollutants to the water, and have a detrimental impact on local wildlife.
- **Prefer delayed action:** It was suggested that it would be preferable if the rezoning was delayed until there was a specific buyer in mind so everyone knows exactly what is being considered.

In response to concerns noted by speakers in opposition, the Commission posed a question to the applicant as to whether there could be a compromise between the current limit of 40 units and the

maximum allowable 127 dwelling units. Mr. Terrell noted that his client would be willing to offer a condition limiting the site to a maximum of 95 dwelling units.

Planning & Zoning Commission Action

The Planning & Zoning Commission recommended **approval** of Zoning Map Amendment 16-22, as recommended by staff and with the additional condition offered by the applicant restricting the site to a maximum of 95 dwelling units. The recommendation was approved by a vote of 5-1 with Mr. McInnis voting against the motion.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-22, with the density restrictions, would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because:

- 1) The request is generally consistent with the City's Land Use Plan and the development pattern along W. Hartley Drive;
- 2) The request will promote an orderly growth pattern and encourage higher residential densities at appropriate locations as supported by Goal #5 and Objective #8 of the Land Use Plan; and
- 3) Based on conditions offered by the applicant to install road improvements to permit access from W. Hartley Drive, development of the site will be compatible with the surrounding area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-16-22
November 14, 2016
(Revised)**

Request	
Applicant: Dale R. Britt and Jefferson H. Rives	Owner(s): Dale R. Britt and Jefferson H. Rives
Zoning Proposal: To rezone approximately 10.6 acres	From: CU RM-12 Conditional Use Residential Multifamily-12 District
	To: CZ RM-12 Conditional Zoning Residential Multifamily-12 District

Site Information	
Location:	The site is lying south of W. Hartley Drive and east of Ingleside Drive.
Tax Parcel Numbers:	Guilford County tax parcel 0197233
Site Acreage:	Approximately 10.6 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is heavily wooded with a moderate to severely sloping terrain. A perennial stream impacts the south eastern portion of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along W. Hartley Drive. An 8-inch City sanitary sewer line, running in a north-to-south direction, runs through the eastern portion of the site.
General Drainage and Watershed:	The site drains in a southeasterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the total acreage and allowable development intensity, stormwater controls may be required to be provided.
Overlay District(s):	None

Adjacent Property Zoning and Current Land Use			
North:	CU RM-8	Conditional Use Residential Multifamily-8 District	Multifamily dwelling units (<i>across W. Hartley Drive</i>)
South:	RS-15	Residential Single Family-15 District	Undeveloped
East:	RS-15	Residential Single Family-15 District	Undeveloped
West:	CU-PDR	Conditional Use Planned Unit Development-Residential District	Undeveloped (<i>common area Avalon Subdivision</i>)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	Obj. 1B: Preserve and link environmentally sensitive lands such as floodplains, wetlands and steep slopes.

Land Use Plan Map Classification:	The site has a Moderate-Density Residential land use designation. 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.
Land Use Plan Goals, Objectives & Policies:	The following goals and objective 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. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan:	None
Zoning History:	<u>Zoning Case 95-25:</u> The parcel associated with this current zoning application was part of a 17.6-acre zoning case that was approved in January 1996. Development conditions outlined in Z95-25, divided the total 17.6 acres into two tracts. Tract 1 is lying at the northeast corner of Ingleside Drive and W. Hartley Drive and was granted a Conditional Use Residential Multifamily-8 District (CU RM-8) District zoning. Tract 2, the subject zoning site, is lying at the southeast corner of Ingleside Drive and W. Hartley Drive, and was granted a Conditional Use Residential Multifamily-12 District (CU RM-12) District zoning. <u>Zoning Case 02-21:</u> This zoning case involves a site that lies to the west of this current zoning application. It included 62 acres lying at the northwestern, southwestern and southeastern corners of the intersection of W. Hartley Drive and Ingleside Drive (Avalon Subdivision). This zoning approval was for a PUD zoning district, which established a 54-acre single family tract and an 8-acre multifamily tract. <u>Zoning Case 14-04:</u> A request was submitted to rezone the current property to a Conditional Zoning Residential Multifamily-12 (CZ RM-12) District in 2014. This application was withdrawn. <u>Zoning Case 16-05 (Z16-05):</u> In May 2016 approximately 7.8 acres lying north of W. Hartley Drive and west of Ingleside Drive, was granted a CZ RM-18 District zoning to allow residential multifamily uses.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	W. Hartley Drive	Major Thoroughfare	763 ft.
Vehicular Access:	Vehicular access to will be from W. Hartley Drive		
Traffic Counts: (Average Daily Trips)	W. Hartley Drive	4,000 ADT (2014, City of High Point DOT Traffic Count)	

Estimated Trip Generation:	Developed at its highest intensity, the site would permit up to 127 multifamily dwelling units. Such a development is estimated to produce approximately 837 average daily trips during a 24-hour period. High peak hour trips will be in the morning with approximately 65 peak hour a.m. (morning) trips.		
Traffic Impact Analysis:	Required		Pedestrian Access:
	<u>Yes</u>	<u>No</u> X	Development of the site is subject to the sidewalk requirements of the Development Ordinance.
Transportation Department Comments:	<u>Access</u> This site will be allowed one (1) point of access to W. Hartley Drive with a corner clearance of 250 feet from Ingleside Drive. The ingress and egress shall each be 24 feet in width, separated by a center island 15 feet in width. <u>Roadway and Intersection Improvements</u> A right turn lane with 100 feet of storage and 150 feet of taper are required by the Development Ordinance <u>W. Hartley Drive @ Site Access Point:</u> The Developer shall install an eastbound right turn lane at this intersection with a minimum of 100 feet of storage and 150 feet of bay taper.		

School District Comment				
Guilford County School System				
Local Schools:	Enrollment: (Fall 2016)	Maximum Design Capacity:	Mobile Classrooms:	Projected Additional Students:
Oak View Elementary	520	737	7	35 - 36
Ferndale Middle School	659	1,213	0	18 - 19
High Point Central High	1,474	1,392	0	16 - 17
School District Remarks:		High Point Central high school is over capacity.		

Details of Proposal

The subject site was granted a Conditional Use Residential Multifamily-12 (CU RM-12) District zoning in January 1996 under Conditional Use Zoning Case 95-25 (Z95-25), which restricts access and development density on the property. The applicant submitted for a new Conditional Zoning Residential Multifamily-12 (CZ RM-12) District to remove the density and access restrictions imposed by the 1995 zoning approval.

When Z95-25 was approved, the Land Use Plan designated the zoning site and surrounding area as High Density Residential, which permits all types of multi-family housing, including mid-rise and high-rise apartment buildings at a density between 8 to 26 dwelling units per acre. At that time, W. Hartley Drive was not constructed, and Ingleside Drive terminated a few hundred feet north of W. Hartley Drive. Since the only access to this area was through the existing single family neighborhoods along Ingleside Drive and Westover Drive, the applicant agreed to limit the development intensity for the entire 17.6 acres (both Tracts 1 & 2) to 100 dwelling units and required access to tracts 1 & 2 from Ingleside Drive.

Since 1996, there has been significant development in this area. Tract 1 (Hartley Square Condominiums) was developed with 60 multifamily dwelling units (16 units per acre), leaving only 40 additional units permitted to be constructed on Tract 2 (current zoning site). In 2002, the Avalon

Subdivision was granted a PUD zoning to permit a higher density single family development as well as multifamily dwellings. As part of the construction of this subdivision, Ingleside Drive was extended southward. However, it was not aligned to provide public street frontage to the zoning site as was intended under its 1995 zoning approval. Finally, in 2013, the W. Hartley Drive extension was completed and opened for public use.

For this new zoning district, the applicant is requesting the density as allowed under the RM-12 District without restrictions. Also, since the property only has frontage on W. Hartley Drive, the applicant is requesting access from that street.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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 Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

The proposal is generally consistent with the moderate density and medium density residential development in the area. The proposed density is similar to the existing and recently approved multifamily development at this intersection on the north side of W. Hartley Drive (Hartley Square Condominium, 16 dwelling units per acre and Winfield Property Multifamily project, 10 to 14 units per acre). It's also similar to adjacent multifamily development to the east along the W. Hartley Drive corridor (Franklin Ridge Apartments, 9 dwelling units per acre and Fox Follow Apartments, 13 dwelling units per acre). This request meets the goals and objectives of the Land Use Plan that encourage higher residential densities at appropriate locations in the city.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

Factor #1	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> ❖ A current zoning condition on the site prohibits access from W. Hartley Drive and requires access to be from Ingleside Drive. Since the zoning site does not have direct frontage on Ingleside Drive this condition cannot be met. This new zoning application proposes to have vehicular access from W. Hartley Drive. If approved, traffic from the proposed multifamily development will be separated from the adjacent single family neighborhood, thus ensuring this updated zoning district will be compatible with the surrounding area.

	❖ The existing development pattern along the W. Hartley Drive corridor, from N. Main Street westward to Horneytown Road, consists of single family development, and moderate to medium density townhome and multifamily developments. The allowance of an updated multifamily zoning district on this parcel is consistent with the Land Use Plan and with the development pattern that has been established in this area during the past 20 years.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <i>Staff Comments:</i> ❖ The common area of the abutting Avalon Subdivision separates the single family lots of that development from the zoning site. ❖ Transportation conditions offered by the applicant to allow vehicular access to the site from W. Hartley Drive will effectively mitigate any adverse impacts on adjacent properties.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; <i>Staff Comments:</i> A perennial stream impacts the southeastern portion of the site. Environmental protection standards of the Development Ordinance will ensure minimal impact on environmentally sensitive areas. Stream buffer standards of the ordinance provide for a protective buffer adjacent to this stream and will limit grading and disturbance of vegetation near the stream.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; <i>Staff Comments:</i> The site is within an area currently served by City of High Point utilities and municipal services and the submittal has no known impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties. <i>Staff Comments:</i> ❖ The access condition offered by the applicant that proposes access to the zoning site from W. Hartley Drive effectively mitigates the traffic impact on adjacent property owners. ❖ Where the zoning site abuts the single family development to the west (Avalon Subdivision), the Development Ordinance requires a Type C Planting Yard be installed consisting of 5 trees and 17 shrubs every 100 linear feet. This required planting yard will assist in mitigating impact by filter the view of development as viewed from the abutting single family subdivision.

Changes in the Area:

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

Staff Comments:

When this property was rezoned in 1996, this was a rural to low density area near the western limits of the City with access only from Westover Drive. Starting in the mid-1990s, there have been multiple annexations that have extended the City limits approximately 1½ miles westward to Horneytown Road. Also, during the past two decades, there have been multiple rezoning applications approved and projects developed that have established smaller lot single family, townhome and multifamily developments in this area. In addition, the primary east-west access is no longer from Westover Drive, but is now from W. Hartley Drive, which has been upgraded to a 4-lane major thoroughfare upon which this property fronts.

Development Patterns:

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

Staff Comments:

The key issue pertaining to this application is not if multifamily zoning should be established, as it is already permitted, but the allowable density of development. The Land Use Plan has supported multifamily development in this area since the mid-1990s and the current development pattern along W. Hartley Drive, from N. Main Street westward to Horneytown Road, consists of several moderate to medium density townhome and multifamily developments. With the extension and upgrading of W. Hartley Drive, there is now direct access to the N. Main Street corridor, so vehicles are no longer limited to using a neighborhood street, such as Ingleside Drive or Westover Drive. Therefore, the allowance of an updated multifamily zoning district on this parcel is consistent with the development pattern that has been established in this area during the past 20 years and consistent with Objective 8 of the Land Use Plan, which speaks to stimulating more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.

Reasonableness/Public Interest:

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

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because:

- 1) The request is generally consistent with the City's Land Use Plan and the development pattern along W. Hartley Drive;
- 2) The request will promote an orderly growth pattern and encourage higher residential densities at appropriate locations as supported by Goal #5 and Objective #8 of the Land Use Plan; and
- 3) Based on conditions offered by the applicant to install road improvements to permit access from W. Hartley Drive, development of the site will be compatible with the surrounding area.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 10.6-acre parcel to the CZ RM-12 District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

Required Action

Planning and Zoning Commission:

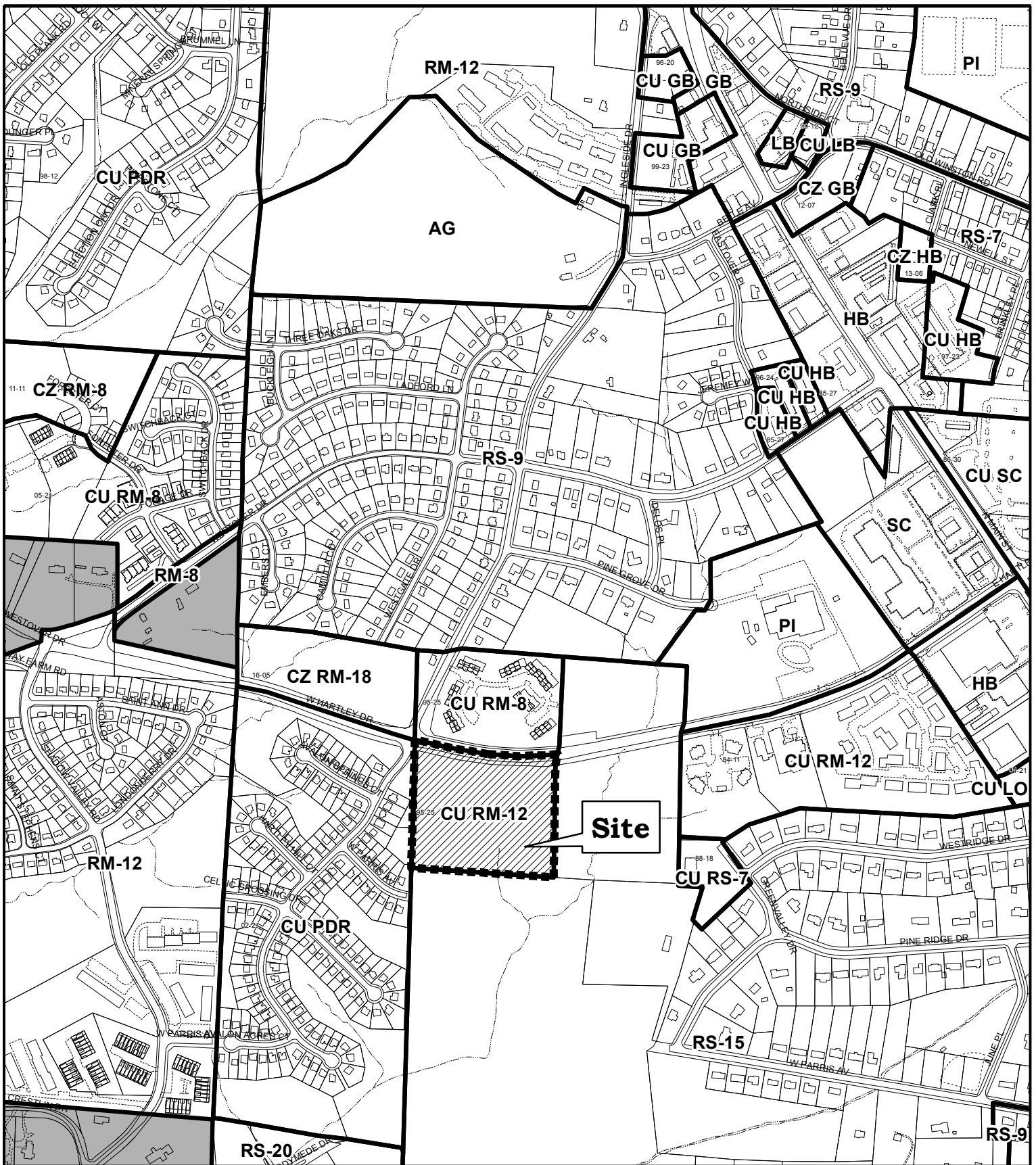
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



ZONING MAP AMENDMENT ZA-16-22

From: Conditional Use Residential Multifamily-12
To: Conditional Zoning Residential Multifamily-12

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

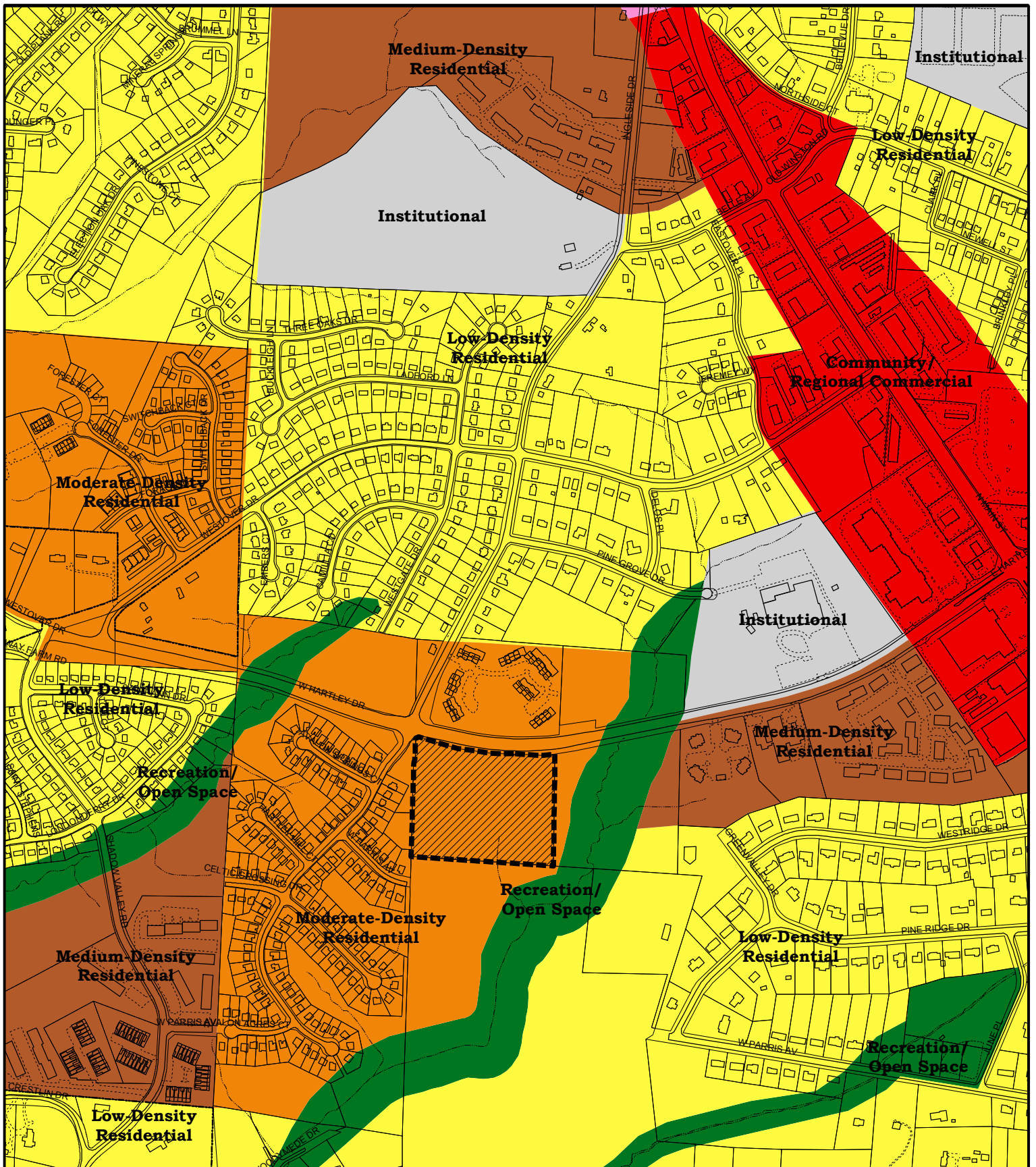
**Planning & Development
 Department**

City of High Point

Date: October 25, 2016



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ZONING MAP AMENDMENT ZA16-22

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



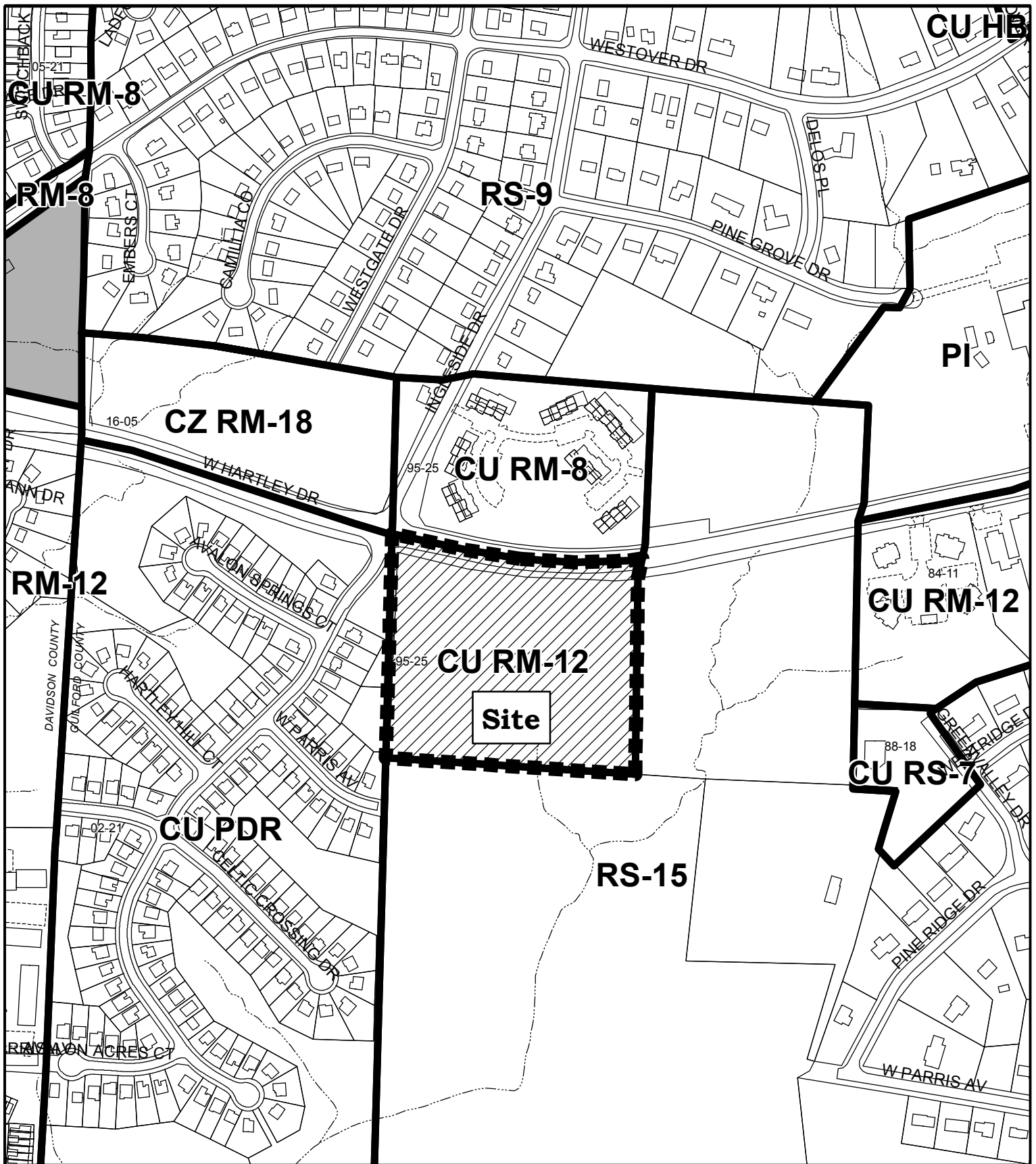
Planning & Development
Department

City of High Point

Date: October 25, 2016



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2016/pz/z16-22lu700.mxd



ZONING MAP AMENDMENT ZA-16-22

From: Conditional Use Residential Multifamily-12
To: Conditional Zoning Residential Multifamily-12

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

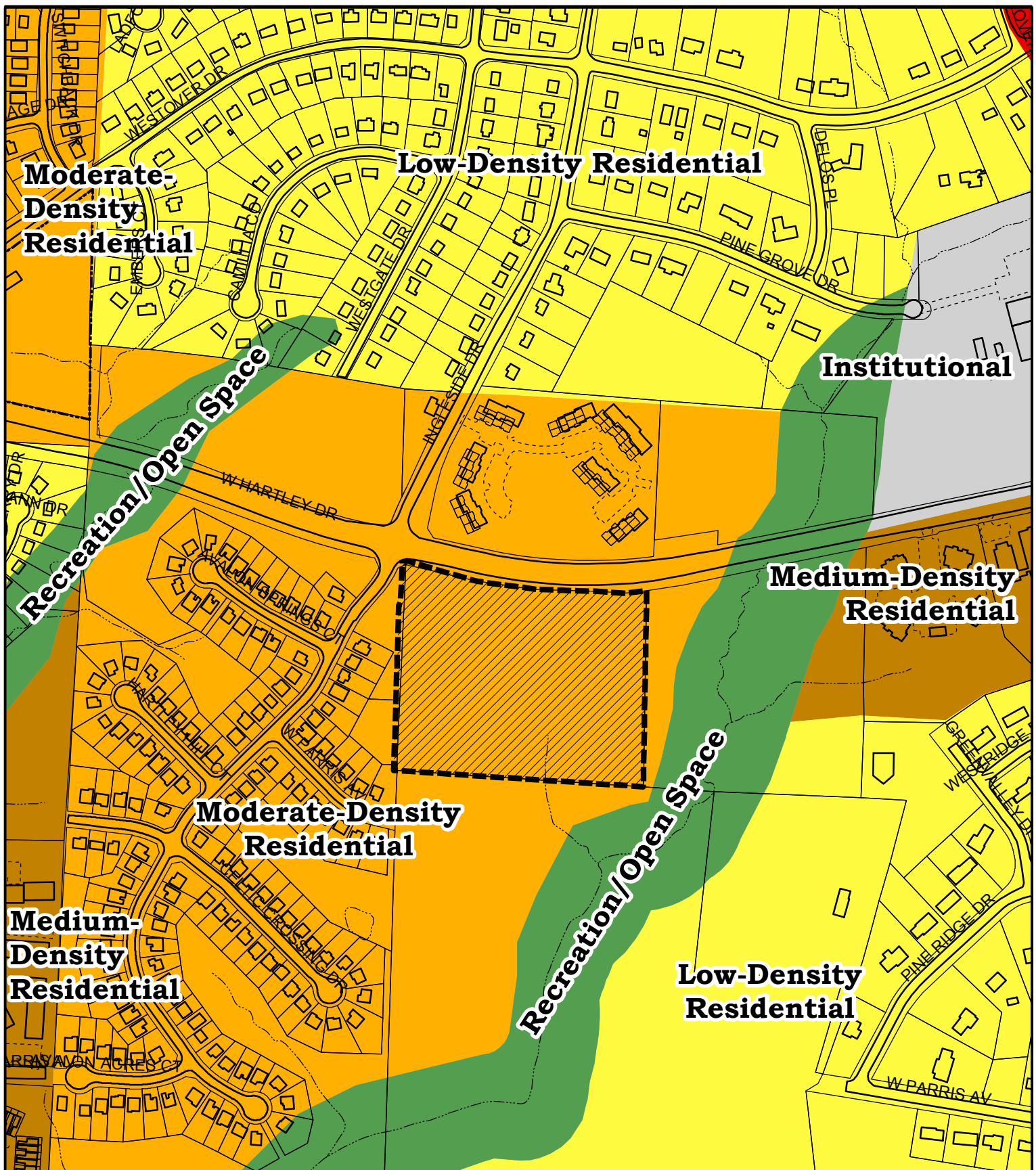
**Planning & Development
 Department**

City of High Point

Date: October 25, 2016



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 2016/pz/za16-22.mxd



ZONING MAP AMENDMENT ZA-16-22

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



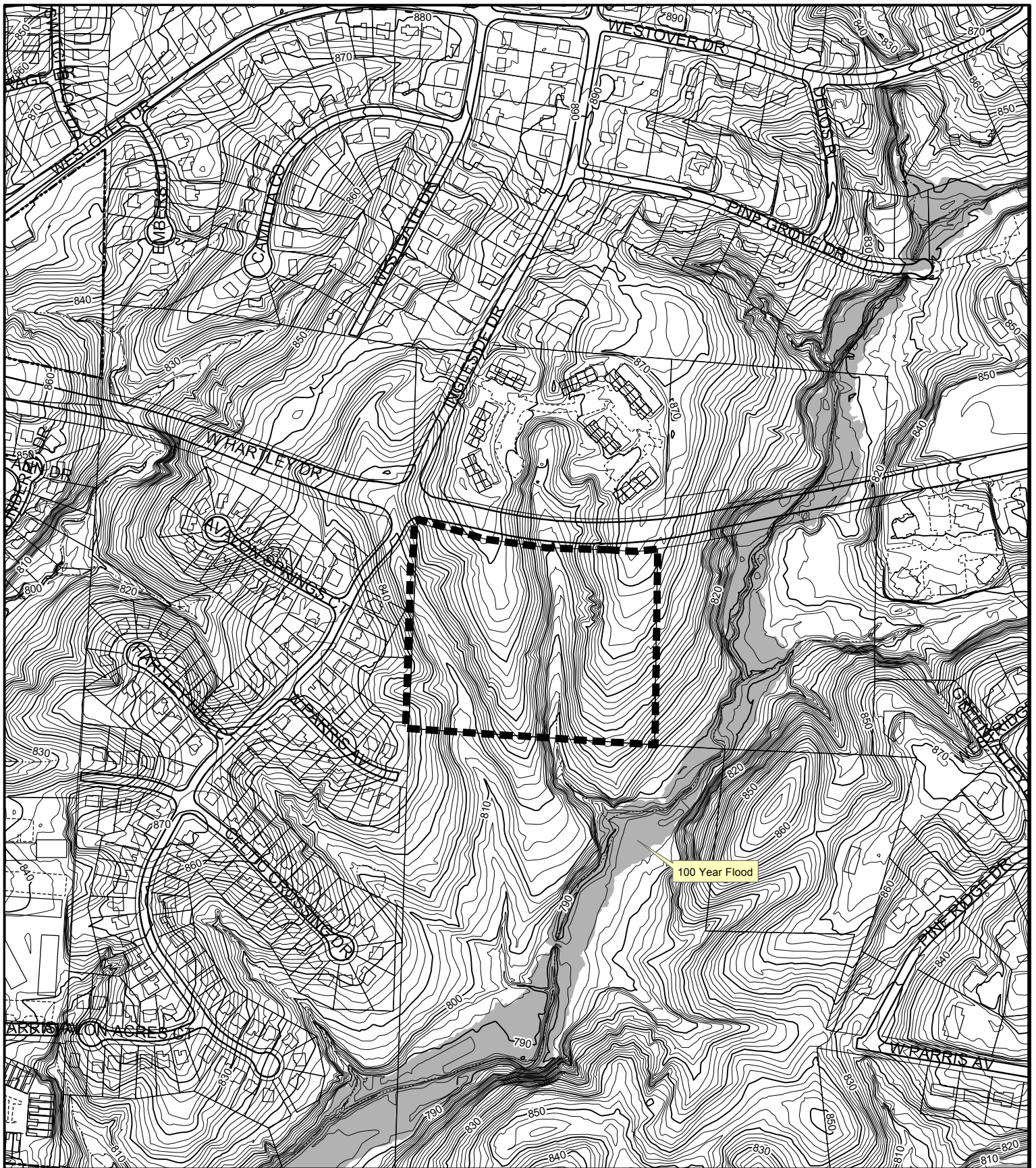
**Planning & Development
 Department**

City of High Point

Date: October 25, 2016



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ZONING MAP AMENDMENT ZA-16-22

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: October 25, 2016



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2016\pz\za16-22\topo.mxd

ZONING MAP AMENDMENT ZA-16-22



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 25, 2016 and before the City Council of the City of High Point on November 21, 2016 regarding **Zoning Map Amendment Case 16-22** 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 17, 2016, for the Planning and Zoning Commission public hearing and on November 9, 2016 and November 16, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____.

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: **Conditional Zoning Residential Multifamily-12 (CZ RM-12) District**. The property is approximately 10.6 acres lying south of W. Hartley Drive and east of Ingleside Drive, and also known as Guilford County Tax Parcel 0197233.

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:** Any of the land uses allowed in the Residential Multifamily-12 (RM-12) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RM-12 District and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

A maximum of ninety-five (95) residential dwelling units shall be permitted.

B. Transportation Conditions.

1. Access: This zoning site will be allowed one (1) point of vehicular access to W. Hartley Drive with a corner clearance of a minimum of 250 feet from Ingleside Drive. The ingress and egress shall each be twenty-four (24) feet in width, separated by a center island fifteen (15) feet in width.
2. Improvements (W. Hartley Drive @ Zoning Site Access Point): The property owner shall install an eastbound right turn lane at this intersection with a minimum of one hundred (100) feet of storage and a minimum one hundred-fifty (150) feet of bay taper.
3. Other Transportation Conditions: The City of High Point Transportation Director shall approve the location, design and construction of all driveways and other transportation 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 now 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.

___ day of _____, 2016.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Case 16-22

Submitted by: Mr. Thomas E. Terrell, Jr.

Citizens' Information Meeting/Communication Report

Submitted by
Thomas E. Terrell, Jr.

1. Letter

Applicants Dale Britt and Jeff Rives sent a letter on September 21 to all property owners within 300 feet. The list of owners, provided by the planning department, is attached as Exhibit A. The initial letter announcing the Neighborhood Meeting is attached as Exhibit B. The letter also provided my email and direct phone number. Because the letter inadvertently did not include the referenced map of the property, a follow-up letter was sent to the same recipients on October 7 with the map enclosed. The second letter is attached as Exhibit C.

2. Phone Call Received

Mr. Michael Uvani, who lives in Hartley Square, called to comment on the “very ugly wall” that was constructed as a sound barrier between the Hartley Square development and Hartley Drive. He wants some evergreens planted because the corner at Ingleside and Hartley is not protected from noise and should have been. He has spoken to many people at City Hall about this and he gets promises but never any action. [Note: this is the development on the other side of Hartley from the subject property]. He did not express discontentment with the proposed rezoning.

3. Email Communication with Avalon HOA

An email was received from the president of the Avalon HOA. A copy of the email and replies is attached as Exhibit D.

4. Neighborhood Meeting

The Neighborhood Meeting was held between 5:00 and 7:00 on a drop-in basis at the Hartley Drive YMCA. The only attendees were from the Avalon subdivision. The list of attendees is attached as Exhibit E.

A. General Description

The meeting was primarily focused on Avalon's fears of and concerns raised by “low income housing.” There was substantial anger expressed at Wynnefield Properties that formerly had this site under contract for “workforce housing.”

Jeff Rives explained that he and Dale Britt used to develop properties, but they no longer did and they just wanted to sell land remaining in their inventory. He assured the group that they had no buyer, but it was for sale to anybody who wished to buy, even to Avalon owners. The purpose of seeking removal of the density restriction was that it no longer could be justified, the

proposal was generally consistent with the Land Use Plan, and it would make it more marketable.

No one requested additional buffers or screening. We asked what they would be happy with and never received an answer.

B. Questions That Were Answered/Answerable

1) Will it be for “low income housing?”

The type of tax credit housing sought by Wynnefield Properties requires an additional city council approval. The applicants are only requesting rezoning, and there is nobody under contract or “in the wings” to be placed under contract for any particular use if zoning is approved. It is illegal to make a zoning decision based on the income level of those expected to live there.

We most recently offered it to the County for use as park space for bike trails. They responded “We do not want mountain biking in our neighborhood.”

2) Why do you want “unlimited density?”

This point was posed as a question or as a fact at least 3-4 times. We tried to explain that there is no such thing as “unlimited density,” and that RM-12 means 12 units per acre, a density generally consistent with the Land Use Plan. Additionally, at least 1/3 of the site is very likely undevelopable because of topography and a stream and the exorbitant cost of a connecting bridge. Therefore actual density would be much less than technically allowed.

3) “Our biggest concern is that you could sell this at 120 units to Wynnefield Properties.”

We stated as many times as we could that Wynnefield Properties is not in this discussion, but if they wanted to enter into a contract for an acceptable price, they could. It is for sale to anybody who wishes to make a reasonable offer.

4) Why didn’t the city disclose to us when we bought our property that the land around us could develop?

It is not the city’s job to communicate to buyers of property. However, the Land Use Plan and Map are public records. Their realtor and builder were the ones they should have gotten information from. Additionally, they should have asked questions when it was obvious that the land around them was not yet developed.

C. Comments Made for Which No Response was Attempted

1) Constructing Hartley Drive hurt Avalon because it allowed foot traffic from low income housing.

- 2) The City “stole land” from Avalon.
- 3) Wynnefield has a “secret deal” with High Point and it is getting all the low income housing contracts in North Carolina.
- 4) The minute Wynnefield gets its permits to build where it was rezoned it will start to build into the environmentally protected green space and the city won’t do anything to stop them
- 5) “The City of High Point is looking for every place it can to put in low income housing.”
- 6) If this is rezoned, Craig Stone will just “walk across the street and buy it for low income housing.”
- 7) We used to be a private community back in here, but now we’re not.”
- 8) Our schools are “overcrowded and overcapacity.” We should stop all these other apartments and subdivisions.
- 9) “The city has stepped all over everybody in High Point.”
- 10) “It’s all about the money.”
- 11) “I should have stayed in New York”

EXHIBIT A

AMH 2015-2 BORROWER LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

AMH 2015-2 BORROWER LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

ARAMINI, GARY DANIEL
2630 INGLESIDE DR UNIT 2A
HIGH POINT NC 27265

AVALON SUBDIVISION LLC
PO BOX 32726
CHARLOTTE NC 28232

AVALON SUBDIVISION OWNERS
ASSOCIATION INC
PO BOX 6442
HIGH POINT NC 27262

AVALON SUBDIVISION OWNERS
ASSOCIATION INC
PO BOX 6442
HIGH POINT NC 27262

AVALON SUBDIVISION OWNERS
ASSOCIATION INC
PO BOX 6442
HIGH POINT NC 27262

AVALON TRUST ; CLARO REAL ESTATE
INVESTMENTS LLC TRUSTEE
265 EASTCHESTER DR STE 133-157
HIGH POINT NC 27262

BAILEY, WILLIAM E JR
2670-1B INGLESIDE DR
HIGH POINT NC 27265

BAKER, DAVIS J ; BAKER, DEBRA
MICHELLE GUNTER
2620 INGLESIDE DR #1B
HIGH POINT NC 27265

BARTON, STEFANIE L
4306 SELBORNE DR
GREENSBORO NC 27410

BOLDEN, KIMBERLY N
2534 INGLESIDE DR
HIGH POINT NC 27265

BREAULT, CHRISTOPHER D ; BREAULT,
DONNA L
2660 INGLESIDE DR #1A
HIGH POINT NC 27265

BRITT, R DALE
2012 SHEPARD ST
MOREHEAD CITY NC 28557

BRITT, R DALE ; RIVES, JEFFERSON H
PO BOX 235
MOREHEAD CITY NC 28557

CABLE, WAYNE G ; CABLE, ROBIN W
902 KINLOCH DR
WINSTON SALEM NC 27107

CAMERON, KERRI A
2182 STONE RIDGE PL
WINSTON SALEM NC 27107

CORNATZER, RICKEY F
2630-1A INGLESIDE DR
HIGH POINT NC 27265

CRUZ, LAURA I ; VELASQUEZ, ROGER O
2542 INGLESIDE DR
HIGH POINT NC 27265

DALTON, TABITHA R
780 AVALON SPRINGS CT
HIGH POINT NC 27265

DAVIS, SHANE C ; EVANS, KELLI E
704 W PARRIS AVE
HIGH POINT NC 27265

DREYER, DAVID
623 CREEK DR
HAMPSTEAD NC 28443

ELLIOTT, MONICA DENISE
710 W PARRIS AVE
HIGH POINT NC 27265

ELVA WARD PROPERTIES LLC
5180 WALLBURG-HIGH POINT RD
HIGH POINT NC 27265

FOGLEMAN, CATHY S
2620-1C INGLESIDE DR
HIGH POINT NC 27265

GUILFORD COUNTY
PO BOX 3427
GREENSBORO NC 27402

HALL, SANDRA P
222 HILLCREST DR
HIGH POINT NC 27262

HAMILTON GROUP OF HIGH POINT LLC
2212 EASTCHESTER DR
HIGH POINT NC 27265

HAMPTON, MARTHA LYNETTE H
2660 1D INGLESIDE DR
HIGH POINT NC 27265

HUANG, BRO-RONG
3135 SOUTHAMPTON DR
JAMESTOWN NC 27282

IH5 PROPERTY NORTH CAROLINA LP
9335 HARRIS CORNERS PKWY STE 100
CHARLOTTE NC 28269

KALAMAZOO, BEATRICE G HAUSL R
TRUSTEE
5710 K HIGH POINT RD SUITE 113
GREENSBORO NC 27407

KIDD, LINDA LEAH
711 W PARRIS AVE
HIGH POINT NC 27262

KINLAW, SANDRA W ; KINLAW, PAUL DAVID
12603 CONGREGATION DR
CHARLOTTE NC 28278

KIRBY, RA'DONNA D
2660-2C INGLESIDE DR
HIGH POINT NC 27265

LAKIS, DOUGLAS S
2660 1C INGLESIDE DR
HIGH POINT NC 27265

LEWIS, TRACIE
713 W PARRIS AVE
HIGH POINT NC 27265

LISTON, BETTY L
2620-1A INGLESIDE DR
HIGH POINT NC 27265

LYMAN, JOHN ROBERT
PO BOX 683
JAMESTOWN NC 27282

LYON, ERIN R
715 W PARRIS AVE
HIGH POINT NC 27265

MCCORKLE, MARTHA J
2660-1B INGLESIDE DR
HIGH POINT NC 27265

MCCRACKEN, JOSEPH E ; MCCracken,
SHARON L
782 AVALON SPRINGS CT
HIGH POINT NC 27265

MILLER, EVELYN MAY
408 W PARRIS AVE
HIGH POINT NC 27262

PALMER, CHRISTY HUNT
225 BROOKE DR
WINSTON SALEM NC 27107

PARKER, HENRI H ; PARKER, NESONYA R
4609 RICHLAND POINTE DR
RALEIGH NC 27616
PARRIS, CLARO REAL INVESTMENTS LLC
265 EASTCHESTER DR STE 133-157
HIGH POINT NC 27262

PINNIX, GARY D
2630-2C INGLESIDE DR
HIGH POINT NC 27265

POWER, BETTY W
2670 INGLESIDE 1D DR
HIGH POINT NC 27265

RICHARDSON, CHANDREA
2536 INGLESIDE DR
HIGH POINT NC 27265

RODRIGUEZ-VELASQUEZ, BRAISI ;
SANCHEZ, CESAR A
2540 INGLESIDE DR
HIGH POINT NC 27265

RUCINSKI, SLAWOMIR ; RUCINSKI,
MALGORZATA
1151 SWEETBRIAR RD
HIGH POINT NC 27262

SADLER, PAMELA J
2670 INGLESIDE DR #2C
HIGH POINT NC 27265

SCOTT, CLIFTON A ; SCOTT, CECILIA L
784 AVALON SPRINGS CT
HIGH POINT NC 27265

SHELTON, SHAUN ; SHELTON, AMBER
2546 INGLESIDE DR
HIGH POINT NC 27265

SHRADER, JEAN CAROL
2670-1C INGLESIDE DR
HIGH POINT NC 27265

SKAVO, MIODRAG ; SKAVO, JADRANKA
2670 INGLESIDE DR UNIT 2B
HIGH POINT NC 27265

SOULAKAKONE, VIENGKEO ;
SOULAKAKONE, TAI VONGPHETH
709 W PARRIS AVE
HIGH POINT NC 27265

STEED, JANA
2543 INGLESIDE DR
HIGH POINT NC 27265

SURASANI, NIVAS
2660 INGLESIDE 2D DR
HIGH POINT NC 27265

TAKACS, ANDREA BERTA ; TAKACS,
GYULA KARL
500 W PARKWAY AVE
HIGH POINT NC 27262

TYREE, STEVEN W
1127 HAMPTON PARK DR
HIGH POINT NC 27265

UVANNI, MICHAEL
209 W COURT ST
ROME NY 13440

VACHIRA, TANATE
660 S WESTFORD ST
ANAHEIM CA 92807

WALLACE, DARRELL
703W PARRIS AVE
HIGH POINT NC 27265

WARDEN, DONNA ELLEN
103 MCBERRY ST
BECKLEY WV 25801

WEISMAN, ANNE LOLA
2670-1A INGLESIDE DR
HIGH POINT NC 27265

YOUNG MENS CHRISTIAN ASSN OF HIGH
POINT INC
PO BOX 6258
HIGH POINT NC 27262

YOUNG MENS CHRISTIAN ASSN OF HIGH
POINT INC
PO BOX 6258
HIGH POINT NC 27262

YOUNG, BOLEN ALVEN JR
2620 2C INGLESIDE DR
HIGH POINT NC 27265

EXHIBIT B

September 21, 2016

Dear Neighbor:

I represent Dale Britt and Jeff Rives, applicants to rezone the 10.24 acres shown on the enclosed map from CU-RM-12 to CZ-RM-12. Translated, this means rezoning from residential-multi-family zoning with a maximum of 12 units per acre, subject to certain zoning restrictions, to the same zoning district, but subject to different restrictions. You are receiving this letter because you own property that lies within 300 feet of the site's boundary.

This site was originally zoned to CU-RM-12 in 1996 with limited density before sufficient access roads were constructed. The reason for limiting density no longer exists, and the rezoning will simply allow density at the number of units permitted by the ordinance.

There will be no connection to the Avalon subdivision, and the natural buffers that are part of the Avalon common area will remain. The site will be limited to two points of access to Hartley, one of them a right turn going in, and the other a right turn going out.

Mr. Britt and Mr. Rives will not be developing the property themselves, nor do they have a buyer yet who will. Thus, no site plans or building designs have been created. Nonetheless, if you would like to meet personally with Mr. Rives and Mr. Britt to ask them questions, there will be an informal meeting at the High Point YMCA on October 6 from 5:00 to 7:00 p.m. It is organized on a drop-in basis so that you can come when it best fits your schedule.

In the meantime, if you cannot come but have questions, please feel to email me at tom.terrell@smithmoorelaw.com or to call me at my direct office number (336) 378-5412. If I cannot answer your questions I will find somebody who can.

Sincerely,

Smith Moore Leatherwood LLP



Thomas E. Terrell, Jr.

TET/ths

EXHIBIT C

October 7, 2016

Dear Neighbor:

I recently sent you a letter dated September 21 to let you know that Dale Britt and Jeff Rives will be applying to rezone 10.24 acres on Hartley Drive. I referenced an enclosed map, but apparently the map was not enclosed.

I apologize for that oversight. I assure you that the map showing the 10.24 acres involved is enclosed this time.

To repeat, there is no buyer for this property and no plan of development. The owners will be asking the city to remove density restrictions that were placed on the site approximately 20 years ago because, at that time, Hartley Drive had not been constructed. The removal of the density restriction would make the zoning consistent with the city's Land Use Plan that has been in place since before Avalon, Hartley Square and other developments were constructed.

Sincerely,

Smith Moore Leatherwood LLP



Thomas E. Terrell, Jr.

TET/th

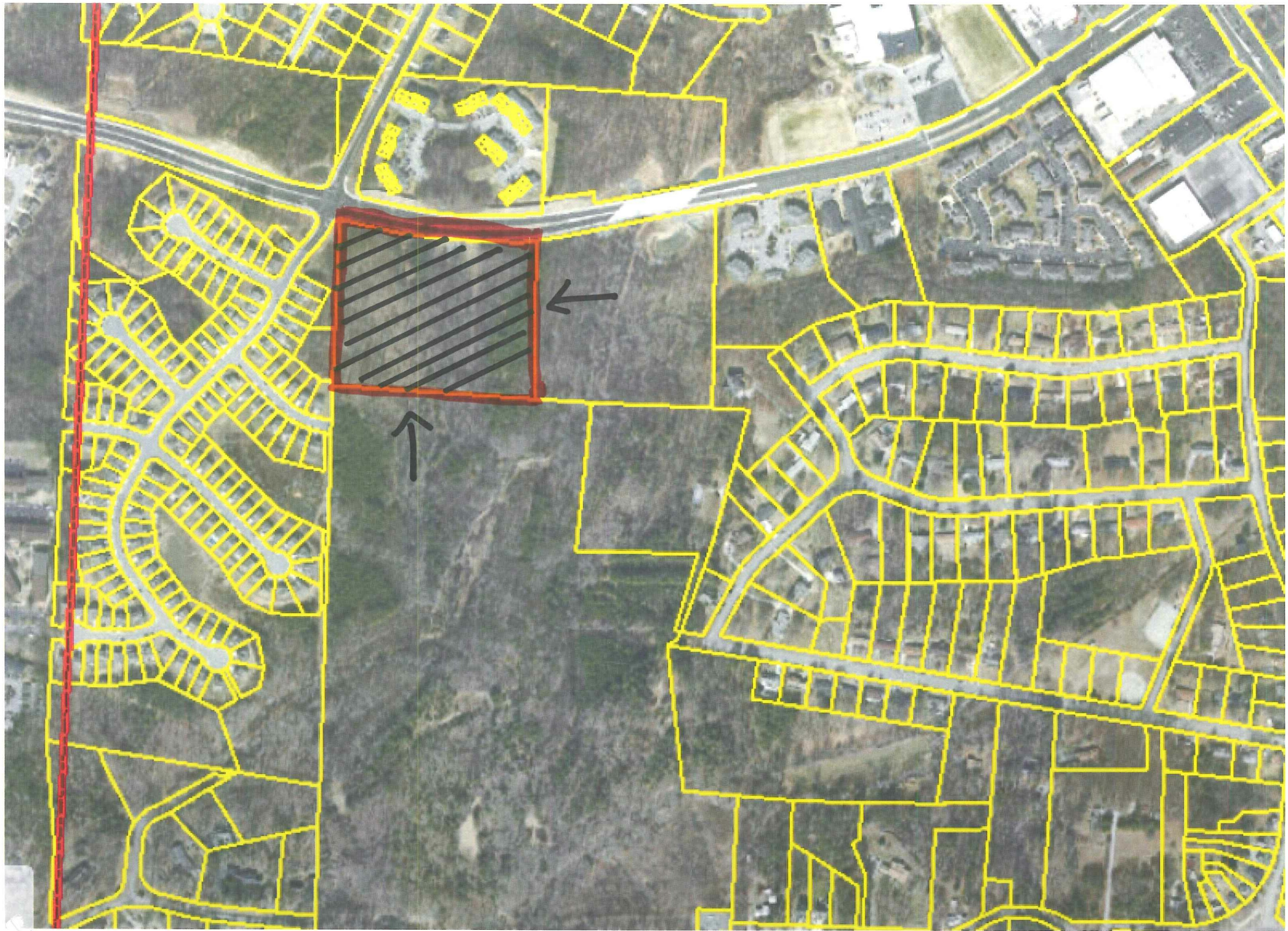


EXHIBIT D

Tom Terrell

From: Sandy <sandyc24@yahoo.com>
Sent: Wednesday, September 28, 2016 10:50 AM
To: Tom Terrell
Cc: scott dill; jtthomas@northstate.net; wmrkjones@yahoo.com; drobertgb@hotmail.com; 'Jeff Rives'; Dale Britt; Wendy Emrich
Subject: Re: Rezoning Meeting

Good Morning,

I just wanted to let you know the board has decided that we do not wish to have a separate meeting, but will instead attend the meeting on Oct 6th.

Thank You,

Sandy Dill
President Avalon Homeowners Association.

On September 25, 2016, at 5:40 PM, Tom Terrell <Tom.Terrell@smithmoorelaw.com> wrote:

Please accept my apologies for misspelling your name. Since the meeting at the Y is structured on a drop-in basis, would you like to have a separate meeting with just your board?

-----Original Message-----

From: Sandy [mailto:sandyc24@yahoo.com]
Sent: Sunday, September 25, 2016 5:27 PM
To: Tom Terrell
Cc: scott dill; jtthomas@northstate.net; wmrkjones@yahoo.com; bruthaj35@yahoo.com; drobertgb@hotmail.com; Wendy Emrich; 'Jeff Rives'; Dale Britt; rmosher@myguilford.com
Subject: Re: Rezoning Meeting

Mr Terrell,

Thank you for your in-depth response, and I appreciate you trying to enlighten the board.

I appreciate your history but issues from 15 years ago have nothing to do with today's zoning issues.

We will be attending your meeting and look forward to hearing what you have to say.

P.S.

My name is Ms Dill.

Thank You,
Sandy Dill

On September 25, 2016, at 4:15 PM, Tom Terrell <Tom.Terrell@smithmoorelaw.com> wrote:

Ms. Gill,

I appreciate more than you know that you reached out so that I can clear up some facts. Of course, you are free to oppose this rezoning and to speak at any public hearing, but your HOA board's facts are out of date.

That, of course, is not your board's fault because you don't have direct communications with developers in the process as it develops, and then you receive a notification like my letter that comes out of the blue. Your assumption is even logical, based on recent history. But I do need to bring you current in what is going on.

I have copied Jeff Rives and Dale Britt who will confirm that this property is no longer under contract to Wynnefield Properties and that it is not under contract to any person, company or entity. I encourage you also to contact Wynnefield Properties, but I don't have its contact information. Craig Stone is the president. Mr. Britt and Mr. Rives truly are just proceeding to ask the city to lift a density limit that was first imposed because, in the mid-nineties, there was inadequate access (Hartley had not been built).

For additional confirmation that there is no secret buyer, my July 18 letter to the Guilford County Board of Commissioners suggesting that this property be acquired for park space for use as bike trails was on the front page of the High Point Enterprise near the end of July. In that letter I informed the county that the owners were proceeding with rezoning. I have also copied Mr. Rick Mosher with Guilford County who will confirm that I was communicating with him in August to further the conversation about its acquisition by the county for use as open space for bike trails. That conversation, to my knowledge, has stopped.

But in spite of the fact that Wynnefield is not trying to purchase this property, I would like to give you some history that I think you are unaware of: I rezoned your subdivision a little over 15 years ago against opposition that was rooted in fear of income disparity. It was not "low income housing" (which is a term that mischaracterizes what Wynnefield does), but the principle is little different.

In my 31 years as an attorney, what was then referred to as the "Elva Ward rezoning" was one of the toughest residential rezonings I've ever handled. I was the person who identified the former Elva Ward property to Dennis Bunker, a broker in Charlotte who was looking for land for Landcraft Management, a residential developer. Landcraft hired me to rezone it. All of the residents down on Shadow Valley and Carolyndon came out in full force to oppose your development primarily on the basis of income disparity -- the proposed lots in Avalon were much smaller than their lots and their argument, essentially, was that smaller lots meant smaller houses, and smaller houses meant people with less income, and that in turn would harm their property values and the character of their neighborhood. The income disparity argument was heard the loudest in neighborhood meetings and in private conversations, although I recall some of the comments were also made in public meetings where stormwater was the more acceptable argument. ("Income disparity" is my term. The comments were more often couched in terms of smaller houses, too many units per acre, etc. which were and still are often used in rezoning cases as code words when the true issue is income or, in some cases, race or nationality).

For confirmation of this history and the many comments we were hearing, you could contact Dan Pritchett at Jamestown Engineering, site engineer, who personally knew many of the opponents, or Tripp Bunker (Dennis's brother), who was involved with Landcraft. Tripp's cell number is 336-687-1117. You can also contact High Point mayor Bill Bencini, who was a key leader on city council at the time, and chairman of the planning committee. I recall that his vote and the vote of former council member Chris Whitley in support of what became Avalon marked the turning point for the rezoning, and I credit them with your homes eventually being built. Mayor Bencini, I am sure, remembers how angry and vocal some of the rezoning opponents were, and I am sure he remembers what their concerns were.

Today, your subdivision is absolutely beautiful and a desirable place to live, and I would defend it against anyone who claimed otherwise. I am proud to have played a role in its approval. I hope that the residents down below you on Shadow Valley and Carolyndon would agree.

You are aware of the neighborhood meeting coming up. If you would like for Mr. Rives and Mr. Britt (and me) to meet personally with your board we are pleased to do so. One possible time would be immediately after the neighborhood meeting. Just let me know. My direct number at work is 336-378-5412. My cell is 336-847-2000.

Tom Terrell

-----Original Message-----

From: Sandy [mailto:sandyc24@yahoo.com]

Sent: Sunday, September 25, 2016 12:08 PM

To: Tom Terrell

Cc: scott dill; jtthomas@northstate.net; wmrkjones@yahoo.com; bruthaj35@yahoo.com; drobertgb@hotmail.com; Wendy Emrich

Subject: Rezoning Meeting

Good Afternoon Mr Terrell,

My name is Sandy Dill and I am the current President of the Avalon Homeowners Association.

It has been brought to the association's attention that your clients are wishing to change the zoning on a piece of property that abuts our Community.

It sounds like your clients are trying to get it re-zoned so that they may sell it to a company named Wynefield Properties.

Three years ago Wynefield Properties tried to re-zone that same piece of land so that they could build Low Income housing. We fought the re-zoning successfully then and are planning to fight this re-zoning.

Sincerely,

Sandy Dill

President Avalon Homeowners.

EXHIBIT E

PRINT NAME

EMAIL

Robert Granger

nfcg@hotmail.com

Norma Granger

Ana Aguirre

anahyacinth@yahoo.com

Cliffen SCOTT

CSCOTT34@TRAD.RR.COM

Toby Thomas

thomastoby435@gmail.com

Mike Menzel

menzel5@earthlink.net

Sandra Dill

SandyC24@Yahoo.Com

Wendy Jones

wmrkjones@yahoo.com

FRANCESCO FUMBI

francesco fumbi

Nestor Ochoa

NSTROCHOA@YAHOO.COM

Madelyn Quattrone and

{ prunedu@hotmail.com

Genis Grue

Laura Cruz

laurail1976@hotmail.com

Monica Elliott

eliarm98000@yahoo.com

Robert Godfrey

drobertgb@hotmail.com

CECILIA GODFREY

cecyl3ca@hotmail.com

DARRELL WALLACE

ZENAIDA WALLACE

> navjock12@yahoo.com

~~MIKE MENZEL~~

~~menzel5@earthlink.net~~

CITY OF HIGH POINT AGENDA ITEM

**Title: Eight Police Vehicles**

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Bid Recommendation

Meeting Date: November 21, 2016

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Police Department will be in the process of hiring eight additional officers during this budget year and vehicles will be needed once the training is complete. Using NC State Contract 070B Item # 13, the 2017 Dodge Charger has been identified for City Council approval.

BACKGROUND:

The Police Department has been using the Dodge Charger for several years and it meets their needs. The price of \$26,979 includes the vehicle and equipment package. Total cost for eight is \$215,832. Estimated delivery is 90-120 days.

BUDGET IMPACT:

Funds are available in FY 2016-17 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the 2017 Dodge Charger from Ilderton Chrysler.





**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **Nov 21, 2016**

BID NO.: **NC State Bid 070B** CONTRACT NO.: **Item # 13** DATE OPENED:

DESCRIPTION:
2017 Dodge Chargers

PURPOSE:
Eight vehicles are needed for additional officers in the process of being hired.

COMMENTS:
The price is \$26,979 each

RECOMMEND AWARD TO: **Ilderton Chrysler Dodge** AMOUNT: **\$215,832**

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101313	532401			\$215,832
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Gary L. Smith** Digitally signed by Gary L. Smith
Date: 2016.11.02 13:56:26 -04'00' DATE: **Nov 2, 2016**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services** and recommends
award to the lowest responsible, responsive bidder **Ilderton Chrysler Dodge** in the amount of \$ **215,832.00**

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=ou,
email=erik.conti@highpointnc.gov, c=US
Date: 2016.11.02 16:00:01 -04'00' DATE: **Nov 2, 2016**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC,
ou=Financial Services Director,
email=jmoore@highpointnc.gov, c=US
Date: 2016.11.04 11:04:25 -04'00' DATE: **Nov 4, 2016**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2016.11.10 09:07:35 -05'00' DATE: **Nov 4, 2016**

ILDERTON
CHRYSLER FINANCIAL GROUP
FIVE-STAR
RATED DEALER
 701-709 S. Main Street
 High Point
 336-841-6100



CHECK OUT OUR
 INVENTORY ON THE WEB:
www.ilderton.com
 SERVICE DEPT:
 MON-FRI 7:30-5:30 SAT 9-1:00



11/7/2016

Buyer:	City of High Point
	Gary Smith
	Marked Unit
Phone:	336-883-3598
Fax:	

Cell:	
Phone:	
Fax:	

Make:	Dodge
Model:	Charger Pursuit AWD 5.7
Year:	2017
Color:	Bright White
VIN:	
Stock #:	
Mileage:	

Make:	
Model:	
Year:	
Color:	
VIN:	
Stock #:	
Mileage:	
ACV:	

MSRP	
-------------	--

Sale Price	\$24,406.00
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Options Included		
AWD Hemi	included in price	\$ -
Delete Spare Tire		\$ (89.00)
Prep Package		\$ 1,875.00
Black Left Spot Lamp w/LED		\$ 350.00
Deactivate Rear Locks/Windows		\$ 72.00
Options Total		\$2,208.00

Sub Total	\$26,614.00
Back Up Camera	\$365.00
Vinyl Floor- Standard	
BALANCE DUE	\$26,979.00

Manager ROBERT MILLER **Customer** _____

Insurance Information			
Agency Name and Address:			
			Phone No.:
Policy No.:			Insurance Company:
Comp.:	Collision:	Effective Dates:	
Contact:	Date:		



COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE

Committee Members: Golden, Ewing, Alexander and Williams

Chaired by Mayor Pro Tem Golden

NOVEMBER 8, 2016 – 10:00 A.M.

3RD FLOOR LOBBY CONFERENCE ROOM

MINUTES

Present:

Chairman Jeff Golden, and Committee Members Chris Williams, and Jason Ewing

Absent:

Committee Member Latimer Alexander

Also Present:

Council Member Cynthia Davis

Staff Present:

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Mike McNair, Director of Community Development; JoAnne Carlyle, City Attorney; Richard Fuqua, Affordable Housing Manager; Nena Wilson, CD Administrator; Lori Loosemore, Supervisor- Code Enforcement; Michelle McNair, Community Resource Manager; Toni Jackson, Housing Specialist; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

News Media:

No New Media

Others Present:

Sofia Crisp, Executive Director, Housing Consultants and Gene Brown, Executive Director, Community Housing Solutions

Note: The following hand-outs were distributed during the meeting and will be attached as a permanent part of these proceedings:

- *Update on Southside Pedestrian Bridge project (NSP)*
- *Code Enforcement Update*
- *Update on Core City Homebuyer Initiative*
- *Preliminary feedback on Operation InAsMuch (OIAM)*

Chairman Golden called the Community Housing & Neighborhood Development Committee meeting to order at 10:00 a.m.

Update on Southside Pedestrian Bridge project (NSP)

Mike McNair, Director of Community Development, reminded Council that this was discussed back in August and wanted to give a brief summary and overview on the NSP funds on the activity for purchased properties where they were repaired and sold. He reported they had the cash on-hand but had to get State authorization to do something else with it and have been waiting 8-9 months for their approval. They have advised the City of High Point to move forward. He reported that engineering would be submitting this by the end of this month and would bring to Council to appropriate the funds. He shared the estimated budget on hand was \$200,000 and the expected completion timeframe would be by April-May.

He reviewed the aerial view with the Recreation Center along with the flood plain and the bridge designed through the narrowest point. He noted how the bridge would be a 75-foot bridge. With that, they would be partnering with High Point Food Alliance at Southwest. He explained how they would be working with Southwest and the Urban Agriculture along with Patrick Harman to set in place and complete before next growing season. Council Member C. Davis asked the question if there would be any lighting along the area when it gets darker for the children near the elementary school while walking after tutoring, and Mr. McNair said that would be possible and that would be near the Greenway area.

Mr. McNair reviewed the type of bridge it would be and presented an existing bridge in High Point that would look similar to 10-feet wide, 75 long and where people would not only be able to ride bikes across it but would also be able to drive tractors and lawnmowers across it as well. He noted that there would also be some interest on the land on the other side of town and extending the Urban Orchard further up. He is expected to come back sometime in January with appropriation and contract at one time.

Randy McCaslin, Deputy City Manager, asked if the bids that Mr. McNair would be taking to Council in January would be covering just the bridge or if they would also be covering the Greenway. Mr. McNair replied just the bridge and also would have to coordinate with the people working with the water treatment and look at it from a cost effectiveness which would be part II/phase II part.

Randy Hemann, Assistant City Manager, wanted to know who was doing the orchard part and Mr. McNair commented that it was a combination of Southwest Foundation, Urban Agriculture group and the Hayden-Harman Foundation would be involved. He also noted that they have sent out a request to the State and set aside funding for the acquisition for the materials as long as the materials are purchased they would do the planning.

Code Enforcement Update

Lori Loosemore, Supervisor-Code Enforcement, reported that they did hire the last person for Code Enforcement, are currently at full staff, are working on Saturdays and trying to address some signage issues, and parking in front of yard, etc.... Council Member C. Davis asked if this was every Saturday or just once a month, and Ms. Loosemore confirmed it was just once a month. Ms. Loosemore stated they started on October 1st and received 19 signs in one block and from one Saturday received 27.

Committee Member Ewing asked if there was something in the ordinance when we take up a sign they can buy it back from us. Ms. Loosemore confirmed that if the signs were not in good condition the City would get rid of them or if they were in better condition they would keep near Russell and then they would claim them. Committee Member Ewing inquired on the Real Estate signs that were displayed high above on the electrical poles and Ms. Loosemore replied that State Code Enforcement enforces the removal and also use electric to help remove as well. Mr. McCaslin reinforced how they would include the electric trucks in a dangerous location for removal.

Ms. Loosemore reviewed the problem properties that came from the University of North Carolina-Greensboro (UNCG) studies and entered all the data and entered into an excel spreadsheet while State Code

Enforcement was going out and taking pictures and came up with 379 properties that they would have to go and visit.

Viewed properties

- Out of the 300 properties, 76 are not there anymore

Things to consider:

- is the house vacant
- is it occupied
- does it appear to be repaired
- is there a structure
- is it visible collapsing

After that, Ms. Loosemore would then begin to prioritize which properties would need to look at first to delete off the list. She gave 513 White Oak as an active case and as to what it would look like current. She gave some good news to 1608 Rocket which was an old case but actively working on.

Committee Member Ewing asked at what point would we cross reference with the foreclosure or the tax lien, and Mr. McNair replied those would be the first to cross reference with the tax delinquent. Committee Member Ewing was concerned if someone was on that list with violations but were tax delinquent and were to take it and save some time. Mr. McCaslin suggested that if we were to take it then our obligations were also not to stop and then at that point we would still have to clear it, mow it, and would still stay on our list for years at that point. Committee Member Ewing, commented once we would control it we would be able to dispose of it and then come up with a strategic plan where there are areas for the marketability to target. Mr. McNair also reported on that list were properties that are tax current.

Chairman Golden was concerned with the situation at last night's Council meeting with the safety concerns with a particular property in a neighborhood, he asked if there was anything we could do in those type of situations. Council Member C. Davis suggested that there would if we were to adopt what was in that briefing that Council received. Mr. McCaslin shared that he did follow up with that neighbor after the Council meeting and was not sure if that would qualify under the top 10. Committee Member Williams asked about lining out a specific district area and Mr. McCaslin confirmed that they would be pursuing and Council Member Williams believes that part of Burns Hills would qualify. Mr. Hemann reported that the area could be specified on calls just for service. Ms. Loosemore noted due to other violations or exterior seeing issues they could use that to request an inspection.

Chairman Golden suggested to hear from City Attorney JoAnne Carlyle. Ms. Carlyle reported to the CH & ND Committee that she is currently working on a rewrite of the demolition ordinance and would like to bring to the Committee in December. Depending on the time restraints, Ms. Carlyle may not be able to include the community progress information with some of the options. She suggested looking at the options of what they currently have and to move as quickly as possible and is not sure as to how much that would include but would the demo ordinance would be included. Committee Member Ewing suggested to eliminate the vacate and close to put more emphasis on the repair. Ms. Carlyle agreed that the one change would need to be done and bring to Council as whole. Council Member C. Davis remarked that there was an extension where the vacate and close for people that are stressed on finances so there was an exception in there to do and to allow to have a do the first and to have an exception for the latter. Committee Member Ewing asked how would that affect existing cases if you were to bring Council the ordinance changes and then it was to be brought through Council and wanted to know if it would become retroactive. Ms. Carlyle confirmed it would not be retroactive and would be perceived under the ordinance it began under.

Ms. Carlyle suggested to divide Council into groups and take out to the site to the Pit area (seeing it compared to viewing it on the map) is much different. She explained that the encroachments that other

people have on to the property and while standing on the bottom level and seeing it can really shock you and that what Ms. Carlyle has suggested to view it in person.

Mr. Hemann asked if viewing at the 50 percent threshold as they discussed and asked if that would be part of this as well and Ms. Carlyle agreed. He also asked if there had been guidance discussed at committee as well, and she replied it has not but would come back to committee.

Committee Member Ewing wanted to know if we had historical data on all the orders that have been done in the last 10 years where we could identify the percent of repair to value was. He wanted to know if that was in one database or without having to go back and look at each case. Committee Member Ewing further explained if we ordered the demolition and it were to exceed 50 percent of the value and to increase that threshold to 60-70 percent. He wanted to know if there was any historical data that we could view some of those past cases to see how close they were and if were to had increased it up to 60 percent and would that have saved us 2 percent and where would that threshold create the most benefit. Would it be a 60 percent or 70 percent. Ms. Loosemore stated that it would depend on the neighborhood and repairs and if percentages raised the number of demolitions would go down.

Council Member C. Davis asked Ms. Loosemore since she has been in her new position how it has been progressing. Ms. Loosemore responded that it has been going well, and how they had started at 279 and her monthly report now is at 170 and some of those are still at demolitions.

Update on Core City Homebuyer Initiative

Mr. McNair expressed that Council to increase the homeownership in the Core and was approved by Council in 2014 and wanted to establish and attract younger higher income homebuyers into the Core City. He reported how the program started slowly but saw recently that the State Employees Credit Union would not accept Core City Homebuyers Assistance. He explained that in their underwriting according to the debt to ratio, they still viewed it to debt but when the State came out with their program they had to reconciled.

Toni Jackson, Housing Specialist, gave a brief review of the list with a slow start with the programs beginning since August of last year.

- Total of 28 applications.
- Of those 28 applications and all but four have been four in the Core City.
- The others were City-Wide properties.

Millennials

- Millennials, total of 16 and four are 35 years old and remaining six are genetics and baby boomers.

Committee Member Ewing inquired if the citywide were the county programs, and Ms. Jackson stated how they were outside of the Core, but still within the city limits. Mr. McNair commented how that was for people that were income eligible and that was Federal dollars. He also shared anything over 80 percent they considered medium income. Council Member C. Davis asked the limit of the homes and Mr. McNair shared they are \$200 and the State is at \$245 and expressed how the people are coming in are a diversified group and primarily younger people.

Committee Member Ewing asked about the HOA pending lawsuit. Ms. Jackson shared that there is a lawsuit pending with the HOAs for that particular condo unit and with a lawsuit that they could not go past and could not get their underwriting to approve that until after the lawsuit was settled. The homeowner is still waiting.

Mr. McNair shared for #28 that was a city employee. Ms. Jackson reviewed the map of the City that indicated all of the applications that have been received (green/closed, yellow/pending, which includes the HOA lawsuit and, red/withdrawn). She reported that two that are on the list that are not on the map had received two additional applications. She explained that everything is scheduled to close this month for the exception of Delmont. She also shared how they have been recently inundated with phone calls from Realtors, Lenders, and buyers. She expressed if this map was current-to-date, they would have one more yellow dot in Southside and in Emerywood area.

Committee Member Ewing raised the question if we are currently tracking these people who have applied, closed, or pending as to how they heard about it or solely through the City or through another organization. Ms. Jackson replied that they do track how they have heard about the program and NSP program and suggested to retrieve more information from that. Committee Member Ewing would be interested in reviewing which avenue we have been using.

Committee Member Ewing asked how are we on the fund balance. Mr. McNair replied that we have used up most of the funds that were allocated and with Councils concurrence and start reaching into the other funds to continue this forward. Committee Member Ewing wanted to know the status on the Federal dollars and Mr. McNair shared how they set aside \$45 million dollars for five Counties. Ms. Jackson reported how it was enough for Toni \$3,000 and the first time was for 1,000 for the loans and it lasted for 6-9 months. She found out that one of them are currently pending and approved made an offer and was not aware of the \$15,000 from the state was available so they pulled back and now will reapply.

Preliminary feedback on Operation InAsMuch

Mr. McNair continue with an update from Operation InAsMuch (OIAM) and introduced Gene Brown, Executive Director, Community Housing Solutions along with Sofia Crisp, Executive Director, Housing Consultants, to give a brief update from OIAM. Ms. Crisp pointed out how the weather cooperated with OIAM. She noticed how the Burns Hill had a set of bleachers that were full of volunteers, with a better breakfast, with both City Council Members Williams and C. Davis there, Mr. Mingo and a great kick off.

➤ Hands + tools + inspiration = Service

Mr. Brown expressed how they started out the day with 11 home repairs and actually completed 12 homes. With Ms. Crisp's outreach they had approximately with the Burns Hill neighborhood had about 25-30 phone calls interested in the project with incomes above 80 percent of the median income and some had renters that were trying to call to see if they could receive assistance. Mr. Brown also reported that some homeowners had more work that needed to be done that could not be completed within one day so they were referred through the City's programs.

Mr. Brown reviewed the addresses along with the Volunteer groups (three new groups being the City of High Point, Baldwin's Chapel, and First Christian Church-42 volunteers).

Volunteers Groups

- Baldwin's Chapel
- Caring Services
- City of High Point
- HP Communities Against Violence
- First Christian Church
- Forest Hills Presbyterian Church
- Parkwood Inspections
- Unitarian Universalist Church

Mr. Brown expressed how the homeowners served were approximately 75 percent elderly and most were widows. Mr. McNair challenged Mr. Brown to keep the work to one day and proceeded to look at projects that could be done in a day and looked low and high. He reviewed the examples of repairs:

- modifications ramps
- grab bars
- railings
- steps
- heating system repairs or replace (*four people did not have heat*)
- kitchen cabinet repair
- minor plumbing repairs
- painting

Mr. Brown reported that the new video would be out by early December and the volunteers cannot wait until next OIAM event.

Ms. Crisp reported on some of the feedback they received:

- 79 percent felt it was excellent
- Fellowship and helping in ways that matter
- Teamwork and empowering homeowners contributing to our community

Asked what they did not like:

- Breakfast was not needed
- 46 had no dislikes
- People wished there were more people involved
- Wished there was more for those of us to do that are not mechanically or carpentry inclined

Surveyed the Homeowners:

- Homeowners were happy
- Thought it was great for volunteers to come out to help them
- City is on the right track

Ms. Crisp reported that they sent out over 60 letters and only received feedback from 25 homeowners and trying to engage the homeowners so they feel that this is not a scam. She would also like to make sure that City staff is more involved.

She shared how First Christian had 12-13 year olds volunteering and showing each other how to paint. She expressed how this shows children being involved and setting the example. She is excited about the next one, getting started earlier and getting the community engagement to have a larger event.

Mr. McNair reiterated how he would like to reach out to the church groups. He believes this is an opportunity and leveraging resources and continue OIAM and other agencies.

Mr. Hemann expressed the potential nonprofit or CDC organization that would include Mayor Pro Tem Golden as Chairman of this Committee or include Mr. McNair or others. He shared that Mr. McNair and he are already working in this area and would like Council's approval from a legal stand point from a closely held organization or the properties held be tax exempt. He also stated how they would need to seek legal advice that would specialize in nonprofit to be empowered to get it rolling and bring it back to Council. Chairman Golden agreed with Mr. Hemann's idea and to explore the idea with the blight issues and other issues, and Committee Member Williams was also agreement.

There being no further business to discuss, the meeting adjourned at 10:59 a.m. upon motion duly made and seconded.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk

Jeff Golden, Chairman

DRAFT

CITY OF HIGH POINT

AGENDA ITEM



Title: Public hearing for TQL expansion project

From: Loren Hill and Sandy Dunbeck
High Point Economic Development Corp.

Meeting Date: November 21, 2016

Public hearing: yes

Advertising Date: November 11, 2016

Attachments: legal notice

Advertised by: High Point EDC

PURPOSE:

City Council will consider a request from TQL to authorize up to \$70,000 in performance-based incentives for the company's expansion.

- The company would add 70 new jobs in High Point over five years.
- The average base wage would be \$36,000 per year. With commissions, compensation should average at least \$43,900 in Year 2 and \$46,900 in Year 5.

BACKGROUND:

TQL – Total Quality Logistics – is the second largest freight brokerage firm in North America.

- TQL connects companies needing products hauled with carriers delivering goods.
- The company's headquarters is in Cincinnati, Ohio. It was founded in 1997 and today employs more than 4,200 people.
- The company currently has NC operations in Charlotte and near Research Triangle Park.
- TQL is considering opening a facility at 4135 Mendenhall Oaks Parkway in High Point. High Point and locations in several other states are under consideration for this project.

BUDGET IMPACT:

If the company meets all of the benchmarks outlined in a performance agreement, it could receive up to \$70,000 in installment payments. The source of that funding would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

RECOMMENDATION / ACTION REQUESTED:

The High Point EDC staff recommends that the City Council:

- authorize up to \$70,000 in performance-based incentives for the TQL project; and
- authorize the city manager to execute a performance agreement with the company, containing benchmarks for the company to achieve and a schedule for the payment of such financial assistance.

Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held by the High Point City Council on Monday, November 21, 2016, at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC, for the purpose of receiving public input on a funding request for a company which expects to expand at 4135 Mendenhall Oaks Parkway. The company proposes to create 70 full-time jobs. The High Point City Council will consider authorizing up to \$70,000. The source of funding would be the Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's job creation – pursuant to an incentive performance agreement containing benchmarks and schedule for the payment of such financial assistance. For further information, please call 336-883-3116.

CITY OF HIGH POINT

AGENDA ITEM

**Title: Structural Fire Fighting Gear****From:** Thomas Reid, Fire Chief**Meeting Date:** November 21, 2016**Public Hearing:** N/A**Advertising Date:** N/A**Advertised By:** N/A**Attachments:** Formal Bid Recommendation Form

PURPOSE:

The High Point Fire Department has 20 sets of PPE (Turnout Gear) that are slated for replacement due to age or not meeting the National Fire Protection Association (NFPA) Standard 1851.

BACKGROUND:

In accordance with National Fire Protection Association (NFPA) 1851 (2014 Edition), Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting, the City of High Point Fire Department currently has at this time 20 sets of PPE that does not meet the standard or has been condemned by a third party testing agency.

BUDGET IMPACT:

Funding is available within the current FY 2016-2017 department budget.

RECOMMENDATION / ACTION REQUESTED:

High Point Fire Department is requesting approval from Council for authorization to piggyback off the City of Winston Salem bid for PPE (Turnout Gear) which was opened September 8, 2016.





**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fire**

COUNCIL AGENDA DATE: **11/21/2016**

BID NO.: **Turnout Gear WSFD Bid** CONTRACT NO.: DATE OPENED: **Sep 8, 2016**

DESCRIPTION:

Firefighter PPE(Turnout Gear)

PURPOSE:

High Point Fire Department currently has 20 sets of PPE(turnout gear) that is slated for replacement due to age or not meeting the NPFA (National Fire Protection Association) 1851.

COMMENTS:

High Point Fire Department is requesting approval from Council for authorization to piggyback off the City of Winston Salem bid for PPE(Turnout Gear) opened September 8, 2016.

RECOMMEND AWARD TO: **Atlantic Emergency Solutions** AMOUNT: **\$40,000.**

JUSTIFICATION:

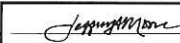
In order to remain compliant with NFPA 1851 and OSHA, we presently have 20 sets of Structural Turnout Gear (PPE) that is aging out or has been condemned by our third party repair and testing agency.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101352	520401			
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Thomas Reid** Digitally signed by Thomas Reid
DN: cn=Thomas Reid, o=High Point Fire Department, ou=High Point Fire Department, email=thomas.reid@highpointnc.gov, c=US
Date: 2016.11.07 16:41:26 -0500 DATE: **November 7, 2016**

The Purchasing Division concurs with recommendation submitted by the **Fire Department** and recommends award to the lowest responsible, responsive bidder **Atlantic Emergency Solu.** in the amount of \$ **40,000.00**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=ea,
email=erik.conti@highpointnc.gov, c=US
Date: 2016.11.08 11:08:27 -0500 DATE: **Nov 8, 2016**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, ou=City of High Point, NC,
ou=Financial Services Director,
email=jfmoore@highpointnc.gov, c=US
Date: 2016.11.09 16:56:41 -0500 DATE: **Nov 9, 2016**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point,
email=greg.demko@highpointnc.gov, c=US
Date: 2016.11.10 11:37:30 -0500 DATE: **Nov 10, 2016**

CITY OF HIGH POINT AGENDA ITEM

**Title: Landfill Compactor**

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Bid Recommendation

Meeting Date: November 21, 2016

Advertising Date: November 7, 2016

Advertised By: Purchasing

PURPOSE:

The Landfill has a 2010 CMI/Terex 550 landfill compactor that was purchased from Onslow County that is in need of replacement. Using a piggyback purchase from Macon County, NC a CMI Model TM11 from CMI Roadbuilding is being recommended for City Council approval.

BACKGROUND:

The Landfill purchased a 2010 CMI/Terex 550 from Onslow County in 2014 for \$15,000. The compactor has worked well, but needs to be replaced. The Kersey Valley Landfill currently has five Terex compactors (three active, two spares) and have been very pleased with the compaction and service from these machines. Operator training requirements are minimized since they are using a similar type of equipment. Also, maintenance contracts can be done with one company versus multiple companies which makes the entire process for getting parts and service easier and more economical. We plan to retain the old compactor for parts due to low resale value.

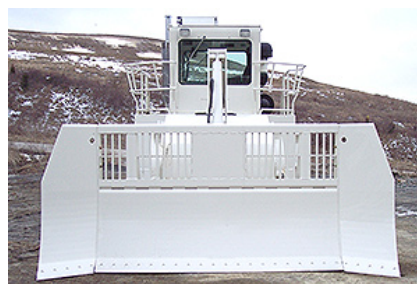
The price of \$718,100 includes the compactor, 5 year/10,000 hour extended warranty, and maintenance software. Estimated delivery is 240-360 days.

BUDGET IMPACT:

Funds are available in FY 2016-17 annual budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the CMI Model TM11 Trashmaster from CMI Roadbuilding, Inc.





**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **Nov 21, 2016**

BID NO.: **Macon County** CONTRACT NO.: **604712-01** DATE OPENED: **Jun 15, 2016**

DESCRIPTION:

CMI Model TM11 compactor

PURPOSE:

The Landfill purchased a 2010 CMI/Terex 550 from Onslow County back in 2014 for \$15,000. The compactor has worked well, but needs to be replaced.

COMMENTS:

The Kersey Valley Landfill currently has five CMI/Terex compactors (three active, two spares) and they have been very pleased with the compaction and service from these machines.

RECOMMEND AWARD TO: **CMI Roadbuilding** AMOUNT: **\$718,100**

JUSTIFICATION:

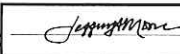
The Kersey Valley Landfill currently has five Terex compactors (three active, two spares) and they have been very pleased with the compaction and service from these machines. Operator training requirements are minimized since they are using a similar type of equipment.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$718,100
TOTAL BUDGETED AMOUNT				\$718,100

DEPARTMENT HEAD: **Gary L. Smith** Digitally signed by Gary L. Smith
DN: cn=Erik Conti, o=us, email=erik.conti@highpointnc.gov, c=US
Date: 2016.11.04 15:06:56 -04'00' DATE: **Nov 4, 2016**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services** and recommends award to the lowest responsible, responsive bidder **CMI Roadbuilding** in the amount of \$ **718,100.00**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=us, email=erik.conti@highpointnc.gov, c=US
Date: 2016.11.07 10:10:59 -05'00' DATE: **Nov 7, 2016**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jffmoore@highpointnc.gov, c=US
Date: 2016.11.09 16:34:31 -05'00' DATE: **Nov 9, 2016**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US
Date: 2016.11.10 08:58:36 -05'00' DATE: **Nov 9, 2016**

CITY OF HIGH POINT

AGENDA ITEM



Title: Kearns Water Plant Basin Demolition

From: Terry Houk – Public Services Director
Tyler Berrier – Civil Engineer

Meeting Date: November 21, 2016

Public Hearing: N/A

Advertising Date: October 19 – Nov. 2, 2016
Advertised By: Purchasing

Attachments: Attachment A – Bid Tabulations

PURPOSE:

The City has budgeted for the demolition of infrastructure at the old Kearns Water Plant that is no longer in service. This contract will demolish dilapidated concrete filter basins and above grade storage tanks at the site.

BACKGROUND:

At this time, the office and operations building at this site will be retained. Only the concrete basins and tanks will be demolished. At the November 2nd bid opening, DH Griffin Wrecking Co. Inc. was the low bidder of the four qualified bidders that submitted a bid.

BUDGET IMPACT:

Funds for this project are available in the FY 2016-2017 annual budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to DH Griffin Wrecking Co., Inc. in the amount of \$239,000.⁰⁰.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services Department**

COUNCIL AGENDA DATE: **November 21, 2016**

BID NO.: **20-110216** CONTRACT NO.: DATE OPENED: **Nov 2, 2016**

DESCRIPTION:

Kearns Water Plant Basin Demolition

PURPOSE:

The City has budgeted for the demolition of infrastructure at the old Kearns Water Plant that is no longer in service. This contract will demolish dilapidated concrete filter basins and above grade storage tanks at the site.

COMMENTS:

At this time, the office and operations building at this site will be retained. Only the concrete basins and tanks will be demolished.

RECOMMEND AWARD TO: **DH Griffin Wrecking Co., Inc.** AMOUNT: **\$239,000**

JUSTIFICATION:

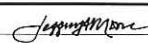
At the November 2nd bid opening, DH Griffin Wrecking Co. Inc. was the low bidder of the four qualified bidders that submitted a bid.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	527105	421161027820	40215	\$1,350,000
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Terry Houk** Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US
Date: 2016.11.03 15:09:21 -0400 DATE: **Nov 3, 2016**

The Purchasing Division concurs with recommendation submitted by the **Public Services Dep.** and recommends award to the lowest responsible, responsive bidder **DH Griffin Wrecking Co.** in the amount of \$ **239,000.00**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=City of High Point, ou=Public Services, email=erik.conti@highpointnc.gov, c=US
Date: 2016.11.03 16:01:28 -0400 DATE: **Nov 3, 2016**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US
Date: 2016.11.04 10:30:42 -0400 DATE: **Nov 4, 2016**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US
Date: 2016.11.09 14:11:11 -0500 DATE: **Nov 9, 2016**

Bid Tabulation

Bid # 20-110216

Kearns Water Plant Basin Demolition

Wednesday, November 2, 2016, 2:30 PM

<u>BIDDERS</u>	<u>BID</u>
DH GRIFFIN	\$239,000.00
FOSS DEMOLITION	\$323,500.00
4 SEASONS	\$482,000.00
MUTER CONSTRUCTION	\$307,600.00



Concrete Filters above to be removed from existing building structure, while retaining the building structure. All concrete footers and underlayment to be excavated and removed in provided waste area.

CITY OF HIGH POINT

AGENDA ITEM



Title: US Department of Justice, Office on Violence Against Women

From: Kenneth Shultz, Chief of Police

Meeting Date: November 21, 2016

Public Hearing: N/A

Advertising Date / N/A

Advertised By:

Attachments: Grant Award Letter

PURPOSE:

The HPPD has been awarded funds from the Department of Justice, Office on Violence Against Women of \$414,333. This funding began on October 1, 2016 and will end September 30, 2019. Funds will be used for the purpose of enhancing the HPPD's initiative on Offender Focused Domestic Violence Initiative.

BACKGROUND: The funds will pay for the following:

Training - \$10,000

Supplies - \$10,025

Contracts:

Full-Time Victim Advocate \$132,819 (\$44,273 per year for 3 years)

Full-Time Victim Advocate will work with the HPPD in providing domestic violence victims with services to aid in the ability to stop the abuse.

Full Time Legal Attorney \$159,309 (53,103 per year for 3 years)

Attorney Service for Victims of Domestic Violence helping with filing protection orders and other related legal issues for domestic violence victims.

Full-Time Paralegal \$102,180 (34,060 per year for 3 years)

The Paralegal will assist the Full-Time Legal Attorney and victims with preparing protection orders, etc.

BUDGET IMPACT:

The grant does not require any match funding.

RECOMMENDATION / ACTION REQUESTED:

Council is requested this grant award from the US Department of Justice on Violence Against Women in the amount of \$414,333.00.



U.S. Department of Justice

Office on Violence Against Women

September 13, 2016

Washington, D.C. 20531

Mr. Greg Demko
City of High Point
211 South Hamilton Street
High Point, NC 27260

Dear Mr. Demko:

On behalf of Attorney General Loretta Lynch, it is my pleasure to inform you that the Office on Violence Against Women has approved your application for funding under the Improving Criminal Justice Responses Program in the amount of \$414,333 for City of High Point. The Improving Criminal Justice Responses Program is designed to encourage partnerships between state, local, and tribal governments; courts; victim service providers; coalitions; and rape crisis centers to ensure that sexual assault, domestic violence, dating violence, and stalking are treated as serious violations of criminal law.

Enclosed you will find the award package. This award is subject to all administrative and financial requirements, including the timely submission of all financial and programmatic reports, resolution of all interim audit findings, and the maintenance of a minimum level of cash-on-hand. Should you not adhere to these requirements, you will be in violation of the terms of this agreement and the award will be subject to termination for cause or other administrative action as appropriate.

If you have questions regarding this award, please contact Michele John at (202) 616-5342. For financial grants management questions, contact the OVW Grants Financial Management Division at (202) 514-8556, or by e-mail at ovw.gfmd@usdoj.gov. For payment questions, contact the Office of the Chief Financial Officer, Customer Service Center (CSC) at (800) 458-0786, or by email at ask.ocfo@usdoj.gov.

Congratulations, and we look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Bea Hanson", is written over a horizontal line.

Bea Hanson
Principal Deputy Director

Enclosures

CITY OF HIGH POINT

AGENDA ITEM



Title: Elevated Water Storage Tank at Potts Ave.

From: Terry Houk – Public Services Director
Tyler Berrier – Civil Engineer

Meeting Date: November 21, 2016

Public Hearing: N/A

Advertising Date: September 29, 2016
Advertised By: Purchasing

Attachments: Attachment A – Bid Tabulations

PURPOSE:

The city has budgeted to replace the Ward 1.0 million gallon elevated water storage tank with a new tank located at 1329 Potts Avenue. The Purchasing Department issued bid documents for this project on September 29, 2016.

BACKGROUND:

This project includes the construction of a 1.0 MG elevated storage tank with associated valves, electrical, instrumentation and other appurtenances. This tank will replace the Ward Water Tank. At the November 3rd bid opening, Landmark Structures, Inc. was the low bidder of the 4 qualified bidders that submitted a bid.

BUDGET IMPACT:

Funds are available in the FY 2016-2017 annual budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to Landmark Structures, Inc. in the amount of \$2,952,000.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services**

COUNCIL AGENDA DATE: **Nov 21, 2016**

BID NO.: **15-102016** CONTRACT NO.: DATE OPENED: **Nov 3, 2016**

DESCRIPTION:
Elevated Water Storage Tank at Potts Ave.

PURPOSE:
The city has budgeted to replace the Ward 1.0 million gallon elevated water storage tank with a new tank located at 1329 Potts Avenue. The Purchasing Department issued bid documents for this project.

COMMENTS:
This project includes the construction of a 1.0 MG elevated storage tank with associated valves, electrical, instrumentation and other appurtenances. This tank will replace the Ward Water Tank.

RECOMMEND AWARD TO: **Landmark Structures, Inc.** AMOUNT: **\$2,952,000**

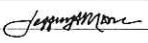
JUSTIFICATION:
At the November 3rd bid opening, Landmark Structures, Inc. was the low bidder of the 4 qualified bidders that submitted a bid.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	533701	421141026505	40202	\$3,691,137.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: **Terry Houk** Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US
Date: 2016.11.09 16:47:56 -0500 DATE: **Nov 9, 2016**

The Purchasing Division concurs with recommendation submitted by the **Public Services Dep. and recommends award to the lowest responsible, responsive bidder **Landmark Structures, Inc.** in the amount of \$ **2,952,000.00**.**

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
DN: cn=Erik Conti, o=, ou=, email=erik.conti@highpointnc.gov, c=US
Date: 2016.11.09 17:30:48 -0500 DATE: **Nov 9, 2016**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:  Digitally signed by Jeffrey A. Moore
DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jm@highpointnc.gov, c=US
Date: 2016.11.14 09:33:41 -0500 DATE: **Nov 14, 2016**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US
Date: 2016.11.14 10:50:57 -0500 DATE: **Nov 14, 2016**

Bid Tabulation

Bid # 15-102016

Potts Ave. Water Tank

Thursday, November 3, 2016, 2:00 PM

<u>BIDDERS</u>	<u>BID</u>
Caldwell Tanks, Inc.	\$3,191,000.00
CB&I, Inc.	\$2,979,000.00
Landmark Structures	\$2,952,000.00
Phoenix Fabricators & Erectors, Inc.	\$3,324,000.00

**HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING
November 7, 2016 – 5:30 P.M.**

ROLL CALL AND MOMENT OF SILENCE

Mayor Bencini called the meeting to order and asked for a moment of silence, which was followed by the Pledge of Allegiance.

Upon call of the roll, the following Council Members were present:

Present:

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

RECOGNITIONS AND PRESENTATIONS

160346

Presentation- Business High Point

Scott Tilley, Chairman, Business High Point, Inc., Patrick Chapin, CEO, Business High Point, Inc. and Chris Dunbar with Blueridge Development presented a check in the amount of \$90,000 for the Lexington Avenue gateway study. Mayor Bencini expressed appreciation to them for the contribution.

A photo opportunity followed the presentation of the check.

STRATEGIC PLAN UPDATE

160322

Strategic Plan Update

Blight & Housing

Mayor Pro Tem Golden advised that he was very pleased with the results recently received from the Center for Community Progress. He proceeded to provide a summary of the Code Enforcement Activity Report for October:

- 146 active minimum housing cases
- 152 public nuisance complaints
- 112 signs removed

The last Code Enforcement officer position has been filled as of today.

Staff continues to move forward in making the Accela Public Access portal more user-friendly.

Millennial Task Force Update

Council Member Ewing advised that the Millennial Task Force is now called Connect HP and recognized Sarah Belle Tate, the current chair of Connect HP.

Sarah Belle Tate recognized Megan Oglesby, who is currently serving as the Vice-Chair for connect HP. She proceeded to report on their last two meetings held on September 16th and October 16th. At the September 16th meeting, they heard a brief presentation on Forward High Point and discussed two upcoming events: Plant the Greenway Day (scheduled for October 16th). This successful event was organized by Ralph Soviero, a Connect HP task force member. The second event they discussed was their upcoming Young Professionals Summit that will be held on November 17th.

For the Plant the Greenway event, they had over 40 volunteers to come out that day to help improve the greenway. They planted native flowers to NC, Paw Paw trees and blueberry bushes. She advised when the trees/bushes bloom, it can help with the food desert problem currently facing the community.

At the September meeting, they also identified four sub-committees to begin in 2017 that will further create, engage and include more people in addition to those that are currently serving on the task force. These four sub-committees are themed based on what the task force decided was an engaged citizen.

- You live here
- You work here
- You play here
- You serve here

At their October 21st meeting, they heard a more detailed presentation about Forward High Point and continuing to establish that relationship from Forward High Point's President and CEO, Ray Gibbs. They also heard a second presentation by Reggie Hucks, who is new at the city and he enlightened them on the permitting process for businesses. They also scheduled a mini winter retreat, which will be held on December 4th.

Ms. Tate then gave a little more detail surrounding the Young Professionals Summit (YP Summit) that is scheduled for November 17th with the target age range of 18-40. It will be hosted at the High Point Elks Lodge and City Manager Greg Demko will be their keynote speaker. she advised that initially they anticipated 75-100 attendees, but when they opened registration, they had over 100 in a month that registered for this event. They then went back to the venue location to see what the maximum number of people would be allowed. They were told it was 150 and Ms. Tate pointed out just nine days before the event, they had 153 slots that were already filled.

Council Member Ewing thanked Ms. Tate, Ms. Oglesby and Connect HP for their vision. He stated he was overly impressed with Connect HP and how they have run with the initiatives and how they were taking Council's strategic goals and putting them on steroids. Mayor Bencini also thanked them for their participation and leadership.

PUBLIC COMMENT PERIOD

160323 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.

Letishia Bahena, 1414 R. C. Baldwin Avenue, addressed Council regarding concerns in her neighborhood. Ms. Bahena also shared that she is currently serving as a High Point Human Relations Commissioner and serves on the Greater High Point Food Alliance Executive Committee.

She shared that her neighborhood is drug infested and she has been attempting to get some help for a very long time. She shared an incident that occurred in 2014 that unnerved her when the FBI came to her house with guns drawn, but had the wrong home. She pointed out there is a daycare located within 100 feet of where drugs are being sold. Ms. Bahena stated she has repeatedly called police, crime stoppers, councilmen and pleaded that something be done, but to no avail and gave an emotional plea for the city to do something.

Mayor Bencini asked the city manager to get with law enforcement and direct some attention to address Ms. Bahena's concerns.

There being no one else present to speak, the Public Comment Period was closed.

CONSENT AGENDA ITEMS

Chairman J. Davis reported that the Finance Committee met on November 3rd and recommended approval of the following finance items. He recommended that these be rolled all into one motion for approval.

At this time, Chairman J. Davis MOVED to approve all finance-related matters on the Consent Agenda. Council Member Williams made a second to the motion, which carried unanimously. [9-0 vote]

Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the

Consent Agenda portion of these minutes as being made and seconded by the same persons.

FINANCE COMMITTEE - Council Member J. Davis, Chair
Committee Members: J. Davis, C. Davis, Alexander and Hill

(all were present)

160324 Contract - Everbridge Notification System

Council is requested to adopt a Resolution authorizing a Memorandum of Agreement (MOA) between the City of Greensboro, City of High Point and Guilford County for the shared use of community notification system.

Adopted a Resolution authorizing a Memorandum of Agreement (MOA) between the City of Greensboro, City of High Point and Guilford County for the shared use of community notification system.

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

Resolution No. 1651/16-51
Introduced 11/7/2016; Adopted 11/7/2016
Resolution Book, Volume XIX, Page 121

160325 Agreement- Level 3 Communications, LLC

Council is requested to approve a Pole Attachment Agreement with Level 3 Communications which will allow attachment of their lines/equipment to the City's overhead distribution system.

Approved a Pole Attachment Agreement with Level 3 Communications.

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Agreement be approved. The motion PASSED by a 9-0 unanimous vote.

160326 Supplemental Agreement - HDR - E. Lexington Avenue Phase I Feasibility Study

Council is requested to approve a Supplemental Agreement with HDR for a transportation study to determine the feasibility of proposed improvements for the E. Lexington Avenue / Greensboro Road corridor, between I-74/US311 and N. Centennial Street, Phase I.

Approved a Supplemental Agreement with HDR for a transportation study to determine the feasibility of proposed improvements for the E. Lexington Avenue/Greensboro Road corridor, between I-74/US 311 and N. Centennial Street, Phase I.

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Agreement be approved. The motion PASSED by a 9-0 unanimous vote.

160327 Budget Ordinance Amendment - E. Lexington Avenue Phase I Feasibility Study

Council is requested to adopt an ordinance amending the 2016-2017 Annual ordinance to appropriate funds in the amount of \$135,511 for the East Lexington Avenue Phase I Feasibility Study.

Adopted an Ordinance amending the 2016-2017 Annual Budget Ordinance to appropriate funds in the amount of \$135,511 for the East Lexington Avenue Phase I Feasibility Study.

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance No. 7241/16-61

Introduced 11/7/2016; Adopted 11/7/2016

Ordinance Book, Volume XIX, Page 124

160344 New Cingular (Crown Castle) License Agreement Fourth Amendment

Council is requested to approve an amendment to the original license agreement held with New Cingular (Crown Castle) allowing installation of a backup generator at the Ward Water plant tower site.

Approved an amendment to the original license agreement held with New Cingular (Crown Castle) allowing installation of a backup generator at the Ward Water Plant tower site.

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Agreement be approved. The motion PASSED by a 9-0 unanimous vote.

160345 Cry Wolf - False Alarm Reduction Program

Council is requested to approve the contract with Cry Wolf for the administration of the City's False Alarm Reduction Program.

Approved the contract with Cry Wolf for the administration of the City's False Alarm Reduction Program.

A motion was made by Council Member J. Davis, seconded by Council Member Williams, that this Contract be approved. The motion PASSED by a 9-0 unanimous vote.

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

Committee Members: J. Davis, C. Davis, Alexander and Hill

(all were present)

160329 Learn to Swim Program - High Point Students - Guilford County Schools

Ed Price, Guilford County School Board Member, will be make a presentation to City Council on the "Learn to Swim" program for second graders in the Guilford County Schools.

Ed Price, who has been serving as High Point's representative on the Guilford County Board of Education, but did not seek re-election, was present to make a request for a \$10,000 contribution from the City of High Point for High Point's "Learn to Swim" program for second graders in the Guilford County Schools. He recognized Dianne Bellamy-Small, the soon-to-be incoming Guilford County School Board Member who will be representing High

Point in District 1. Ms. Bellamy-Small was instrumental in getting the swim program started in Greensboro. Mr. Price advised it is their goal to teach every second grader in the City of High Point how to swim. The program will be carried out in conjunction with a partnership with the High Point YMCA, Wesleyan Christian Center and the Aquatics Center in Greensboro. There are 14 elementary schools in High Point and approximately 1,100 students in the second grade. He explained that the High Point Swim Club already has a similar program in place for 3rd graders. He reported that Greensboro has experienced a tremendous success rate for their program.

Mr. Price stated it is their intent to do Fairview Elementary, Kirkman Park, Montlieu, Oakview, Parkview, Shadybrook and Johnson Street this year and the second half of the year they plan on picking up Northwood, Oak Hill and Triangle Lake. He advised there are four elementary schools that will be left out due to the availability of funding, but they do plan on picking them up in the coming year.

On a side note, Mr. Price pointed out 40% of the schools in Guilford County are located in High Point in the western region (which is twice any other region). He stated he realized it is not the city's obligation, but highly urged Council to step up in years to come for after school and reading programs because there are some major issues confronting High Point.

Following Mr. Price's remarks, Ms. Bellamy-Small distributed some literature on the swim program. She advised that she has been a volunteer since the inception of the program in Greensboro and shared some stories of her experience with the children. She stated after Greensboro's "Learn to Swim" program graduation in June, she and the Greensboro Aquatics director talked out the possibility of their staff going to High Point if High Point could come up with locations that have facilities with indoor pools in High Point. In September, an announcement was made that two locations for the program were confirmed in High Point (the YMCA on Hartley and the Wesleyan School). Ms. Bellamy-Small reported that their curriculum mirrors the state approved curriculum in the area of health and fitness. Regarding the cost, she advised that it costs approximately \$4,000 per school for the "Learn to Swim" Program which includes transportation, swim clothes, towels, instructors, etc...). Following her comments, she urged Council to make a decision to pave the future for these students.

Council Member J. Davis felt this provides a perfect example of city hall, schools and the community working together for the betterment of the children.

At this time, Council Member Wagner moved to suspend the rules to add this matter to tonight's agenda for consideration. Council Member Ewing made a second to the motion, which carried unanimously.

Council Member J. Davis then moved to instruct the city manager to find \$10,000 in the city budget to contribute to the "Learn to Swim" Program. Mayor Pro Tem Golden made a second to the motion.

For further discussion, Council Member C. Davis commented that this builds the morale for children at a very young age and gives them a sense of success early on in their school experience and this was important to her.

Council Member Alexander stated he would like to make sure this funding request gets into the city's annual non-profit funding requests and felt it should be a line item in the budget for the non-profit funding.

Serving as a YMCA board member, Council Member Wagner expressed excitement for them to be able to partner with the other groups involved to help make sure kids learn to swim. He felt it was a great example of government and the private sector working together to do something that's right for the kids.

Prior to the vote being taken on this matter, Mayor Bencini expressed his appreciation to Mr. Price for his service to the Guilford County Board of Education and also thanked Diane Bellamy-Small for her service.

There being no further discussion, the motion carried unanimously. [9-0 vote]

Approved \$10,000 in the city's budget to contribute to the "Learn to Swim" Program.

160328

Comprehensive Fee Schedule FY 2016-2017 for the City of High Point

Council is requested to adopt the Comprehensive Fee Schedule for FY 2016-2017 for the City of High Point. Newly proposed fees and changes to existing fees will be effective January 1, 2017.

Note: This matter was discussed during the Finance Committee Meeting on November 3rd. The Finance Committee took action to forward the Comprehensive Fee Schedule FY 2016-2017 minus the Public Services fees to the City Council. The Public Services portion of the fee schedule will remain in the Finance Committee for further review/discussion.

Chairman J. Davis: Our next item on the regular agenda is a comprehensive fee schedule. Council is asked to adopt it which will be effective in January 2017. There is note at the bottom if you'll look at that. We did separate the public services portion out of it. We had some questions about some of the water taps and meter prices, etc.... from the community, so we left that in committee. I guess Eric is going to tell us about it.

Eric Olmedo: I'll just tell you briefly. Mayor and Council, before you is a comprehensive fee schedule. There's really two parts to this. The majority of the document (about 80 pages) are fees and charges that have already been approved by Council through other actions and we're not asking you to do anything but affirm the comprehensive nature of the document. There were two pages at the beginning of the document that showed either new fees for a change to an existing fee and those were highlighted as Mr. Davis said. The Public Services fees, the Finance Committee asked for those to be held until a future date, but there is a one- page document of development fees that we are asking you to adopt in conjunction with the comprehensive fee schedule.

Chairman J. Davis: Does anybody have any questions or comments for Eric?

Council Member Alexander: How were the fees for Public Services, water tap fees and that kind of thing? How were these fees derived?

Eric Olmedo: They were derived from a combination of benchmarking with other cities. The Public Services Department worked on those directly and provided those to the Budget Department. But that is one of the things I believe the Finance Committee asked for us to do was to go back and do a little bit more work on that to clarify how those fees were derived.

Council Member Alexander: So, has for instance, a one-inch water tap we're currently charging \$1,040 and the proposed fee is \$1,610. What would be our real cost in providing that? I mean is that factored into your fee schedule?

Eric Olmedo: I'll let Mr. Houk address that.

Terry Houk, Public Services Director: We calculated those costs on our true costs for personnel and equipment and that's how we derived at those numbers. The numbers have not been adjusted since the late 90s I believe.

Council Member Alexander: Okay, so to install a one-inch water tap it's approximately \$1,610?

Terry Houk: Based on the cost of the meter and the manpower involved and the equipment.

Mayor Bencini: Say it's been roughly twenty years since it increased?

Terry Houk: Yeah, roughly.

Chairman J. Davis: I will say that being a builder in the development community and being chair of this committee, I did have a lot of calls especially from plumbers and people in that area. Because if you look at the numbers, a water and sewer tap and a water meter is currently \$2,100 and it goes to \$3,610. Some of the concerns were some of these projects have already been bid out, you know, at the old prices and they were surprised that we put it back in Committee.

Mayor Bencini: So we're not being asked to deal with those tonight.

Chairman J. Davis: Correct.

Council Member Alexander: Well, how far out do people give bid prices? I mean this was effective January 1st, which you know that's 60 days.

Chairman J. Davis: That was just one of the concerns. What we asked was just to give us a comparison of what other cities around us are charging and other information and staff agreed to do that. We'll review it maybe as early as next Finance Committee meeting. I don't know.

Mayor Bencini: Mr. Davis, is there a motion for the remaining portion of the fee schedule?

Chairman J. Davis: I will MOVE TO APPROVE ITEM #160328, THE SEPARATION OF THE TWO FEE SCHEDULES.

Mayor Bencini: We have a MOTION. Do we have a SECOND?

Council Member Wagner: SECOND.

Mayor Bencini: We have a SECOND. Any further discussion?

Council Member C. Davis: Yes. After the Finance meeting, or during the Finance meeting when we were looking at the totality of this document, I asked staff a couple of questions. Well I asked one question and it got two statements. I asked the question in regards to the public information fee structure that we set up, if someone were to come in from the audience that was less fortunate and couldn't afford the fee structure as laid out here, whether or not we would be willing to give them the information. And the response was that we were looking at ways to prove that they would have a hardship. I don't think that's something that we should be doing. And then I was also told with the same question that they could sit at city hall and go through the information. And then I spoke with a colleague who expressed some concern after I shared that particular part of the conversation.

The other part was a question or subject matter which I did not raise, but I will raise it now. It was added to that they were also....staff was also looking at a way that if someone said they needed printed copies due to, for instance a learning disability, and they said they needed a copy because that's how they learn, that's how they retain, that a doctor's note could be required. And I think that's a bit much also. Especially for our citizenry and certainly for me should this Council go forward with their implementation and conversation in regards to charging elected officials for information once that comes off the table. So I want to disclose, yet again, during this meeting that I am dyslexic. This is the only job that I've ever had at 47 years of age that anyone has dared to challenge that and where a doctor note confirming that was done back in the 1970s is insulting and belittling at best. \

So I would ask that we look at this in regards because this is for the public and it's not for council members thus far, but that has been tabled for further discussion. I think if there are a lot of individuals within our community that may suffer from the same learning disability that I suffer from as well as other disabilities that may require them to ask for information in print and asking them to obtain a note from their doctor to verify such a disability is insulting to them also. So I would like to see us table this or have further discussion before we move forward. The copies where it says black and white and color, we don't have a specific number of pages that we could consider giving to the public seeing how they are, in fact, our employers. That there may be a reasonable amount of pages that a person could receive from their employees, which we all are, for their review and not cause them a burden. And that's what I am putting before you for consideration during this conversation and/or discussion. I would really appreciate some feedback and not just a dismissiveness of the fact that I've said what I needed to say. I'd really like for some of you to respond to what I've said.

Council Member Ewing: I'll respond to the first part, Ms. Davis. I think we saw in our early presentation in regards to property taxes and how many are delinquent and the percent of people that when a tax lien is forced actually come forward and pay that work the system. I don't think it is inappropriate pertaining to hardship to ask for some sort of evidence of hardship.

Council Member C. Davis: What would that look like, Mr. Ewing?

Mayor Bencini: *I don't think....we're not going to get in a back and forth on this. Thank you for your comments Ms. Davis and Mr. Ewing. Does anybody else want to comment?*

Council Member Alexander: *I call the question.*

Mayor Bencini: *You called the question. All those in favor, say Aye.*

Mayor Bencini, Mayor Pro Tem Golden, and Council Members Alexander, Hill, Wagner, J. Davis and Ewing: **AYE.**

Mayor Bencini: *Those opposed, say NO.*

Council Members C. Davis and Williams: **No.**

Mayor Bencini: *That motion CARRIES.*

[end of transcript]

Adopted the Comprehensive Fee Schedule for FY 2016-2017 containing the following fees and changes to existing fees will be effective January 1, 2017: City Clerk's Office; Electric; High Point Transit; Library; Parks & Recreation; and Planning and Development.

Note: *The proposed fees for Public Services were removed from the adopted FY 2016-2017 Comprehensive Fee Schedule and will be discussed and considered at a future date.*

A motion was made by Council Member J. Davis, seconded by Council Member Wagner, to adopt the Comprehensive Fee Schedule for FY 2016-2017 to be effective January 1, 2016 minus the portion for the proposed Public Services fees, which will remain in the Finance Committee for further review/discussion. The motion carried by the following 8-1 vote:

Aye (7): Council Member Hill, Council Member Ewing, Council Member Wagner, Mayor Pro Tem Golden, Mayor Bencini, Council Member Alexander, and Council Member Davis

Nay (2): Council Member Williams, and Council Member Davis

160370 Comprehensive Fee Schedule - Public Services Department

Consideration of the proposed Comprehensive Fee Schedule for the Public Services Department of the City of High Point.

The proposed fees for Public Services were removed from the adopted FY 2016-2017 Comprehensive Fee Schedule (160328) and will be discussed and considered at a future date.

This matter was referred back to the Finance Committee for further discussion.

160348 Release of Liens- 524 Radford

Council is requested to acknowledge release of liens on the 524 Radford property.

Council Member Alexander moved to suspend the rules so this matter could be placed on tonight's agenda for consideration. Council Member Williams made a second, which carried unanimously.

Council Member J. Davis moved that Council acknowledge the waiver and release all claims of liens on 524 Radford Street and authorize the city attorney to execute any documents necessary for the effectuation of the same. Council Member C. Davis made a second, which carried unanimously. [9-0 vote]

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Mayor Pro Tem Golden, Chair

Committee Members: Golden, Alexander, Ewing and Williams

(all were present)

160330 Ordinance - Demolition of Structure - 512 Hines Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 512 Hines Street belonging to Eliseo Zavala. (At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting.)

Lori Loosemore, Local Codes Enforcement Supervisor, provided an overview of the staff report for this housing case, which is hereby attached in Legistar as a permanent part of these proceedings.

Ms. Loosemore reported that there were several major violations due to a fire that occurred in the structure in 2009. The property owner did not appear for the hearing, but did contact staff afterwards about their plans to make repairs to the property. They came to obtain permits last week, but were turned down. She noted that a building permit was obtained in 2010, but that permit has since expired.

Eliseo Zavala, owner of the property at 512 Hines Street, who currently resides at 2050 E. Sprague Street in Winston Salem, addressed Council. He explained that due to financial problems, he had to leave the country, but he now has a steady job and is trying to save money for repairs. He shared that he has some friends who are contractors and he plans on trading some work with them. He asked for additional time in order for him to make the necessary repairs and noted that he does plan on living there.

Council Member J. Davis asked if the estimated repairs were more than \$30,000. Ms. Loosemore noted the inspectors came up with a \$25,500 estimate for the cost of repairs so the property owner would not be required to get a general contractor to make the repairs. There were some questions as to why the property owner was denied a permit.

Council Member Alexander inquired as to if the property owner would be able to financially make the repairs. Ms. Loosemore stated if Council does not uphold the order, then the property owner could go back and try to obtain a permit. Council Member Alexander asked if the city would work with the property owner if he is able to obtain a permit. Ms. Loosemore replied that if Council adopts the ordinance for demolition, the staff would work with him if the 60-75% of the work is done within the next 30 days. Mr. Zavala assured Council that he had the means to make these improvements to his property due to money that he has already set aside and materials that he has already purchased to make the necessary

repairs. Ms. Loosemore confirmed that the inspectors would work with Mr. Zavala based on the progress and repairs made to the property.

Council Member J. Davis inquired about any other nuisances that have been documented in the neighborhood. Ms. Loosemore believed there may have been one public nuisance in the neighborhood earlier in the summer. Chairman Golden noted he was familiar with the neighborhood and there was some blight, but not as bad as some of the other areas. He questioned the property owners' hardship, as well as the lack of communication between the property owner and the staff for the action that is before Council tonight.

Council Member J. Davis stated he would like to work with the property owner since he is trying to make significant improvements to the property and if this does not happen, then Council can always revisit it and move forward with the demolition order. Council Member C. Davis asked for confirmation that Council was previously advised by the City Attorney that the Council should either vote up or down or table these matters. City Attorney JoAnne Carlye noted that her advice was for Council to try to resist granting additional time to property owners and to refrain from giving one individual or property owner a certain amount and another a different amount. She trusted the inspector's opinion and expertise.

Council Member Ewing expected from previous conversations that Council should vote it up or down as has been instructed in the past. Council Member Alexander hoped that the property owner would make every effort to make the repairs quickly and felt Council needed to support the inspectors and move through the process. Mr. Zavala, the property owner, admitted that he would have to work day and night and get his friends involved to help him with making the repairs and agreed to keep the inspectors apprised of the progress.

City Attorney Carlye advised if there is any question as to whether or not the property owner has been denied a permit, then that would set this case apart from other cases. She felt it might be worthwhile to at least investigate the reason why Mr. Zavala was denied a permit.

Chairman Golden then moved to table this matter until the first meeting in December, which would be December 5th. Council Member Williams made a second to the motion, which carried unanimously. [9-0 vote]

160331

Ordinance - Demolition of Structure - 1208 Pearson Street

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 1208 Pearson Street belonging to Katherine Phelps.

Lori Loosemore, Local Codes Enforcement Supervisor, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings. She reported that an inspection was done on May 15, 2013 and no one appeared for the hearing. She pointed out this was actually heir property because Katherine Phelps is deceased. No one appeared before the hearing. The heirs did contact the inspector and said they plan to make repairs. Ms. Loosemore noted the property was in such bad condition that staff did not go in due to safety concerns and pointed out the property owners is eight year's delinquent on the property taxes.

There was no one present to speak on behalf of the property owner,

Adopted Ordinance requiring the building inspector to effectuate the demolition of a structure located at 1208 Pearson Street.

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Williams, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance No. 7242/16-62

Introduced 11/7/2016; Adopted 11/7/2016

Ordinance Book, Volume XIX, Page 125

PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair

*Committee Members: Ewing, Williams, Hill and Wagner
(all were present)*

160347 Ratification of Connect HP (formerly known as Millennial Task Force)

Council is requested to ratify the Connect HP (formerly known as Millennial Task Force). Council Member Alexander moved to suspend the rules so this matter could be placed on tonight's agenda for consideration. Council Member Williams made a second, which carried unanimously.

City Attorney JoAnne Carlyle advised that on March 22, 2016, Council voted to develop a Millennial Task Force within the next 90 days and quarterly reports be provided to Council thereafter. The Task Force was created and reports have been provided to Council; however, the City Council did not formally ratify the Task Force's formation and Council should take action to that effect.

Council Member Ewing moved that Council ratify the formation of the Millennial Task Force, named Connect HP and continue to receive reports on a quarterly basis. Council Member C. Davis made a second to the motion, which carried unanimously. [9-0 vote]

PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner, Chair

*Committee Members: Wagner, C. Davis, J. Davis and Golden
(all were present)*

160332 Resolution of Intent - Annexation 16-07

Approval of a Resolution of Intent that establishes a public hearing date of November 21, 2016, to consider a voluntary contiguous annexation of approximately 1.84 acres lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive. The property is also known as Guilford County Tax Parcel 0169220.

Adopted Resolution of Intent establishing a public hearing date of November 21, 2016, to consider a voluntary contiguous annexation of approximately 1.84 acres lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive.

A motion was made by Council Member Wagner, seconded by Council Member Ewing, that this Resolution of Intent be adopted. The motion PASSED by a 9-0 unanimous vote.

Resolution No. 1652/16-52
Introduced 11/7/2016; Adopted 11/7/2016
Resolution Book, Volume XIX, Page 122

160333 Initiation of Zoning Map Amendments

A request by the Planning and Development Department to initiate a zoning map amendment to rezone the City of High Point Mechanics Bay located at 213 Fisher Avenue from the new Residential Single Family-5 (RS-5) District to the Office Institutional (OI) District.

Heidi Galanti with Planning & Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings. Ms. Galanti explained that Mechanics Bay located at 213 Fisher Avenue will be a nonconforming use in the new Residential Single Family-5 (RS-5) District that goes into effect on January 1, 2017. Staff is requesting that the City Council initiate a rezoning of this property to the Office Institutional (OI) so that it will be a conforming use.

Approved the request by the Planning & Development Department to initiate a zoning map amendment to rezone the City of High Point Mechanics Bay located at 213 Fisher Avenue from the Residential Single Family

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, that this matter be approved. The motion PASSED by an 9-0 unanimous vote.

160343 Acceptance of Guilford County Appointees to the Planning & Zoning Commission and the Board of Adjustment

Council is requested to endorse the appointment of Mr. John McKenzie to the Planning & Zoning Commission as the Extraterritorial Member and Ms. Sandra Dunn to the Board of Adjustment as the Extraterritorial Member.

Approved the endorsement of the appointment of John McKenzie to the Planning & Zoning Commission as the ETJ member and the appointment of Sandra Dunn to the Board of Adjustment as the ETJ member.

A motion was made by Council Member Wagner, seconded by Council Member Davis, to endorse the preceding ETJ appointments as requested by the Guilford County Board of Commissioners. The motion PASSED by a 9-0 unanimous vote.

PUBLIC HEARINGS

160334 Resolution - High Point University - Street Abandonment 16-02

A request by High Point University to abandon the eastern portion (approximately 72 feet) of the North Avenue right-of-way. The portion of North Avenue to be abandoned is lying west of N. Centennial Street.

Note: The staff report will be attached in Legistar as a permanent part of these proceedings.

Herb Shannon: Herb Shannon with the Planning & Development Department. A little bit of history on this request. Street Abandonment Case 16-02 is a request by High Point University. They have submitted an application to abandon the eastern portion, approximately 72 feet of the North Avenue right-of-way line opposite of the university campus. Just to orient everyone, this is N. Centennial Street. To the east, you have High Point University campus. To the west is a residential neighborhood and this area that's cross-hatched is the portion of North Avenue that the university has requested abandonment.

A little bit of history. This request was initially reviewed by the Planning & Zoning Commission at their March public hearing. By a vote of 6-1, the Commission recommended denial. It was initially scheduled for City Council review in April and that was postponed to your June meeting. At the June meeting, the applicant requested the item be referred back to the Planning & Zoning Commission for additional information to be submitted. At the July 26th Planning & Zoning Commission meeting, the Commission, once again, reconsidered and reheard this item. And they again recommended denial by a vote of 7-1. This would be your public hearing for the Council's consideration of this request.

The university owns the abutting parcel to the north and to the south. The fact that they own those abutting parcels, they have submitted a request to abandon this portion of this public right-of-way. This is a little bit different from some of the other street abandonments that you have reviewed. Previously most of those requests have been what we call "paper streets" where it's been platted, but it's never been approved. In this situation, this portion of North Avenue is a paved, improved public right-of-way and used by the motoring public. It provides access to the abutting neighborhood and extends about two blocks west from Centennial Street. High Point University has proposed abandonment in which they would remove the pavement, seed that area and make it part of the perimeter landscaping or grass area that you see along that portion of Centennial Street that is outside of the campus.

This is a four-way intersection within the core city. This is not an unusual situation in the core city where you have four-way intersections and there have been no identified public safety issues from this intersection as evaluated by the Transportation Department.

As far as findings and recommendations, the university early this year or late last year did submit a conceptual plan to TRC just for review and comment in which they proposed to install a cul-de-sac at this location. They would still remove the pavement, install the cul-de-sac at that location. In order to eliminate situations if it is approved of having trucks having to back up. However, the installation of a cul-de-sac cannot be a condition of a right-of-way abandonment. No conditions can be a part of the abandonment. The only thing that Council can do is reserve easements if there are utility easements. When we've had several situations, the applicant would go ahead and submit for official TRC approval, pull permits and then submit to Council for abandonment with the permits in hand. To date, no approval or permits for that road improvement has been issued.

The TRC did evaluate this and noted that there are several utility lines in this area. If abandoned, easements would either be retained. We would need to retain a 20-foot wide sanitary sewer easement, a 15-foot wide water easement, a 30-foot wide Piedmont Natural Gas easement, and a 20-foot wide NorthState Communications easement.

As previously noted, the P & Z did reconsider this. Key points from their evaluation was:

- 1. The applicant at that meeting submitted two police reports or accidents. The Commission noted that the two accidents had nothing to do with North Avenue. One*
- 2. was for vehicles traveling along North Centennial in this location near the street. The other was for a vehicle on the opposite side exiting out of the university from Alumni Drive onto North Centennial. So they noted there were no specific evidence of traffic accidents dealing with vehicles exiting North Avenue.*
- 3. The second thing that the Commission noted is the applicant noted that they are going to be looking at quite a bit of an expansion in the future and with that, there will be more traffic. The Commission noted that with the university expansion and just development in the city in general, there would be more traffic over time. However, there's been no evidence of any public safety issues and the Commission reaffirmed with the Transportation Department that there's been no identified public safety issues at this intersection.*
- 4. Finally, the university expressed concern that the university would continue to request closing public streets outside of the campus along the perimeter where there are no public safety issues. They also expressed concerns that other applicants could use this as a precedent to justify the closing of a street when there are no public safety issues.*

Those are the reasons the Planning & Zoning Commission submitted a recommendation to you for denial. That's just a brief summary. I don't know if you have any questions of staff at this time.

Bob, if you could just scroll very briefly through the pictures. This is just an aerial photo of that area. This is a shot taken from North Avenue towards the university campus. The final pictures are from the campus looking towards North Avenue. I believe there are two more pictures on the next page.

Are there any questions of staff at this time?

Council Member C. Davis: *Herb, I have a question. When this was brought before Planning & Zoning both times that it was brought forward, it was due to public safety concerns that they wanted the street closed. Is that correct?*

Herb Shannon: *That was one of the reasons the applicant had noted I believe. When they do their presentation, they can go into more detail on it.*

Council Member C. Davis: *Thank you.*

Chairman Wagner: *Any other questions for Mr. Shannon? Is there anyone here from the university to speak to this?*

Barry Kitley: *Barry Kitley, 4114 Ponce De Leon Drive High Point. Just to speak briefly, we can go back through the points in the file folder. I've got James Pritchett from Jamestown Engineering and Royal Hinshaw here who are with Davenport Traffic Engineering. I just*

wanted to sum up the request in two points. And the first point goes back to the safety issue. We've got 3,300 student trips coming out of Alumni Avenue every day. So when that vehicle stops at Alumni Avenue, they look to the left. They look at the turn lane; they look at the left-hand traffic. They look at thru-traffic on North Avenue. They look right. They look at the right turn signal again. Then go back and do it all over again before you actually make your move and come out. That's what I'm trying to eliminate. I'm trying to eliminate two of those conflict points: looking straight across and North Avenue. There was just another accident last week. I'm not saying that closing North Avenue could prevent those accidents. What I'm saying is the intersection is congested and I want to eliminate several of those conflicts. Right now as it exists, there are 32 conflict points. By eliminating North Avenue, it goes down to nine conflict points.

So that's the issue that I'm trying to say is I'm going to make it safer. That's the second point. No one can argue that what we're trying to do does not make the intersection safer. I'm not saying there's an issue now. I'm saying what we propose to do will definitely make the intersection safer by increasing the level of service from a four-leg to a three-leg intersection. That can be wrapped in these two points.

Chairman Wagner: Does anyone have any questions for the applicant? [none] Thank you, Mr. Kitley. There was a Constance Gathings that signed up to speak.

[public hearing was opened at this time]

Constance Gathings: Good evening Council Members. I thank you for the opportunity to express my approval for High Point University's request to close, well not to just close, but to make North Avenue a cul-de-sac. So I am in approval of that. My address is 478 Stafford Park, Winston Salem, North Carolina and I am the property owner at 406 North Avenue.

Chairman Wagner: Thank you very much. Is there anyone else present who would like to speak on this matter? Okay, I will close the public hearing on that item. I just want to ask our attorney to clarify, since this is not a zoning case, it's a street abandonment case, what are the required number of votes for passage?

City Attorney JoAnne Carlyle: You have findings in the statute that you must adhere to. One is that it not be contrary to the public interest. And the other is whether or not the property owners would be denied ingress and egress from the property.

Council Member J. Davis: That actually makes it worst for me.

Chairman Wagner: Well, I mean, it's the opinion of staff. We'll deal with number two first, that will be the easier of the two. I mean is it the opinion of staff that anyone is being denied reasonable access? It doesn't seem to be because you can come from the west and still get to your property. So really question number one is the only question as to whether it's in the public interest not to do it. The floor is open. We determine what the public interest is so, the floor is open to you guys.

Council Member Williams: Well I can tell you that I canvassed that road from the corner of Denny and North going onto Centennial. I spoke with constituents. Actually they contacted me first, to ask for approval to say that they wanted this. I can count there were one, two,

three, four, five houses that are on the left that if you are facing east. They called me directly and I went over there myself and asked questions to a couple of the ones that I couldn't reach by phone. To them, they wanted it. That's the reason why I brought the information back up when it came before Council. It was the constituents that started that.

Mayor Bencini: So the neighborhood residents, their desires are consistent with the desires of the university?

Council Member Williams: Yes.

Council Member C. Davis: Not the ones that I spoke with Councilman Williams. There were a couple that I spoke with. One at length at McDonalds for about a two-hour conversation twice. The only reason that he would even consider, although at this point he's not sure that he even wants to consider, is that the university had promised to purchase his property upon the contingency that the street was closed. I think that the university, in my opinion, can if they want to mitigate the traffic on Alumni coming out onto Centennial. They own the property on Alumni. They can put a cul-de-sac there and re-route their students through the campus. The university has made it very clear to this community by putting up guard houses and fences that they don't want to be accessed by the community. So that is a resolution to their problem without cutting off an access to the property owners that may or may not be selling to the university. That is a street that the city has maintained and paved. There are residents that live there and the ones that I've spoken to, the sale of their homes is contingent upon whether or not we close this. I think that based on the original request it was about safety and I think the university has the power and the ability to mitigate the problem from their side.

Mayor Bencini: Mr. Wagner, is there a motion on the floor?

Chairman Wagner: I'm willing to make a motion, but I wanted to clarify again with the attorney, because there was a negative recommendation out of Planning & Zoning, but this is not a zoning case.

City Attorney Carlyle: The Planning & Zoning vote doesn't affect Council's vote in this case because it is a street abandonment-not a zoning case.

Council Member J. Davis: Was the public re-notified that we were going to talk about this tonight?

Council Member Alexander: Yes, it has the advertised date in the packet information. They advertised it four times.

Chairman Wagner: Okay, for the sake of keeping things moving, **I will make a motion for approval of this item.**

Mayor Bencini: There's a motion. Is there a second?

Council Member Ewing: Second.

City Attorney Carlyle: You will need to add the retention of the utilities to your motion.

Chairman Wagner: *Yes, just what she said. I will adopt her statement.*

Mayor Bencini: *We have a motion. Is there a second?*

Council Member Williams: *Second.*

Mayor Bencini: *Motion and a second, any further discussion?*

Council Member C. Davis: *Yes, I'd like to say to Councilman Davis that even though citizens aren't here, it's my understanding that many of them feel that this is a done deal so they didn't bother to come, simply because they felt the appetite of this body was to do what is asked by them even though the Planning & Zoning had heard the case twice and voted twice with the same numbers.*

Council Member J. Davis: *Well, in my opinion if they were here, that would make a good argument. You have a council member that represents the area saying that they want it.*

Council Member C. Davis: *I also represent that area Councilman Davis, as an At-Large representative.*

Council Member J. Davis: *I understand that.*

Council Member Alexander: *You're not the only one. Call the question.*

Mayor Bencini: *Call the question. All those in favor, say Aye.*

Mayor Bencini, Mayor Pro Tem Golden and Council Members Alexander, Williams, Hill, Wagner, J. Davis and Ewing: *Aye.*

Mayor Bencini: *Opposed?*

Council Member C. Davis: *No.*

Mayor Bencini: *That motion carries.*

[end of transcript]

Adopted Resolution authorizing the abandonment of the eastern portion (approximately 72 feet) of the North Avenue right-of-way with the following easements being retained:

- 1) A 20-foot wide sanitary sewer line easement, centered over existing sewer lines within and crossing the right-of-way;
- 2) A 15-foot wide potable water line easement, centered over all existing water lines within and crossing the right-of-way;
- 3) A 30-foot Piedmont Natural Gas easement, centered over all existing gas lines within and crossing the right-of-way;
- 4) A 20-foot wide NorthState Communications easement, centered over all of their existing lines and underground facilities within and crossing the right-of-way.

A motion was made by Council Member Wagner, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following 8-1 vote:

Aye (8): Council Member Hill, Council Member Williams, Council Member Ewing, Council Member Wagner, Mayor Pro Tem Golden, Mayor Bencini, Council Member Alexander, and Council Member Davis

Nay (1): Council Member C. Davis

**Resolution No. 1652/16-52
Introduced 11/7/2016; Adopted 11/7/2016
Resolution Book, Volume XIX, Page 122**

160335 Ordinance - Gallimore Partners, LLC - Annexation 16-04

A request by Gallimore Partners, LLC to consider a voluntary non-contiguous annexation of approximately 30 acres, lying along the north side of Gallimore Dairy Road, approximately 805 feet west of Pegg Road. The property is also known as Guilford County Tax Parcel 0169750.

The joint public hearing for this matter and related matter **160336 Crown Mark, Inc.- Zoning Map Amendment 16-18** was held on Monday, November 7, 2016 at 5:30 p.m.

Herb Shannon of Planning & Development provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings. He explained that although staff would be combining the presentation on both matters, separate votes would be required.

Regarding the annexation request, the applicant is requesting that Council annex an approximate 30-acre parcel in order to have access to city utilities to facilitate the development of a 425,000 square-foot distribution/warehouse facility. Staff reported that this annexation petition represents a logical progression of the City's annexation policy for this area and the proposed annexation site is surrounded by the City's corporate limits. there have been numerous annexation requests approved in this portion of the City's Planning area since the 1990s. Mr. Shannon also pointed out that City service and service vehicles are already present in this area and the annexation of this parcel would not negatively impact the City's ability to provide services to the area.

Regarding Zoning Map Amendment 16-18, the applicant is requesting approval of the rezoning of approximately 30 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Corporate Park (CZ-CP) District. The applicant is also requesting annexation and establishment of City zoning in order for them to connect to City utilities and to develop an approximate 425,000 square-foot distribution/warehouse facility on the property. The property is within the northern portion of the City's planning area, which is designated for Restricted Industrial uses. As with the annexation, there have been a number of similar zoning requests approved in this portion of the City's Planning area since the 1990s. Additionally, the site is located in Zone 1 of the Airport Overlay District, which only allows nonresidential uses. The applicant has requested a Conditional Zoning Corporate Park (CZ-CP) District on the site and has offered transportation-related conditions pertaining to right-of-way dedication, vehicular access and road improvements.

Staff recommends approval of both the annexation and the zoning map amendment request. The Planning & Zoning Commission heard these matters at their September 7th meeting and also recommended approval by a vote of 7-0.

Following the presentation of the staff reports for Annexation 16-04 and Zoning Map Amendment 16-18, Chairman Wagner invited the applicant to come forward.

Henry H. Isaacson, attorney with Isaacson, Isaacson, Sheridan, Fountain & Leftwich, LLP, 804 Green Valley Road, Suite 200, Greensboro, who is representing the applicant/owner of the property and the developer of the property, spoke in favor. He distributed a handout to Council detailing an overview of the proposed development. Included in the handout was a map of the subject property to be rezoned, details of the proposed zoning conditions (right-of-way dedication, access, improvements, and other transportation conditions), aerial photography of the buildings in close proximity to the rezoning site, as well as a letter that was mailed to nearby property owners regarding Crown Mark's history in the area and their proposed plans to construct a distribution facility on the property.

Mr. Isaacson advised that Gallimore Partners and Crown Mark have a contract for the sale of the property to Crown Mark should the property be rezoned and annexed. He provided a brief history of Crown Mark and noted they are no stranger to High Point. Crown Mark now leases warehouse space currently on Eagle Hill Drive in High Point. They also own a showroom building for the High Point Markets at 200 E. Green Drive. He stated if the subject property is rezoned as requested, Crown Mark proposes to build a distribution warehouse of approximately 425,000 square feet on the subject property. He then introduced those present with him this evening: Mr. Tim McGee, consultant for Crown Mark with Carolina Commercial Realty; and Mrs. Amanda Hoderne of his law firm.

Included in Mr. Isaacson's presentation was an illustrative sketch and he pointed out this is not what the actual building would look like, but he wanted to share it because it represents a building of approximately the same size which may very well be built on the subject property if it were to be rezoned and the property annexed as requested.

Summing up his presentation, Mr. Isaacson read the following section from the staff report that sums up what the zoning request is all about:

"In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because:

- 1. the request is consistent with the Land Use Plan;*
- 2. The applicant has offered transportation-related conditions to mitigate impacts for the development of a distribution facility that will exceed 400,000 square feet; and*
- 3. Development standards of the Corporate Park District pertaining to location, loading areas, outdoor storage, and prohibiting certain outdoor activity will ensure that development will be compatible with the character of the surrounding development."*

In conclusion, Mr. Isaacson entertained any questions.

Council Member Alexander pointed out there is a great need for road improvements on Gallimore Dairy Road due to the activity/development in this area and noted in the very near future the City might be looking at some road improvements. He asked if the applicant might be willing to put the sidewalk monies into a fee in lieu of so that those monies could be banked for when the road improvements are made, then those dollars could be used to build a sidewalk because there was nothing else in the area to make any connectivity with the sidewalk. On behalf of the applicant, Mr. Isaacson gave an affirmative answer of "yes." He advised that he has discussed this with Crown Mark and they are willing to do that.

Chairman Wagner then opened the public hearing and asked if there were any comments. There was no one present to speak from the public regarding this matter. The public hearing was declared closed.

Adopted Ordinance authorizing the annexation of an approximate 30-acre parcel (effective upon adoption); and

Adopted Ordinance rezoning approximately 30 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Corporate Park (CZ-CP) District based on staff's statements outlined in the staff report, consistency with the City's adopted plans, and that the request is considered to be reasonable and in the public interest.

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance No. 7243/16-63

Introduced 11/7/2016; Adopted 11/7/2016

Ordinance Book Volume XIX, Page 126

160336

Ordinance - Crown Mark, Inc. - Zoning Map Amendment 16-18

A request by Crown Mark, Inc. to rezone approximately 30 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Corporate Park (CZ-CP) District. The site is lying along the north side of Gallimore Dairy Road, approximately 805 feet west of Pegg Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

*The joint public hearing for this matter and related matter **160335 Annexation 16-04** was held on Monday, November 7, 2016 at 5:30 p.m.*

Herb Shannon of Planning & Development provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings. He explained that although staff would be combining the presentation on both matters, separate votes would be required.

*For specific comments made at the public hearing regarding Zoning Map Amendment 16-18, please refer to Matter **160335 Annexation 16-04**.*

Adopted Ordinance rezoning approximately 30 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Corporate Park (CZ-CP) District based on staff's statements outlined in the staff report, consistency with the City's adopted plans, and that the request is considered to be reasonable and in the public interest.

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, that this Zoning Map Amendment be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance No. 7244/16-64

Introduced 11/7/2016; Adopted 11/7/2016

Ordinance Book Volume XIX, Page 127

160337

Ordinance - High Point Healthcare Properties Inc. and Annexation 16-05 - Pruitt Properties Inc.

A request by High Point Healthcare Properties Inc. and Pruitt Properties Inc. to consider a voluntary non-contiguous annexation of approximately 6.4 acres, and lying along the north side of N. Main Street, approximately 1,700 feet west of Skeet Club Road. The property is addressed as 3826 & 3830 N. Main Street and also known as Forsyth County Tax Parcels 6892-06-3137.00 and 6892-05-1743.00.

*The joint public hearing for this matter and related matter **160338 Zoning Map Amendment 16-19** was held on Monday, November 7, 2016 at 5:30 p.m.*

Herb Shannon of Planning and Development provided an overview of the staff report for both the annexation and the zoning map amendment, which is hereby attached in Legistar as a permanent part of these proceedings.

Regarding the annexation request from High Point Healthcare Properties, Inc. and Pruitt Properties, the applicant has requested voluntary annexation to obtain access to city utilities. The site is currently developed with an approximate 27,900 square-foot nursing facility. They are experiencing operational problems with a private sanitary sewer facility on the property and for this reason the applicant desires to connect to the City of High Point's sanitary sewer system. If approved, the applicant is proposing to extend the existing 12-inch City sewer line to the subject property, connect to the City's sewer system and remove the current failing on-site private sewer system.

Staff reported that the annexation petition does represent a logical progression of the City's annexation policy based on the following:

Adopted annexation agreement with adjacent municipalities. Annexation agreements have been established between High Point and the Town of Kernersville and based on this agreement, the City's Planning area extends westward to include the land area associated with this request.

Proximity to existing High Point corporate limits. Although this would be a satellite annexation, this 6.4-acre parcel is approximately 1,400 feet from the primary city limits.

Additionally, there have been annexations of more than 74 acres west of the site near the intersection of N. Main Street and Horneytown Road (NC Highway 66 south).

Proximity to city utilities and services. City service vehicles already pass this site to serve a residential development within the City limits lying west of the site. Additionally, the applicant's proposal to extend City sewer lines to serve this site will open additional acreage for development in this portion of the City's Planning Area.

Regarding the associated Zoning Map Amendment 16-19, Mr. Shannon reported that the Planning & Zoning Commission heard this matter at their September 27, 2016 meeting and recommended approval by a vote of 7-0.

The subject site is located within the western portion of the City of High Point's Planning Area and it is currently developed with an approximate 27,900 square-foot, 99-person nursing facility. There is a private sanitary sewer facility on the site that has been experiencing operational problems and the applicant desires to connect to the City's sanitary sewer system. The City's Water & Sewer Extension Policy requires the property to be annexed, and as a part of that process the establishment of City zoning. The applicant is proposing to continue to use the property as a nursing home facility and has submitted this zoning map amendment application to establish a General Office-Moderate Intensity (GO-M) District zoning on the property. The requested district will act as a transition zone between commercial zoning to the east and residential zoning to the west.

Council Member Alexander inquired if this was just a sewer request and Mr. Shannon replied it was because the property is currently being served by Davidson Water. Council Member Alexander asked at some point if staff could provide a map identifying the location of the City of High Point's water lines and Davidson's water lines. He pointed out that Davidson does not have a looped system and because of this, there is poor water service in that area.

Chairman Wagner asked if the applicant would like to come forward.

Eddie Kalis, Regional Consultant for Coastal East Pruitt Health, stated it appears they are meeting all of the requirements that are in place and it would be of great benefit to them. He advised that they would cover all the expenses.

Following the applicant's comments, Chairman Wagner opened the public hearing and asked if there was anyone present who would like to comment regarding this matter. There being no one present to speak, the public hearing was closed.

Adopted Ordinance providing for the annexation of approximately 6.4 acres, lying along the north side of N. Main Street, approximately 1,700 feet west of Skeet Club Road; and

Adopted Ordinance to rezone approximately 6.4 acres from the Residential Single Family (RS-20) District, within Forsyth County's zoning jurisdiction, to the General Office-Moderate Intensity (GO-M) District based on staff's statements as outlined in the staff report and consistency with the City's adopted plans and that the request is considered to be reasonable and in the public interest.

A motion was made by Council Member Wagner, seconded by Council Member J. Davis, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance No. 7245/16-65

Introduced 11/7/2016; Adopted 11/7/2016

Ordinance Book Volume XIX, Page 128

160338 Ordinance - High Point Healthcare Properties, Inc. - Zoning Map Amendment 16-19

A request by High Point Healthcare Properties, Inc. to rezone approximately 6.4 acres from the Residential Single Family (RS-20) District, within Forsyth County's zoning jurisdiction, to the General Office-Moderate Intensity (GO-M) District. The site is lying along the north side of N. Main Street, approximately 1,700 feet west of Skeet Club Road (3826 & 3830 N. Main Street).

The joint public hearing for this matter and related matter 160337 Annexation 16-05 was held on Monday, November 7, 2016 at 5:30 p.m.

Herb Shannon of Planning & Development provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings. He explained that although staff would be combining the presentation on both matters, separate votes would be required.

For specific comments made at the public hearing regarding Zoning Map Amendment 16-19, please refer to Matter 160337 Annexation 16-05.

Adopted Ordinance to rezone approximately 6.4 acres from the Residential Single Family (RS-20) District, within Forsyth County's zoning jurisdiction, to the General Office-Moderate Intensity (GO-M) District based on staff's statements as outlined in the staff report and consistency with the City's adopted plans and that the request is considered to be reasonable and in the public interest.

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, that this Zoning Map Amendment be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance No. 7246/16-66

Introduced 11/7/2016; Adopted 11/7/2016

Ordinance Book Volume XIX, Page 129

160339 Ordinance - City of High Point - Annexation 16-06

A request by the City of High Point to consider a voluntary contiguous annexation of approximately 1.29 acres lying along the south side of E. Martin Luther King Jr. Drive, approximately 400 feet east of Triangle Lake Road. The property is also known as Guilford County Tax Parcel 0161160 & 161157.

The public hearing for this matter was held on Monday, November 7, 2016 at 5:30 p.m.

Herb Shannon of Planning and Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request by the City of High Point for consideration of a voluntary contiguous annexation of an approximately 1.29 acres lying along the south side of E. Martin Luther King, Jr. Drive, approximately 400 feet east of Triangle Lake Road. The city is pursuing annexation of approximately 1.29 acres, consisting of two parcels, in order for these parcels to be added to the abutting City maintenance facility. The City's corporate limits are lying along the north side of E. Martin Luther King Drive and abuts the site to the west and south. This annexation represents a logical progression of the City's annexation policy for this area as the property is within the City's ETJ and it is surrounded by the City limits on three sides. City services and service vehicles are already present in this area; therefore, the annexation of this property will not negatively impact the City's ability to provide services in this area.

Following the presentation of the staff report, Chairman Wagner opened the public hearing and asked if there was anyone present that would like to speak. There being no comments offered, the public hearing was closed.

Adopted Ordinance providing for the annexation of this property lying along the south side of E. Martin Luther King, Jr. Drive, approximately 400 feet east of Triangle Lake Road.

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, that this Ordinance be adopted. The motion PASSED by a 9-0 unanimous vote.

Ordinance 7247/16-67

Introduced 11/7/2016; Adopted 11/7/2016

Ordinance Book Volume XIX, Page 130

160340

Ordinance - City of High Point - Zoning Map Amendment 16-20

A request by the City Council to rezone 25 properties totaling approximately 164 acres to implement the new Development Ordinance that goes into effect on January 1, 2017

The public hearing for this matter was held on Monday, November 7, 2016 at 5:30 p.m.

Heidi Galanti of Planning and Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

Ms. Galanti advised this is the third and final group of zoning map amendments that will need to take place prior to the effective date of the new Development Ordinance, which is January 1, 2017. This group contains 13 separate areas involving 25 properties and 16 religious institutions. The current Development Ordinance has 38 zoning districts, which will be consolidated to 28 zoning districts. As a result, some zoning districts will no longer exist and some properties must be rezoned to the most appropriate district available in the new Development Ordinance. The areas affected are identified in the staff report. A summary of the zoning map amendments is as follows:

- 6 areas are being rezoned from Public and Institutional (PI) to Residential Single Family-3 (R-3);
- 3 areas are being rezoned from Public and Institutional (PI) to Residential Single Family-5 (R-5)
- 2 areas are being rezoned from Public and Institutional (PI) to Residential Multifamily-16 (RM-16)
- 1 area is being rezoned from Public and Institutional (PI) to Transitional Office (TO); and
- 1 area is being rezoned from Public and Institutional (PI) to Office Institutional (OI)

Following the conclusion of the staff report, Chairman Wagner opened the public hearing.

Gregory Sias, representing the Church of Christ located at 934 Eastchester Drive, inquired as to if this would affect the status of their church. Staff replied it would not. He specifically asked about the parsonage and if it would be considered residential. Ms. Galanti explained the parsonage would be considered an accessory use and would be allowed.

There being no one else present to speak, the public hearing was closed.

Adopted Ordinance rezoning 25 properties totaling approximately 164 acres to implement the new Development Ordinance that goes into effect on January 1, 2017, based on staff's statements as outlined in the staff report, consistency with the City's adopted plans and that the request is reasonable and in the public interest.

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, that this Zoning Map Amendment be adopted. The motion PASSED by a 9-0 unanimous vote.

**Ordinance No. 7248/16-68
introduced 11/7/2016; Adopted 11/7/2016
Ordinance Book Volume XIX, Page 131**

GENERAL BUSINESS AGENDA

160341 Say Yes Guilford - Appointment - Community Leadership Council

Council is requested to confirm the appointment of Council Member Cynthia Davis to the Say Yes Guilford Community Leadership Council (CLC).

Mayor Bencini advised that Council Member C. Davis has agreed to serve as the Council's liaison to the Say Yes Guilford Community Leadership Council (CLC).

Approved the confirmation of the appointment of Council Member C. Davis to the Say Yes Guilford Community Leadership Council (CLC).

A motion was made by Council Member Alexander, seconded by Council Member Ewing, that this appointment be approved. The motion PASSED by a 9-0 unanimous vote.

160349 Appointment to Planning & Zoning Commission

Council Member Jay Wagner is requesting the appointment of RAY Wheatley to the Planning & Zoning Commission as his Ward 4 appointment. Appointment to be effective immediately and will expire 7/1/2019.

Motion by Council Member Wagner to suspend the rules so this matter could be placed on tonight's agenda for consideration. Council Member C. Davis made a second to the motion, which carried unanimously.

Approved the appointment of Ray Wheatley to the Planning and Zoning Commission.

A motion was made by Council Member Wagner, seconded by Council Member C. Davis, that this appointment be approved. The motion PASSED by a 9-0 unanimous vote.

160342 Minutes to be approved

- Finance Committee Meeting - September 28th @ 4:00 p.m.
- Special Meeting (Closed Session) - October 3rd @ 2:30 p.m.
- Manager's Briefing - October 3rd @ 4:00 p.m.
- Regular Council Meeting - October 3rd @ 5:30 p.m.
- Planning & Development Committee Meeting, Tuesday, October 4th @ 4:00 p.m. (no quorum)

Approved the preceding minutes as submitted.

A motion was made by Council Member Alexander, seconded by Council Member Wagner, that the preceding minutes be approved. The motion PASSED by a 9-0 unanimous vote.

Closed Session**160350 Closed Session- Economic Development**

Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) for the purpose of being briefed on economic development projects.

At 7:31 p.m., Council Member Alexander moved to go into Closed Session to discuss economic development projects, pursuant to N.C. General Statute 143-318.11(a)(4). Council Member Ewing made a second, which carried unanimously.

Upon reconvening into Open Session at 7:51 p.m., Mayor Bencini announced there would be no action taken as a result of the Closed Session.

ADJOURNMENT

The meeting adjourned at 7:51 p.m. upon motion duly made and seconded.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Budget Amendment for the Internet Crimes Against Children Program Grant

From: Eric Olmedo, Budget Director

Meeting Date: November 21, 2016

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Budget ordinance

PURPOSE:

A budget amendment is needed to recognize grant revenue related to the North Carolina Department of Public Safety Governor's Crime Commission Internet Crimes Against Children (ICAC) Program grant.

BACKGROUND:

The High Point Police Department applied for and has been awarded funds in the amount of \$41,702.10 to purchase equipment to enhance investigations of internet crimes against children. The funds will help protect children from predators who seek to harm or exploit them through cyberstalking. Funds will be used to purchase computer equipment, software, and accessories to enhance investigations of internet crimes against children.

BUDGET IMPACT:

The budget amendment recognizes \$41,702 coming from the North Carolina Department of Public Safety Governor's Crime Commission. This grant requires no local match.

RECOMMENDATION / ACTION REQUESTED:

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

**“AN ORDINANCE AMENDING THE 2016-2017 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
FOR THE INTERNET CRIMES AGAINST CHILDREN GRANT**

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

Section 1. The City of High Point Police Department has received a grant from the North Carolina Department of Public Safety for the Internet Crimes Against Children program.

Section 2. In order to recognize these funds, the 2016-2017 Budget Ordinance of the City of High Point, should be amended as follows:

- (A) That Special Grants Fund revenues be amended as follows:

State Grants	\$41,702
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- (B) That the Special Grants Fund expenditures be amended as follows:

Police Grants	\$41,702
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Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

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

Adopted November 21, 2016



FINANCE COMMITTEE

Chaired by Council Member J. Davis

Members: J. Davis, Alexander, C. Davis, and Hill

NOVEMBER 3, 2016 – 4:00 P.M.

3rd FLOOR CONFERENCE ROOM

MINUTES

Present:

Committee Chairman Jim Davis and Committee Members Cynthia Davis and Alyce Hill

Absent:

Committee Member Latimer Alexander

Staff Present:

Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Budget and Performance Manager; Terry Houk, Director of Public Services; Jeff Moore, Director of Financial Services; Robby Stone, Public Services Assistant Director; Greg Venable, Transportation Planner; Police Chief; Major Kenneth Shultz; Garey Edwards, Director of Electric Utilities; Glenda Barnes, Public Services Analyst; Glenn Clapp, Emergency Manager; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Present:

Judy Stalder (TREBIC)

News Media:

No News Media Present

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

Chairman J. Davis gave a brief update on the Main Street construction. As he explained the traffic went smoothly until he proceeded to the Dog House and then it became backed-up. Randy McCaslin, Deputy City Manager, advised that they would look into adjusting the traffic signal timing or as Chairman J. Davis suggested a left turn lane. Judy Stadler, TREBIC, also experienced a back-up today at lunch near Westwood trying to get to the Dog House as traffic was trying to turn right on Main Street. Committee Member C. Davis commented behind Hamilton going into 3M, she suggested making that stretch instead of one lane making it into two lanes, then moving it over and picking it up at Hamilton over to the other side. Chairman J. Davis did notice cars turning into Huffman Paint going into Pizza Hut.

Contract - Everbridge Notification System

Council is requested to adopt a Resolution authorizing a Memorandum of Agreement (MOA) between the City of Greensboro, City of High Point and Guilford County for the shared use of community notification system.

Glenn Clapp, Emergency Manager, filling in for Steve Lingerfelt, pointed out this current Genie System notification system used for emergency's and other events and reverse 911 that is used. They are currently looking at a new system that would upgrade them and continue a relationship with the City of Greensboro and Guilford County to allow the capabilities with both and be user friendly. He explained that with this new system, it would allow to send a text to opt in for events for a High Point Market if something were to occur.

Chairman J. Davis recognized that they shared the cost for the Guilford County and Mr. Clapp confirmed that each of the participating entities would pay a third of the cost. Mr. McCaslin advised this would be an upgrade. Committee Member C. Davis shared that the police department had been handling the cost and the volume and would be turning it over to somebody else by the first year would be \$44 and thereafter would be \$40,000 and would take the load off the Police Department. Police Chief, Major Kenneth Shultz commented this would be great for the water issue and solicit information in a geographic area. He explained how this would be an upgraded system that would be than the prior system and recovered it from the city side and piled in from emergency management. Mr. Clapp shared with a lot of citizens having the use of voice mail or using cell phones instead of landlines in those areas and would be an upgrade.

Chairman J. Davis asked whose budget would this come out of and Mr. Clapp confirmed it would come out of IT's.

Chairman J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member C. Davis made a second to the motion. The motion carried by a 3-0 unanimous vote. [Committee Member Alexander was absent]

Agreement - Level 3 Communications, LLC

Council is requested to approve a Pole Attachment Agreement with Level 3 Communications which will allow attachment of their lines/equipment to the City's overhead distribution system.

Director of Electric Utilities Garey Edwards reported a few months ago, Fibertech came to the city and requested an agreement to allow them to attach their equipment to the City's overhead poles and noted this request was very similar, just a different company. Chairman J. Davis asked how many poles would be used. Mr. Edwards replied one dozen. Mr. McCaslin pointed out that the State informed the city that if there is room on our poles, then we have no choice but to allow their request to attach and if we did not have room, then they would have to pay the additional cost associated with the City putting larger poles in and replacing it.

Chairman J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 3-0 unanimous vote. [Committee Member Alexander was absent]

Supplemental Agreement - HDR - E. Lexington Avenue Phase I Feasibility Study

Council is requested to approve a Supplemental Agreement with HDR for a transportation study to determine the feasibility of proposed improvements for the E. Lexington Avenue / Greensboro Road corridor, between I 74/US311 and N. Centennial Street, Phase I.

Greg Venable, Transportation Planner, advised this is a Supplemental Agreement with HDR to conduct transportation, planning and engineering services to do a feasibility study for East Lexington Drive from North Centennial to I-74. Mr. McCaslin reported that Business High Point would be presenting a check at the beginning of the meeting for \$90,000 and they have also looked at other transportation projects and have been able to reduce those by \$45,000. Chairman J. Davis reiterated that this would be I-74 to Main Street, and Mr. Venable confirmed that Phase I would be to Centennial.

Chairman J. Davis asked if this moves forward would it would be a State funded project or a City of High Point project. Mr. McCaslin replied that it would probably be a jointly funded project. Chairman J. Davis pointed out that it could potentially be millions of dollars and wanted to know what this could mean for the Sandy Ridge, Johnson Street, Corridor, Triangle Lake Road, etc... Mr. McCaslin advised that this would be the first of a long process and Johnson and Sandy Ridge would not be affected as those were already budgeted for and some of those other projects such as Triangle Lake and others, those would need to be considered in the next bond package should Council decide to move forward. Mr. Venable shared that they did submit a project to North Carolina Department of Transportation (NCDOT) to try to get it funded with the TIP and they would know something in January if it scores high enough. Mr. McCaslin stated that even if it does make the draft TIP, it would still be in the late stages. Committee Member C. Davis asked about the capital projects fund where it showed the Sandy Ridge Road (33,000 / I-74 – 10,000 / South Main / 5,000) and asked if those were residual dollars or if those were dollars that we were going to use. Mr. McCaslin replied that those were the dollars that Mr. McDonald and Mr. Olmedo worked together to determine at this point we could shift the dollars and it should not affect the projects.

Mr. McCaslin pointed out for motion purposes, one is for the budget amendment and the other is the contract. JoAnne Carlyle, City Attorney, recommended two separated motions.

Chairman J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member C. Davis made a second to the motion. The motion carried by a 3-0 unanimous vote. [Committee Member Alexander was absent]

Budget Ordinance Amendment - E. Lexington Avenue Phase I Feasibility Study

Council is requested to adopt an ordinance amending the 2016 2016 Annual ordinance to appropriate funds in the amount of \$135,511 for the East Lexington Avenue Phase I Feasibility Study.

Mr. McCaslin reiterated why this amount is different from the previous because \$45,000 of it had already been budgeted and it is just new and moving money.

Chairman J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member Hill made a second to the motion. The motion carried by a 3-0 unanimous vote. [Committee Member Alexander was absent]

Comprehensive Fee Schedule FY 2016-2017 for the City of High Point

Monday, November 7, 2016 at 5:30 p.m. is the date and time established to receive public comments on the adoption of the City of High Point Comprehensive Fee Schedule for FY 2016 2017. Newly proposed fees and changes to existing fees will be effective January 1, 2017.

Eric Olmedo, Budget and Performance Manager, advised that the intent was to create one document that would list all fees and schedules citywide and the majority of the fees and rates that were listed had been approved by previous Council actions and there was no approval process. He continued with the intent moving forward that a Comprehensive Fee Schedule be adopted with every annual budget. Mr. Olmedo reported that they would bring this to Council today with a few fees and an attachment for a separate document that would list and explain that these are fees that have already been discussed and approved by

Council in the past such as development fees, public services, water/sewer fees. Staff is asking for Council's approval with an effective date of January 1, 2017.

Committee Member C. Davis pointed out to give feedback to the stakeholders was very important and giving them six months to get acclimated to give the estimates to their clients. Chairman J. Davis wanted to confirm as to we do not charge a fee currently for General Contractors for residential and wanted to know if this was just for a swimming pool or if we were going to start charging contractors for residential plan review. Mr. McCaslin replied that it would be just for swimming pools.

Ms. Stalder advised that she discussed the swimming pool fee with Lee Burnette, Director of Planning and Development in the spring, and pointed out they added the required electronic gate lock that would have to be inspected to make sure it operates properly. Mr. McCaslin pointed out these development fees were tied directly to Accela software and how it would be important to get these to go into effect by January 1, 2017, and suggested that the Committee table the proposed Public Services fees since there are questions on these and possibly make them effective July 1, 2017 when the next budget is adopted. Chairman J. Davis asked for clarification on residential construction that we would not charge General Contractors for Residential Plan Review. Mr. McCaslin stated that he believed they would not.

Chairman J. Davis had a question on Commercial Permits as to why we went down from \$100 to \$75 and could afford to more on higher fees on commercial than on residential. Mr. McCaslin suggested to follow up with Lee Burnette to send Council an updated email with more information regarding that. He stated how some went up and down with Accela versus with the old system. Ms. Stalder noted how they lowered initial back fee and then each of the trade fees increased.

Committee Member C. Davis had a question regarding the Clerk's Office and the public records fees and welcomed legal advice. She wanted to know if a citizen came in and requested a record but could not afford to pay what would be required by law and if the city would be obligated to give them the information they are seeking or if the city could refuse because they did not pay the fee? JoAnne Carlyle, City Attorney, replied that we would not give them the record upfront and added that the city would have the right to ask the citizen to provide proof of a disability if they are claiming a disability. Mr. McCaslin pointed out they are always permitted to inspect records which would not require a cost. Committee Member C. Davis asked how a citizen would show proof, and Ms. Carlyle replied that if there is an additional expense and their handicap was preventing them from the information, they would be required to submit a doctor's note to that effect.

Chairman J. Davis explained the comprehensive fee change from the Public Service on the water meters and suggested to break that down and put that back into the Committee to get further information and comparisons for other cities. Mr. McCaslin confirmed that Mr. Houk would follow up for the next Finance Committee meeting. Mr. McCaslin suggested to approve the comprehensive fee schedule without the Public Service fees which would include the Planning and Development fees.

Chairman J. Davis moved to forward the Comprehensive Fee Change matter effective January 1, 2017 minus the Public Services proposed fees to the City Council with a favorable recommendation. Committee Member Hill made a second to the motion. The motion carried by a 3-0 unanimous vote. [Committee Member Alexander was absent]

Mr. Olmedo advised that this would be on the agenda as a "stand alone" item. He also stated this would be at the next Council meeting and the statute requires a seven-day notification period.

New Cingular (Crown Castle) License Agreement Fourth Amendment

Council is requested to approve an amendment to the original license agreement held with New Cingular (Crown Castle) allowing installation of a backup generator at the Ward Water plant tower site.

Terry Houk, Director of Public Services, reported that Crown Castle had requested an amendment to the original agreement that was approved in October 1997. This would be the fourth amendment to the agreement and they are requesting to install a generator backup at the Ward Water plant. Public Services is recommending that Council approve the amendment. Committee Member C. Davis had a question if the placement of the generator would create a safety or fire concerns, and Mr. Houk confirmed that it would be within the controlled area.

Chairman J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member C. Davis made a second to the motion. The motion carried by a 3-0 unanimous vote. [Committee Member Alexander was absent]

Cry Wolf - False Alarm Reduction Program

Council is requested to approve the contract with Cry Wolf for the administration of the City's False Alarm Reduction Program.

Chief Shultz explained how they had been working on a false alarm ordinance which has been effective by holding people accountable from keeping officers from responding to the same false alarms. He explained how they use the company named, Cry Wolf where they monitor the software. He explained how that would generate the expense of how that would pay through the expense of him having a part time person or paying someone overtime. He also stated to upgrade the software there would be an increase of \$5,200-6,000. He is proposing a contract to approve Cry Wolf where they would give 60 percent and take 40 percent of what the Police Department would collect. He noted how the Police Department would still have control of the program for the penalty or fees and Cry Wolf would take the collection side of it and work closely with the finance side. Cry Wolf would come in to put a portal in our website and run in through the back and have the capability to access the accounts. Chief Shultz believes that we would get better return results and the mailing expense would be split and after that we would get 60 percent of the profit.

Chairman J. Davis asked what the fee schedule currently is now. Chief Shultz replied that currently it is \$25 per the ordinance for the actual applicant application, a one-time fee and he is looking to restructure where there is an annual payment. Mr. McCaslin asked if this would be for residential and commercial, and Chief Shultz confirmed it was for both. Committee Member Hill questioned the fees when the City would be currently looking at amending the law and ordinance or if it would just be the fee portion of it. Chief Shultz stated how it would be just the same amount and make it more feasible and worthy for the company to do it and the investment for the Police Department.

Chairman J. Davis moved to forward this matter to the City Council with a favorable recommendation for approval. Committee Member C. Davis made a second to the motion. The motion carried by a 3-0 unanimous vote. [Committee Member Alexander was absent]

Chairman J. Davis discussed how he planned to go to the meeting at Parks and Recreation regarding the watershed regulations and the lake buffers and wanted some additional information.

Mr. McCaslin explained that tonight it would be mainly for the City Lake area and the meeting for the Oak Hollow area would be next Wednesday night. Terry Houk, Director of Public Services and Robby Stone, Public Services Assistant Director, would be in attendance and could answer specific questions. He further specified that the city has had these regulations in effect since 1990, and many of the property owners thought the these were new regulations because some of the properties have changed hands since then.

Mr. McCaslin advised the city is not concerned about what happens on the private side of the property line, how they are not too concerned on the private side of the line. He explained the city has not been enforcing these regulations because when the Lake Warden positions were cut, the enforcement was stopped around the lakes. He noted how the City owns approximately from 50-200-feet of the buffer around the lake. He pointed out how some people have encroached on the city's property in these buffers, and have been mowing right down to the water, and have put fire pits with chairs, steps, retaining walls on city property which needs to be stopped..

Chairman J. Davis commented that he spoke with David Horne about some concerns he had and was under the impression that he could not build anything on his property. Mr. McCaslin stated they spoke with Mr. Horne and told him it would be fine for him to build on his property. Mr. McCaslin explained the only ones that are affected are the ones that have encroached on City property in the buffer area and how the city needs to take the buffer back. He explained how City Lake is impaired and how Oak Hollow flows into City Lake and invasive species of plants flow into City Lake while we need to keep the water quality higher as we maintain the buffer around the lake. Chairman J. Davis stated that several homeowners had called him and Mr. McCaslin did not know which regulations were in place regarding the Tier I, II, etc... Mr. McCaslin stated that these regulations have been in place since 1990, as well as in Greensboro and Guilford County, but for the most part, it would not affect the use of the private property but would affect the city's property (the buffer area).

Chairman J. Davis had a question regarding Unimark on his lot that he owns on Eastchester beside the shopping center and Apple Rock. He continued that he had heard that the City had put some new restrictions on it and he was unable to develop or sell the property and that the value has now decreased. Mr. McCaslin confirmed that it has been in place since 1990 and these were not new regulations. He pointed out if someone owns property that is undeveloped, they can still build on the property, but may have to do some grade/erosion control, etc... Mr. McCaslin noted that he was assured by Lee Burnette that the city would not be taking anyone's property by taking away their development rights. Committee Member Hill raised the question if any of those regulations were filed somewhere before the property was purchased for people conducting title searches. Ms. Carlyle advised that her staff was researching this. Mr. McCaslin stated he spoke with Council Member Ewing about this and his response was that realtors should have informed the perspective property owner's about this when buying the property.

Chairman J. Davis inquired as to how the kudzu and bamboo would be handled because it rapidly takes over the shoreline. Mr. McCaslin suggested that we would have to come up with a plan and look into it. Chairman J. Davis asked if it would not make more sense to allow the property owners to continue mowing and maintain the buffers. Mr. McCaslin pointed out the State is getting really serious about the enforcement and noted the city is obligated to adopt and follow a Watershed Protection Plan.

There being no further business to discuss, the meeting adjourned at 4:42 pm

Respectfully submitted,

Maria A. Smith
Deputy City Clerk

James C. Davis, Chairman

DRAFT

CITY OF HIGH POINT

AGENDA ITEM



Title: Special Use 16-02
(Wesleyan Education Center)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 21, 2016

Public Hearing: Yes

Advertising Date: November 9 & 16, 2016

Advertised By: Planning & Development

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

PURPOSE:

A request by Wesleyan Education Center to allow an Elementary & Secondary School use in a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying at the southwest corner of Johnson Street & Sandy Ridge Road.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request, as outlined in the attached staff report.
- B. On October 25, 2016, a public hearing was held before the Planning and Zoning Commission regarding Special Use 16-02. The Planning & Zoning Commission recommended **approval** of this request, by a vote of 6-0, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Wesleyan Education Center

Special Use 16-02

At its October 25, 2016 public hearing, the Planning and Zoning Commission reviewed this Special Use request to allow an Elementary & Secondary School use in a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. All members of the Commission were present except for Mr. Jim Armstrong and Mr. John McKenzie. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request was the applicant's representative, Mr. Luke Dickey, Stimmel Associates, PA, 601 N. Trade Street, Suite. 200; Winston-Salem, N.C. Mr. Dickey noted that their client, Wesleyan Education Center, obtained Special Use approval from the High Point City Council in 2013 to allow a school use (elementary and secondary school) in a CZ RS-9 zoning district at this location. They are requesting to amend this previously adopted Special Use to add an abutting 1.84-acre parcel to the overall development and to amend the transportation conditions to add a second access point from Sandy Ridge Road.

In addition, the 2013 approval included a binding sketch plan; therefore, they are also requesting approval of the new sketch plan, which illustrates the inclusion of the 1.84-acre parcel and the general location of the second access point to Sandy Ridge Road. They are also revising the building layout to note two educational buildings (child care and primary educational center) rather than one large building on the eastern portion of the property.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

By a vote of 6-0, the Planning & Zoning Commission recommended **approval** of both the amended Special Use to allow a school use and the amended sketch plan.

The Commission agreed with the findings outlined in the staff report that the proposed amendment will not substantially change the initial findings used to approve this request in 2013.

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

**STAFF REPORT
SPECIAL USE PERMIT SU-16-02
October 25, 2016**

Request	
Applicant: Wesleyan Education Center	Owner: Wesleyan Education Center
Proposal:	A request to amend a previously adopted Special Use Permit request to allow an Elementary or Secondary School use in the Conditional Zoning Residential Single Family-9 (CZ RS-9) District.

Site Information	
Location:	The site is lying at the southwest corner of Johnson Street and Sandy Ridge Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 0169206 and 0169220
Site Acreage:	Approximately 68.5 acres
Current Land Use:	Open pasture lands and three single family dwellings
Physical Characteristics:	The eastern portion of the site consists of open pasturelands with a gently sloping terrain. The western portion of the site is heavily wooded with a moderately sloping terrain. There is a perennial stream, running in an east to west direction, along the southern boundary of the site.
Water & Sewer Proximity:	A 16-inch City sewer line lies adjacent to the site along the stream corridor that runs along the western boundary of the site. A 12-inch water line lies adjacent to the site along the northern and eastern boundaries of the site within Sandy Ridge Road and Johnson Street.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single-family developments with a gross density of 2 units per acre or more.
Overlay Districts	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG CU RS-9	Agricultural (<i>Guilford County</i>) Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcels
South:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings
East:	AG	Agricultural (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
West:	PI	Public & Institutional District	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	There are no policies that support or oppose this case.
Land Use Plan Map Classification:	The eastern half of the site has a Medium-Density Residential classification, which is intended to accommodate a variety of attached dwellings, including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwelling units per gross acre. The western half of the site has a Low-Density Residential 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 goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan:	<u>Northwest Area Plan:</u> Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. This site is adjacent to an area identified in the plan as an Activity Center. This area is intended to accommodate compatible mixed uses in a walkable setting. Higher density residential and non-residential uses will locate here in a balanced combination of well-integrated, neighborhood-scale retail and professional/personal service establishments. The Activity Center would feature common design guidelines and links to open space and public facilities.
Zoning History:	<u>Zoning Map Amendment 13-03 and Special Use Permit 13-02:</u> The bulk of this site, approximately 66 acres, was annexed and granted a CZ-RS-9 District zoning in 2013. In conjunction with that request, a Special Use Permit was also approved to allow an elementary and secondary school on this site.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Johnson Street	Major Thoroughfare	1,800 ft.
	Sandy Ridge Road	Major Thoroughfare	2,645 ft.
	Willow Run Drive	Local	50 ft.
	Windchime Drive	Local	50 ft.
Vehicular Access:	Johnson Street and Sandy Ridge Road		
Traffic Counts: (Average Daily Trips)	Johnson Street	7,300 AADT (NCDOT 2011)	
	Sandy Ridge Road	2,900 AADT (NCDOT 2011)	
Estimated Trip Generation:	None		

Traffic Impact Analysis:	Required		Pedestrian Access:
	<u>Yes</u>	<u>No</u> X	Development of the site is subject to the sidewalk requirements of the Development Ordinance.
Transportation Department Comments:	If development produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan. Additional development conditions will be made through the Technical Review Committee (TRC) process at the time of submittal.		

School District Information

Not applicable to this special use permit case.

Details of Proposal

In 2013, the applicant obtained a Special Use Permit (SUP) approval from the High Point City Council to allow a school use (Elementary and Secondary School) in a Conditional Zoning Residential Single Family-9 (CZ RS-9) zoning district. The City of High Point Development Ordinance allows a school in its residential zoning districts subject to meeting specific development standards and subject to obtaining a special use permit approval from City Council. A SUP use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the SUP process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

The 2013 approval included a binding sketch plan submitted by the applicant and development conditions for the school use that mitigated impact from the proposed development. The applicant has submitted this amendment to this previously approved SUP to allow the following:

1. To add an abutting 1.89-acre parcel to the overall development;
2. To amend the transportation conditions to add a second access point from Sandy Ridge Road; and
3. To obtain approval for an amended SUP sketch plan which depicts the additional land area and second access point; and revises the building layout to note two education buildings (child care center and primary educational building) rather than one large building.

Findings

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. 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 required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ With the addition of the 1.89-acre parcel, an additional 705 feet of street
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	frontage is being added to the development. This additional street frontage allows sufficient road frontage and driveway separation to allow a second access point to be added to the western portion of the site. ❖ The initial SUP approval included a condition that the access point to Sandy Ridge Road include the construction of a westbound left turn lane and appropriate taper, and an eastbound right turn lane and appropriate taper with a concrete channelized island. The applicant has offered a condition for the proposed second access point to include these same design standards.
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) *Greater Restrictions*; staff finds

Compliance	The amended SUP site sketch plan has been reviewed by the Planning & Development Department and found to meet all requirements of the Development Ordinance. Detailed engineered drawings that address conditions of the SUP will be reviewed as part of the site plan approval process by the Technical Review Committee once the SUP is approved.
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance	The 2013 adopted SUP sketch plan depicted one large educational building on the eastern portion of the site, near Johnson Street, that included a child daycare, school and accessory uses. This amended sketch plan depicted two buildings consisting of a child daycare facility and a separate educational facility. The amended layout still maintains an overall development concept with education buildings on the eastern portion of the site and athletic fields/practice fields on western portion of the site. Staff finds that this amended sketch plan is not a significant departure from the previous approval and as conditions will not substantially injure the value of adjacent property owners.
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	The proposed amendment will not substantially change the initial findings used to approval this request in 2013 based on the following: ❖ The development layout remains the same with educational buildings on the eastern portion of site and athletic fields on the western portion of the site. ❖ The 2013 approval surrounds the parcel that is proposed to be added to the development. The addition of the parcel is a logical expansion of the development. ❖ The previous SUP transportation conditions are being carried forward, and will continue to mitigate vehicular impact from the school. ❖ The previous conditions pertaining to lighting for the athletic field areas are being carried forward to continue to ensure the schools accessory activities will not substantially insure the value of adjacent property owners.
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Recommendation

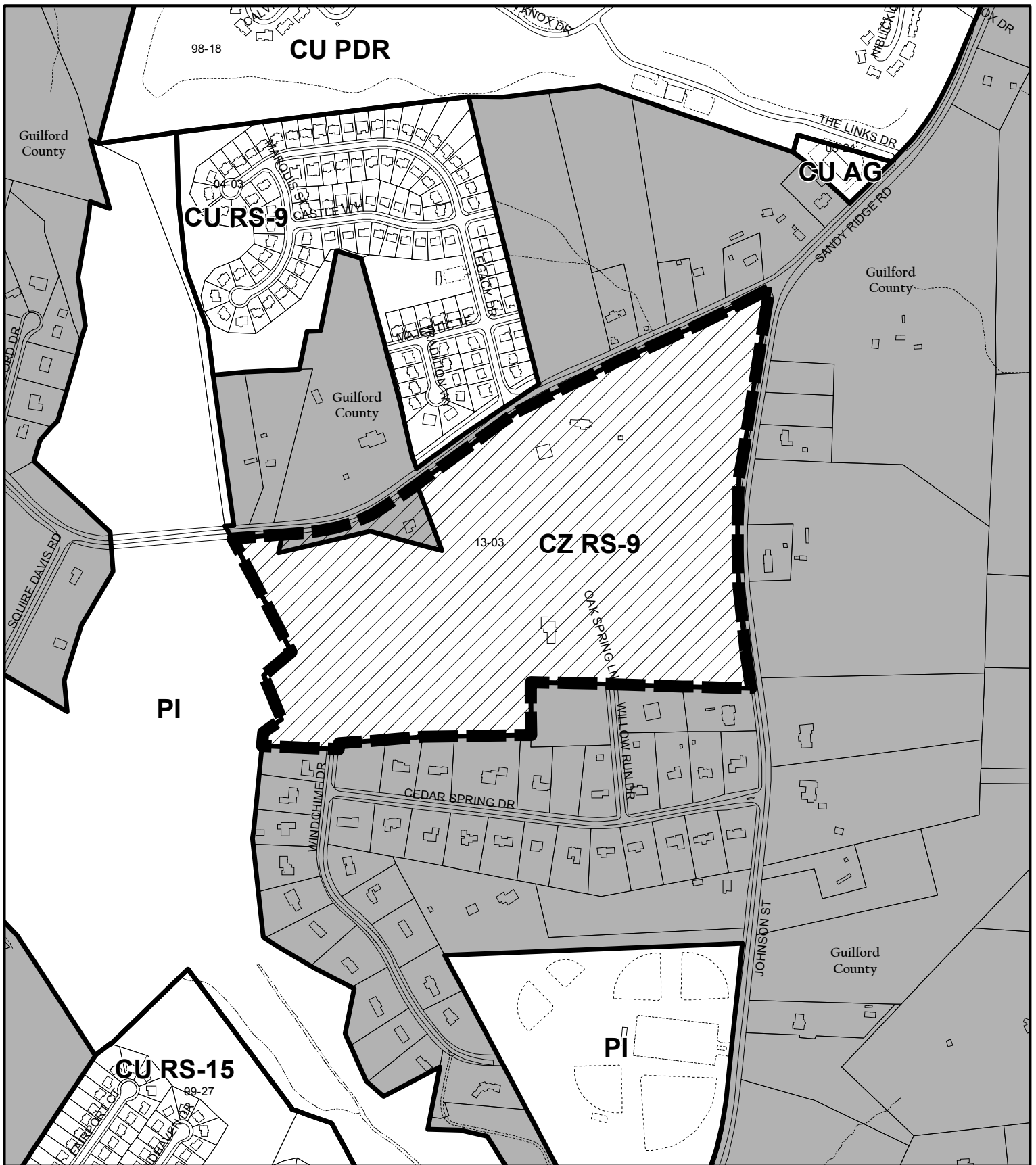
Staff recommends approval

Based upon the conditions in the attached Special Use Permit application and the preliminary findings of fact, staff suggests that the requested amendment to this Special Use Permit is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

The Planning and Development Department recommends approval of the requested Special Use Permit and the accompanying Special Use Permit sketch plan.

Report Preparation

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



SPECIAL USE PERMIT SU-16-02

Request: To allow an Elementary and Secondary School use in a Conditional Zoning Residential Single Family-9 District

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

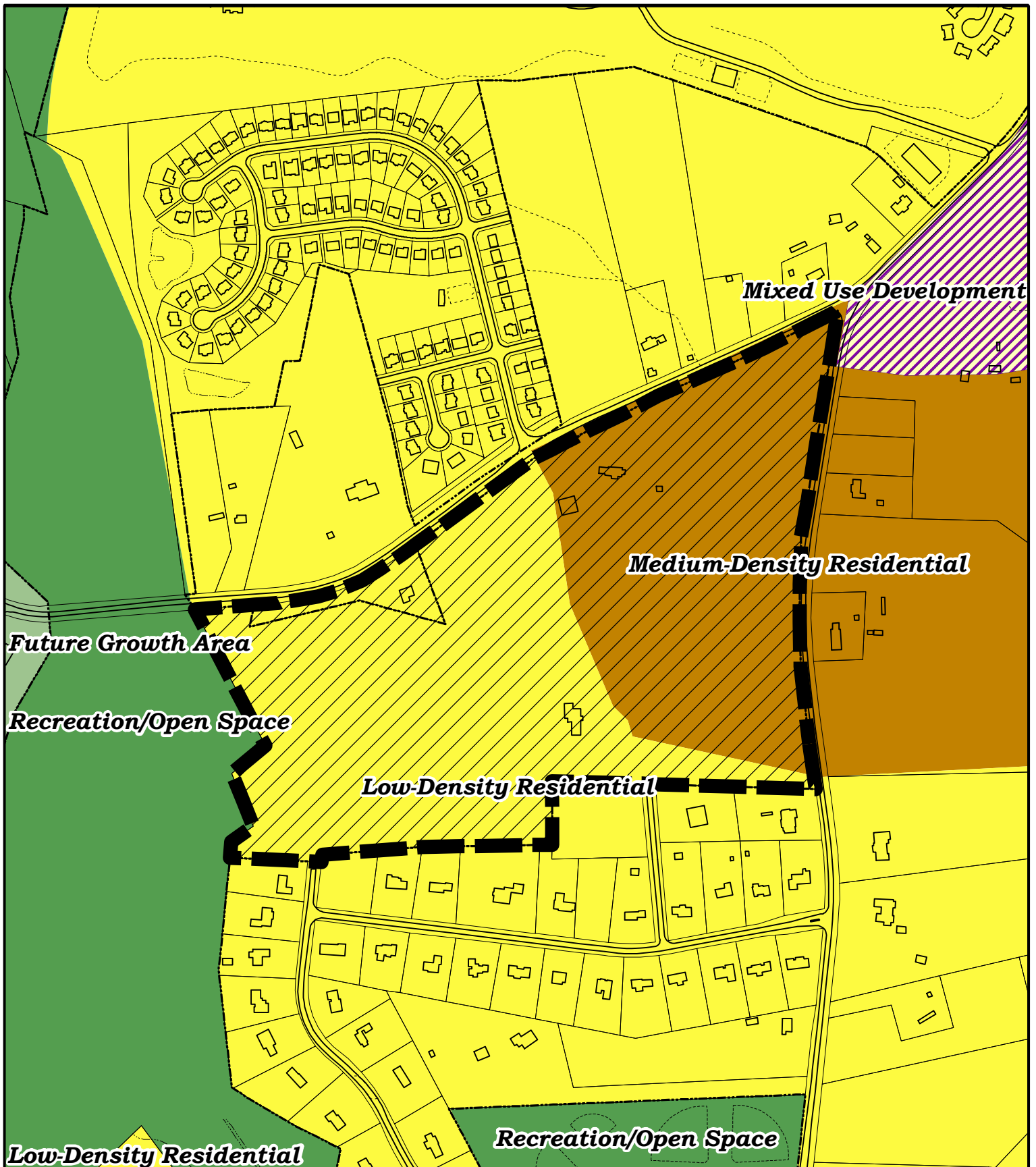
City of High Point

Date: October 25, 2016



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SPECIAL USE PERMIT SU-16-02

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



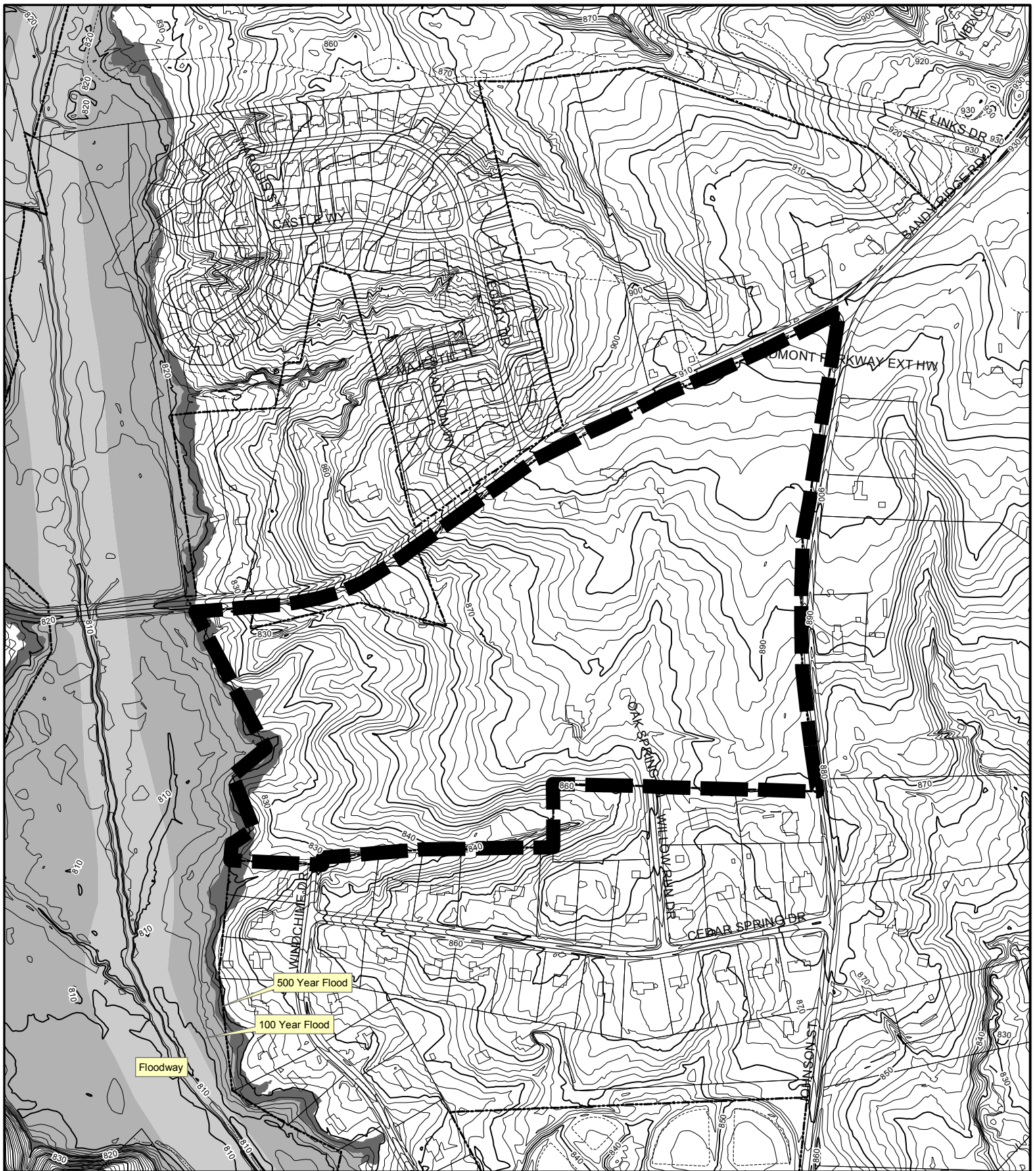
Planning & Development
Department

City of High Point

Date: October 25, 2016



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SPECIAL USE PERMIT SU-16-02

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: October 25, 2016



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SPECIAL USE PERMIT SU-16-02



**SPECIAL USE PERMIT 16-02
CITY OF HIGH POINT, NORTH CAROLINA**

September 12, 2016
(Submitted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE:

Elementary and Secondary School use (K thru 12 grade); **Child Daycare Center** and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this Special Use Permit.

CONDITIONS:

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan. Final configuration of parking and athletic fields may shift within designated areas depicted on the sketch plan.
2. All dumpsters shall be located no closer than one-hundred (100) feet from adjacent residentially zoned property.
3. Lighting
 - a. All pole mounted lighting shall be of the cutoff "shoebox" type or otherwise shielded in a manner not to cast direct light onto adjacent properties.
 - b. Lighting associated with the athletic fields shall not exceed 0.5 foot-candles as measured at the property line. As part of construction plan approval, the property owners shall submit a lighting plan that meets this standard for review and approval by the Planning & Development Director.
4. Transportation Conditions
 - a. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements
 - b. Onsite queuing area - The property owner shall provide a minimum of 2,350 feet of stacking/queuing onsite. AM or PM queues will not be allowed to encroach upon either the Sandy Ridge Road or Johnson Street road right-of-ways.
 - c. ROW Dedication
 - 1) The property owner shall dedicate a minimum of 70 feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the site.
 - 2) The property owner shall dedicate a minimum of 65 feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the site.

- 3) The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan.

d. Access:

- 1) **Johnson Street:** The school use shall be allowed one (1) access point to Johnson Street. This access point shall be located approximately 1,000 feet north of Cedar Springs Drive.

- 2) **Sandy Ridge Road:** The school use shall be allowed **two (2)** access point to Sandy Ridge Road. One of these access point shall align with Legacy Drive.

~~The school use shall be allowed one (1) access point to Johnson Street and one (1) access point to Sandy Ridge Road. The access point to Sandy Ridge Road shall align with Legacy Drive. The access point to Johnson Street shall be located approximately 1,000 feet north of Cedar Springs Drive.~~

- 3) **Willow Run Drive:** The site shall connect to Willow Run Drive to the south via a gated emergency type access only, with a "T" type turnaround constructed on the site.

e. Roadway and Intersection Improvements

- 1) The property owner shall construct a northbound left turn lane with four hundred (400) feet of storage and appropriate taper, and a southbound right turn lane with three hundred (300) feet of storage and appropriate taper at the access point on Johnson Street.
- 2) The property owner shall construct a westbound left turn lane with one hundred fifty (150) feet of storage and appropriate taper, and an eastbound right turn lane with one hundred (100) feet of storage and appropriate taper with a concrete channelized island **to both at the access points on Sandy Ridge Road.** Also install a high visibility crosswalk at **the easternmost access point that will align with Legacy Drive** ~~this intersection.~~
- 3) The intersection of Johnson Street/Sandy Ridge road shall be realigned to provide for safer and more efficient traffic operations as shown on the Special Use Sketch Plan if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.
- 4) The property owner shall construct a separate eastbound right and left turn lane with three hundred (300) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 5) The property owner shall construct a southbound right turn lane with two hundred (200) feet of storage and appropriate taper on Sandy Ridge Road at Johnson Street.
- 6) The property owner shall construct a northbound left turn lane with three hundred (300) feet of storage and appropriate taper on Johnson Street at Sandy Ridge Road.
- 7) The property owner shall install a traffic signal at the intersection of Johnson Street/Sandy Ridge Road when warranted and connect to the City of High Point signal system if TIP project U-4758, widening of Johnson Street/Sandy Ridge Road, is not completed prior to the development of the school.

8) Roadway and intersection improvements will be allowed to be phased, in accordance with the phasing of construction of the project”.

f. Timing of Development

If the school use does not commence operation or obtain a footing inspection **by May 20, 2018** ~~within 60 months~~, then the owner shall update the Traffic Impact Analysis (TIA). If that updated TIA recommends additional transportation improvements, then the applicant shall be required to submit an amendment to the SUP to address those additional TIA recommendations prior to the issuance of any building permits.

DESCRIPTION OF PROPERTY:

The property is approximately 68.5 acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206 and 0169220.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

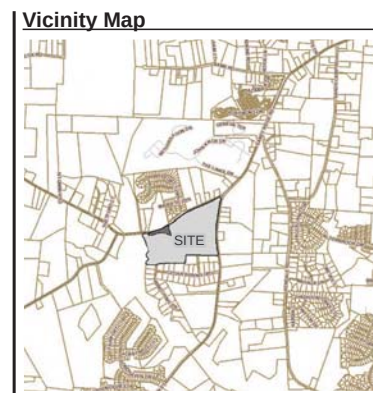
Subject to meeting the requirements of Condition 4.f this Special Use Permit shall become void after **May 20, 2023** ~~120 months from the date of City Council approval~~ unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 16-02 AND THE ACCOMPANYING AMENDED SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____TH DAY OF NOVEMBER, 2016.

Lisa B. Vierling

Date



Site Data

Property Data

Existing Parcel Acreage:	68.77 Acres +/-
ROW Dedication:	-3.96 Acres +/-
Total Parcel Acreage:	64.81 Acres +/-

Jurisdiction

Annexation into City of High Point

Zoning Data

New Parcel:	
Existing Zoning:	AG (Guilford County)
Proposed Zoning:	CU RS9 (High Point)
Approved Site:	
Existing Zoning:	CU RS9 (High Point)

Building Data

Max. Building Height:	50'
Max. Building Cover:	35% of Lot
Education Center:	
3 Stories	
Footprint Size:	141,000 SF +/-
Total Building Size:	212,000 SF +/-
Childcare Center	
1 Story	
Building Size:	30,000 SF +/-

Parking Calculations

Parking Required:	TBD
Parking Provided:	858 spaces +/- (including 22 accessible spaces)

Bufferyards

Adjoining Land Use - LUC 1 (Single Family Detached Dwellings & Open Space) Streetyards	Type "B" Bufferyard Required (Min. 25' width / Avg. 30') Min. 8' width / Avg. 8'
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Building Setbacks

Along Johnson Street	50' Setback
Along Sandy Ridge Road	50' Setback
Side	5' Setback
Rear	25' Setback

**Citizens Information Meeting Report
Zoning Map Amendment 16-24
Special Use Permit 16-02**

Submitted by: Stephen Owens,
Stimmel Associates, P.A.

Wesleyan Education Center – Sandy Ridge Rd. & Johnson St. Citizen Information Meeting Report

Held September 7, 2016 from 6:00 pm to 7:30 pm

The citizen information meeting was held at Community Bible Church, 4125 Johnson Street, High Point, NC, which is a short distance from the site. A notification letter was mailed August 26, 2016 along with the required statement provided by the High Point Planning Department. 170 invitations were sent to the surrounding property owners located within the Cedar Springs neighborhood, Legacy at River Landing neighborhood, and adjacent property owners including the twenty seven (27) property owners as supplied by the High Point Planning Department. *(Please refer to the list of property owners attached as Exhibit A.)* Seven (7) property owners attended the meeting. *(Please refer to the sign-in sheet attached as Exhibit B.)*

The citizen information meeting was facilitated by representatives from Stimmel Associates, project land planners; and Wesleyan Education Center, developer.

Stimmel Associates

Bill Petree
Stephen Owen
Gaines Hunter

Wesleyan Education Center

Dr. Rob Brown – Head of School
Tim Rickman – High School Principal
Mike Jones – Board Member
Glen Foster – Athletics Director

Three (3) identical stations were set-up with the following plans displayed on 30" x 42" boards (Please refer to Exhibit C):

1. Aerial Exhibit showing project location and adjacent property owners identified on the plan based on the neighborhood meeting invitations.
2. Color rendered Sketch Plan of the proposed WEC buildings, parking, and athletic fields.
3. Previously Approved Site Plan.

The meeting was conducted as a "drop-in session" where neighbors could arrive any time between 6:00 pm and 7:30 pm. Upon arrival and sign-in, neighbors were directed to one of the three available stations manned by representatives of Stimmel Associates. Each neighbor was identified on the Aerial Exhibit to provide a reference to the location/proximity to the proposed development. Then, each neighbor was shown the additional parcel and a general overview of the proposed development based on the current Sketch Plan outlining the proposed school location (day care through high school), proposed access locations and road improvements including turn lanes and proposed traffic signals, internal traffic circulation, and athletic fields. Neighbors were free to ask questions or voice concerns at any point. Representatives from Wesleyan Education Center were available to answer questions in regards to the school and floated between stations as needed.

Below are the primary questions and concerns identified by the neighbors along with answers provided:

Project Timing:

1. When is the school going to be built and how many students? – *WEC is submitting plans for annexation, rezoning, and the approval of a Special Use Permit for a daycare, elementary and secondary school at this time. Upon zoning and the Special Use Permit approval, WEC can begin fund raising for the new facility. Construction schedule of the new school shall be based on the duration it shall take to raise funding which is an unknown time frame. The proposed size of the school is a total of 1,500 students from daycare through high school.*

Traffic:

1. What is the time frame for the road improvements? – *Johnson Street/Sandy Ridge Road is planned to be widened to a four lane subdivided road to a six lane subdivided road per the City's transportation plan with studies currently underway and a projected construction date of 2018. The proposed widening is not the result of the proposed WEC development but to meet current and future traffic growth needs. WEC shall be responsible for the road improvements based on the Traffic Impact Analysis prepared by Davenport Transportation Consultants and subject to the approval of City Transportation and NCDOT. Time frame for development of the school shall be based on the duration it shall take to raise funding which is an unknown time frame.*
2. Shall right-of-way be required on the adjacent properties due to the project? – *All right-of-way dedication shall be on the WEC property based on requirements from the City Transportation. No right-of-way dedication shall be required from adjacent properties due to the project.*
3. Concern about left turn vehicle stacking at proposed Johnson Street entrance blocking Cedar Springs Drive. – *The proposed Johnson Street entrance location is subject to approval of City Transportation and NCDOT and shall be reviewed to minimize impact to existing intersections.*
4. Concern about the proposed secondary entrance aligning with Legacy Drive. – *The alignment with Legacy Drive provides for a safer intersection verses an offset intersection with conflicting turn movements. Right and left turn lanes are proposed for the drive and shall be reviewed and approved by City Transportation and NCDOT.*

Buffering:

1. Will there be a buffer along the residential properties adjacent to the development? – *The plan proposes a 30' Type 2 buffer along all adjacent residential property. A 100' buffer is proposed along the stream on the southwest boundary of the property.*

Three (3) of the seven (7) property owners signed a petition of support for the project. *(Please refer to the Petition of Support attached as Exhibit D)*

Respectfully submitted,



Stephen Owen
Project Manager
Stimmel Associates, P.A.

Exhibit A



**LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING**
601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

September 7, 2016

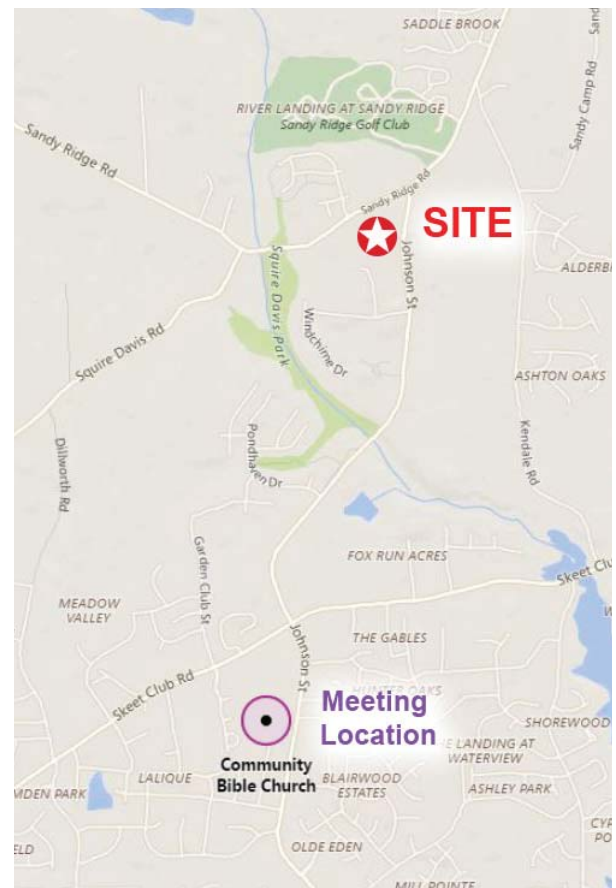
You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: Wesleyan Education Center (WEC) purchased and rezoned a 66 acre tract of land located at the intersection of Sandy Ridge Road and Johnson Street to build a new campus. The rezoning and Special Use Plan was approved in 2013. After the rezoning and plan was approved WEC purchased a 1.84 acre parcel on the south side of Sandy Ridge Road and surrounded by the original property. Therefore, the new parcel will require annexation into the City of High Point and rezoning. Additionally, the approved Special Use Plan shall require modifications to incorporate the new parcel and will be reviewed by the City of High Point.

Drop-In to See the Plans and Ask Questions

WHEN? Wednesday, September 7, 2016
Anytime between 6:00 - 7:30 p.m.

WHERE? Community Bible Church
4125 Johnson Street
High Point, NC 27265



Meeting will be held in the middle modular unit.
Parking and modular units are located to the rear of the church.

For more information please contact Luke Dickey at 336-723-1067



City of High Point Conditional Zoning District Zoning Citizen Information Meetings

Anyone planning to file a zoning application for a Conditional Zoning district from the City of High Point is required to hold a citizen information meeting prior to filing the application. This requirement applies only to an application for a conditional zoning district or an application to amend a previously approved conditional zoning district. Conditional zoning is a type of zoning where property owners can impose specific conditions or restrictions on the development and use of their property, and where the conditions are enforceable by the City regardless of the property's future ownership.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person planning to file an application, otherwise known as the applicant, the opportunity to inform citizens about the development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed zoning site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a written description of the development proposal and any other available information that would help citizens to better understand it. After the zoning application is filed with the City's Planning & Development Department, the

applicant submits to the City a written report of the citizen information meeting(s). At a minimum, this report records the property owners notified; date, time and location of the meeting(s); the written description of the development proposal; and any comments, ideas or suggestions from citizens that were incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the zoning site. This notice provides information on the conditional zoning district request; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the zoning site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the zoning site.

No condition can be included in a conditional zoning district that specifies ownership status, race, religion or characteristics of the development's occupants, the minimum size of a dwelling, the minimum value of buildings or improvements, or ones that otherwise excludes specific races, religions or classes of people.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the department's website for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.highpointnc.gov/plan/

www.buildhighpoint.com

ADELOYE, DAVID
PO BOX 42
JAMESTOWN, NC 27282

ALLEY, ALEXANDER ; ALLEY, IRIS I
1555 NC HIGHWAY 66 S
KERNERSVILLE, NC 27284

ALLEY, JOHN WILLIAM
4542 JOHNSON ST
COLFAX, NC 27235

ALLRED, DENNIS MONROE ; ALLRED,
BETH R
8912 CEDAR SPRING DR
COLFAX, NC 27235

BALLARD, ROGER R ; BALLARD, ANN I
506 MAVERICK RD
KERNERSVILLE, NC 27284

BARATTA, ANDREW V ; BARATTA,
HEIDI A
4809 LEGACY DR
COLFAX, NC 27235

BARNSDALE CLARK, SALINA ;
CLARK, JAMIE
4830 LEGACY DR
COLFAX, NC 27235

ROBINSON, STACIE A
4834 LEGACY DR
COLFAX, NC 27235

BEHNKE, DENVER W ; BEHNKE,
ROBERTA M
4115 PALLADIUM DR
GREENSBORO, NC 27410

EDWARDS, BESSIE J
4889 LEGACY DR
COLFAX, NC 27235

GARVIN, JESSE F ; GARVIN, MELISSA
M
4802 LEGACY DR
COLFAX, NC 27235

MEARS, JOSHUA JAMES ; MEARS,
LEIGH A
4850 LEGACY DR
COLFAX, NC 27235

BROOKS, ARNOLD H ; BROOKS,
BEVERLY L
4893 LEGACY DR
COLFAX, NC 27235

BROWN, SHAWNA L
4870 LEGACY DR
COLFAX, NC 27235

BULLINS, GARY R ; BULLINS, VICKIE G
1319 WINDCHIME DR
COLFAX, NC 27235

SEYMOUR, BONNIE M ; SEYMOUR,
POWELL T
109 JACKLYN CT
HIGH POINT, NC 27265

DUNFORD, SEAN ; DUNFORD,
ASHLEY
4828 LEGACY DR
COLFAX, NC 27235

CANON, JAIME D ; CANON, MARIA NITA
4873 LEGACY DR
COLFAX, NC 27235

CARMICHAEL, DONNA J ;
CARMICHAEL, JAMES T
4886 LEGACY DR
COLFAX, NC 27235

CARTER, BRITT A ; CARTER, GENNA
W
4908 LEGACY DR
COLFAX, NC 27235

WESLEYAN EDUCATION CENTER
1917 NORTH CENTENNIAL ST
HIGH POINT, NC 27262

CEDAR SPRINGS FARM LLC
PO BOX 5967
HIGH POINT, NC 27262

CHAPMAN, KACY R ; CHAPMAN,
TAMARA
4803 MARQUIS ST
COLFAX, NC 27235

CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261

COLTRAIN, LARRY S ; COLTRAIN,
DRUCILLA O
4600 JOHNSON ST
COLFAX, NC 27235

TOLSON, ALAYNA LEIGH ; TOLSON,
DREW MICHAEL
4898 LEGACY DR
COLFAX, NC 27235

COUSSA, VIRGINIA P
1607 MAJESTIC TER
COLFAX, NC 27235

CREWS, WILLIE R ; CREWS, JULIA
4802 TRADITION WAY
COLFAX, NC 27235

CROUSE, KIM MAUREEN
8807 CEDAR SPRING DR
COLFAX, NC 27235

CRUTHIS, AMANDA FAITH ; CRUTHIS,
CARL WALTER
4866 LEGACY DR
COLFAX, NC 27235

TURNER, JEFFREY ; TURNER,
TIFFANY
1516 CASTLE WAY
COLFAX, NC 27235

DAU, ANUAR M ; DAU, SONIA P
1527 CASTLE WY
COLFAX, NC 27235

DEESE, CLAUDIA B
8904 CEDAR SPRING DR
COLFAX, NC 27235

BATESON, JEFFREY T ; BATESON,
KRISTY L
1523 CASTLE WAY
COLFAX, NC 27235

DOLESH, MELISSA G
1579 MAJESTIC TER
COLFAX, NC 27235

DOOM, SCOTT L ; DOOM, DEBORAH T
4803 TRADITION WAY
COLFAX, NC 27235

DORAN, MICHAEL F ; DORAN,
MICHELLE K
4805 TRADITION WY
COLFAX, NC 27235

ELEDGE, GREGORY H ; ELEDGE,
KIMBERLY J
4818 MARQUIS ST
COLFAX, NC 27235

ELEY, DARNELL R ; ELEY, MELANIE N
1506 CASTLE WAY
COLFAX, NC 27235

ELLIS, MICHAEL E ; ELLIS,
SHARLENE R
4845 LEGACY DR
COLFAX, NC 27235

FARINA, ELAINE Y ; FARINA, FRANK G
1513 CASTLE WAY
COLFAX, NC 27235

MORGAN, JULIE OLIVER ; MORGAN,
MARK LEE
8802 CEDAR SPRING DR
COLFAX, NC 27235

JORDAN, CAROLYN K ; JORDAN,
TROY C
8900 CEDAR SPRING DR
COLFAX, NC 27235

FLYNT, KATHY ANN STAFFORD
1965 SANDY RIDGE RD
COLFAX, NC 27235

FORCADELA, GABRIEL ; FORCADELA,
HILDA
4804 MARQUIS ST
COLFAX, NC 27235

LYNCH, TODD M
8806 CEDAR SPRING DR
COLFAX, NC 27235

GERWE, JOHN J JR ; GERWE, MARY
JO
8901 CEDAR SPRING DR
COLFAX, NC 27235

RANA, PRASIDHA JUNG ; RANA, PUJA
1316 WINDCHIME DR
COLFAX, NC 27235

GOTTFRIED, ALLEN M ; BARILLA-
GOTTFRIED, MELANIE K
4817 MARQUIS ST
COLFAX, NC 27235

GRASSIE, MICHAEL T ; GRASSIE,
LINDA A
4806 MARQUIS ST
COLFAX, NC 27235

GUERIERA, PAUL E ; GUERIERA,
ALISON B
4909 LEGACY DR
COLFAX, NC 27235

HACKNEY, JOHN ; HACKNEY, TANYA
HACKNEY
4853 LEGACY DR
COLFAX, NC 27235

HALL, MATTHEW L ; HALL, DORIS C
4802 MARQUIS ST
COLFAX, NC 27235

HARRIS, AARON S ; HARRIS,
ROSALYNN G
4814 MARQUIS ST
COLFAX, NC 27235

HENDERSON, REBECCA W
8804 CEDAR SPRING DR
COLFAX, NC 27235

HILL, JAMES W ; HILL, TAMARA G
1315 WINDCHIME DR
COLFAX, NC 27235

HONEYCUTT, JAMES H ; HONEYCUTT,
BRENDA S
8800 CEDAR SPRINGS DR
COLFAX, NC 27235

HOOKE, DAVID L
8801 CEDAR SPRING DR
COLFAX, NC 27235

ANDERSON, KENNETH R ; JOYCE,
NANCY A
1306 WINDCHIME DR
COLFAX, NC 27235

HUMPHREY, DANIEL E ; HUMPHREY,
TAMARA L
1530 CASTLE WY
COLFAX, NC 27235

HUNEYCUTT, CYRUS W ;
HUNEYCUTT, MOLLY M
4824 LEGACY DR
COLFAX, NC 27235

ISOM, DONALD R ; ISOM, MILDRED F
1919 SANDY RIDGE RD
COLFAX, NC 27235

WITEK, MELANIE ; WITEK, STEVEN
1602 MAJESTIC TER
COLFAX, NC 27235

JOHNSON, DAVID JULIAN ;
JOHNSON, STEPHANIE S
4900 LEGACY DR
COLFAX, NC 27235

JOHNSON, DAVID LEE
1606 MAJESTIC DR
COLFAX, NC 27235

JONES, KARL ; JONES, MICHELLE A
4840 MARQUIS ST
COLFAX, NC 27235

KENNETT, J PHIL ; KENNETT, GLORIA
K
1927 SANDY RIDGE RD
COLFAX, NC 27235

KHAN, MOHAMMED A ; KHAN, ASHLEY
J
4890 LEGACY DR
COLFAX, NC 27235

KIRKMAN, DAVID P ; KIRKMAN, LINDA
G
1304 WINDCHIME DR
COLFAX, NC 27235

STANIFER, PAUL M ; STANIFER,
REBECCA L
4805 MARQUIS ST
COLFAX, NC 27235

KOVACH, JOHN S ; KOVACH, DENA L
4811 MARQUIS ST
COLFAX, NC 27235

KUNZ, JACOB W ; POLLARD, KAREN D
4894 LEGACY DR
COLFAX, NC 27235

LAIN, STEPHEN P ; LAIN, GINGER B
1322 WINDCHIME DR
COLFAX, NC 27235

LANE, MARILYN DAWN ; LANE,
MURRAY W
4801 TRADITION WAY
COLFAX, NC 27235

TOMKINSON, ALLAN L ; TOMKINSON,
SALLIE ANN
1303 WINDCHIME DR
COLFAX, NC 27235

LINK, MICHAEL A ; LINK, SUSAN A
4920 LEGACY DR
COLFAX, NC 27235

LIVENGOOD, THOMAS S ;
LIVENGOOD, JEAN S
8911 CEDAR SPRING DR
COLFAX, NC 27235

LIVINGSTON, VINCENT ; LIVINGSTON,
ANGELA W
4885 LEGACY DR
COLFAX, NC 27235

LORD, JEFFREY M ; LORD, TRICIA S
4800 TRADITION WAY
COLFAX, NC 27235

LUGO, EDWIN F
4812 MARQUIS ST
COLFAX, NC 27235

LYNK, DANIEL A ; LYNK, CYNTHIA G
8907 CEDAR SPRINGS DR
COLFAX, NC 27235

MARTIN, DOROTHY JANE
4603 JOHNSON ST
COLFAX, NC 27235

MARTZ, JAMES A ; MARTZ, SUSAN T
8915 CEDAR SPRING DR
COLFAX, NC 27235

MAYDEN, WARNER L JR ; MAYDEN,
NITA
4838 LEGACY DR
COLFAX, NC 27235

MCCLEAF, MARLIN RICHARD ;
MCCLEAF, MARILYN G
8909 CEDAR SPRING DR
COLFAX, NC 27235

MCDOWELL, ERICA LK ; MCDOWELL,
KEVIN T
1531 CASTLE WAY
COLFAX, NC 27235

MCNEIL, GREGORY W ; MCNEIL,
CHRISTINE L
4806 TRADITION WAY
COLFAX, NC 27235

MDC HOMES-GREENSBORO LLC
11525 PARK WOODS CIR
ALPHARETTA, GA 30005

SARWAR, MIJAN
4867 LEGACY DR
COLFAX, NC 27235

MESSICK, KRISTINA C ; MESSICK,
ROBBY D
4842 LEGACY DR
COLFAX, NC 27235

MICELI, DAVID ; MICELI, TISH
1595 MAJESTIC TER
COLFAX, NC 27235

MITCHELL, DONALD E JR ; MITCHELL,
VIVIAN K
4803 LEGACY DR
COLFAX, NC 27235

SNYDER, JEFFREY W ; SNYDER, JULIA
E
1603 MAJESTIC TER
COLFAX, NC 27235

MOORE, DANNY S ; MOORE, SUSAN
L
1305 WINDCHIME DR
COLFAX, NC 27235

MOORE, KEVIN F ; MOORE, KIMBERLY
S
8903 CEDAR SPRING DR
COLFAX, NC 27235

MOORE, ROBERT S. ; STRADER,
CHERILYN R.
1575 MAJESTIC TER
COLFAX, NC 27265

MOORE, TOMEKO ; MOORE, JAMES P
4912 LEGACY DR
COLFAX, NC 27235

MOSES, JOSEPH BRIAN
4801 MARQUIS ST
COLFAX, NC 27235

MOSIER, STEVEN D ; MOSIER,
LINDSEY M
1583 MAJESTIC TER
COLFAX, NC 27235

MOTLEY, SHERRI E
4810 MARQUIS ST
COLFAX, NC 27235

MOYER, CHARLES P ; MOYER,
CHARLENE W
8908 CEDAR SPRING DR
COLFAX, NC 27235

MURPHY, LAURAA ; MURPHY,
MATTHEW P
4913 LEGACY DR
COLFAX, NC 27235

NELSON O SILVER LIVING TRUST ;
SILVER, NELSON O TR
136 DAVIS PLANTATION RD
BESSEMER CITY, NC 28016

TAYLOR, DEONTREY ; TAYLOR, KIA
4392 WALFORDE BLVD
ACWORTH, GA 30101

OGBONNA, PASCHAL C ; OGBONNA,
MAVIS N
4836 MARQUIS ST
COLFAX, NC 27235

OHOME, OLUFEMI ; OHOME,
OSASOGIE ERHABOR
505 BENTON DR APT 7210
ALLEN, TX 75013

OLIVEROS, JOSE MARIA LOPEZ ;
ENRIQUEZ, BERENICE FLORES
4904 LEGACY DR
COLFAX, NC 27235

SMITH, KENNETH S ; SMITH, ASHLEY
RICH
1526 CASTLE WAY
COLFAX, NC 27235

OWENBY, TINA
1302 WINDCHIME DR
COLFAX, NC 27235

OWENS, DOUGLAS R ; OWENS,
REBECCA O
4604 JOHNSON ST
COLFAX, NC 27235

OWENS, THOMAS F
1310 WINDCHIME DR
COLFAX, NC 27235

PACE, STEVEN G ; PACE, LYNN R
8805 CEDAR SPRING DR
COLFAX, NC 27235

PAGIAVLAS, NOTIS ; PAGIAVLAS,
ANASTASIA
4830 MARQUIS ST
COLFAX, NC 27235

PARK, HEE CHANG ; PARK, MIN Y
1318 WINDCHIME DR
COLFAX, NC 27235

BANNER, CARI BETH ; BANNER,
MATTHEW EMORY
1510 CASTLE WAY
COLFAX, NC 27235

PARUSCIO, THOMAS E JR ;
PARUSCIO, DENISE E
4820 LEGACY DR
COLFAX, NC 27235

MERRITT, LARKIN S ; MERRITT,
PHILLIP W
1309 WINDCHIME DR
COLFAX, NC 27235

PENLEY, COURTNEY ; PENLEY, MARK
8910 CEDAR SPRING DR
COLFAX, NC 27235

PIEDMONT TRIAD AMBULANCE &
RESCUE INC
PO BOX 534
HIGH POINT, NC 27261

PIERCE, RAYMOND E ; PIERCE,
NORMA JEAN
1947 SANDY RIDGE RD
COLFAX, NC 27235

BLAKEMORE, JOHN ; BLAKEMORE,
KATHRYN
4916 LEGACY DR
COLFAX, NC 27235

PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX, NC 27235

PRESTON, JEROME D ; PRESTON,
DENISE ANN
4905 LEGACY DR
COLFAX, NC 27235

RAPP, WILLIAM M ; RAPP, PATTY C
1509 CASTLE WAY
COLFAX, NC 27235

REAVES, RICHARD G ; REAVES,
SANDRA P
4854 LEGACY DR
COLFAX, NC 27235

PROCO, PATRICIA T ; PROCO, STEVE
M
1849 SANDY RIDGE RD
COLFAX, NC 27235

PFISTER, JASON A ; PFISTER, PAGE
G
1522 CASTLE WAY
COLFAX, NC 27235

MILLS, KIMBERLY R ; MILLS, KYLE C
4862 LEGACY DR
COLFAX, NC 27235

RUSH, KENNETH ALAN ; RUSH, AMY
LITTLE
4539 JOHNSON ST
COLFAX, NC 27235

SAEZ, RAFAEL A ; SAEZ, JESSICA E
4837 MARQUIS ST
COLFAX, NC 27235

SAXON, JASON ; SAXON, SUSAN
SAXON
4882 LEGACY DR
COLFAX, NC 27235

SCHABACKER, ELIZABETH M
4815 TRADITION WAY
COLFAX, NC 27235

SCHERMERHORN, WILLIAM R JR ;
SCHERMERHORN, CHRISTINE L
1308 WINDCHIME DR
COLFAX, NC 27235

SCOTT, MARK A ; SCOTT, GWEN E
4878 LEGACY DR
COLFAX, NC 27235

SEALS, DANNY L ; SEALS, ALLISON L
1591 MAJESTIC TER
COLFAX, NC 27235

SHARMA, ANU ; SHARMA, GAURI
4861 LEGACY DR
COLFAX, NC 27235

SHARMA, RAVINDRA ; SHARMA,
SONAL
4825 MARQUIS ST
COLFAX, NC 27235

SHELTON, WILLIAM G JR ; SHELTON,
LINDA G
8803 CEDAR SPRING DR
COLFAX, NC 27235

SIMON, DAVID F ; SIMON, REBECCA L
4837 LEGACY DR
COLFAX, NC 27235

DWYER, TIMOTHY F ; SHIELDS,
RANDY L
4640 JOHNSON ST
COLFAX, NC 27235

SMITH, DAVID M ; SMITH, MICHELLE D
4877 LEGACY DR
COLFAX, NC 27235

SMITH, PATRICIA U
1314 WINDCHIME DR
COLFAX, NC 27235

SOK, THEARA ; SOK, VANNARA KIM
1542 CASTLE WAY
COLFAX, NC 27235

STAFFORD, JAMES C ; STAFFORD,
WANDA D
2007 SANDY RIDGE RD
COLFAX, NC 27235

STEELE, TIMOTHY L ; STEELE,
KAREN L
1505 CASTLE WY
COLFAX, NC 27235

KARABINUS, KIMBERLY BALLARD ;
KARABINUS, MATTHEW EDWARD
1517 CASTLE WAY
COLFAX, NC 27235

SURRETT, REGINALD SCOTT ;
SURRETT, NANCY P
8905 CEDAR SPRING DR
COLFAX, NC 27235

THOMAS, CHERYL G
1534 CASTLE WAY
COLFAX, NC 27235

THOMAS, MICHAEL A
PO BOX 5486
HIGH POINT, NC 27262

MARCHESE, AMANDA ; MARCHESE,
CHRISTOPHER M
4881 LEGACY DR
COLFAX, NC 27235

THOMPSON, GREGORY P ;
THOMPSON, DEBRA S
1226 WINDCHIME DR
COLFAX, NC 27235

TREYBALL, CHRISTINA
4804 LEGACY DR
COLFAX, NC 27235

TROLINGER, JOHN L ; TROLINGER,
SORAYA P
4874 LEGACY DR
COLFAX, NC 27235

ADDICOTT, JASON
907 QUAIL MEADOW LANE
COLFAX, NC 27235

VAKA, SHANNON K ; VAKA, CRAIG F
4816 LEGACY DR
COLFAX, NC 27235

VILLALOBO, EDWIN A ; SARAVIA,
MARIA L
1538 CASTLE WY
COLFAX, NC 27235

WARD, RAYMOND L ; WARD, KAYDRA
M
4858 LEGACY DR
COLFAX, NC 27235

WILLIAMS, FRANCES MORRISEY ;
WILLIAMS, JOEY EDWARD
1587 MAJESTIC TER
COLFAX, NC 27235

WEBB, J RICK ; WEBB, PHYLLIS P
PO BOX 591
COLFAX, NC 27235

WEBSTER, DERRICK W ; BIVENS,
NICOLE S
4831 LEGACY DR
COLFAX, NC 27235

WESTMORELAND, C REID ;
WESTMORELAND, CATHARINE B
245 N BUNKER HILL RD
COLFAX, NC 27235

SIPE, JOSEPH M ; SIPE, NANCY W
4640 JOHNSON ST
COLFAX, NC 27235

LYALL, DAVID MARSH
4644 JOHNSON ST
COLFAX, NC 27235

JAMES T AND MARGARET M
WESTMORELAND FAMILY LIMITED
PARTNERSHIP
4626 JOHNSON ST
COLFAX, NC 27235

WESTMORELAND, JAMES THOS
4626 JOHNSON ST
COLFAX, NC 27235

WILLIAMS, BENJAMIN A
1300 WINDCHIME DR
COLFAX, NC 27235

WILLOUGHBY RAY, PAMELA KIM ;
WILLOUGHBY RAY, RYAN SEAN
1800 SPRINGBERRY CT
GREENSBORO, NC 27455

WILSON, LENNETTE W ; WILSON,
LEONARD H
4813 LEGACY DR
COLFAX, NC 27235

WOOD, KENNETH C ; WOOD,
PATRICIA S
4546 PEEPLES RD
OAK RIDGE, NC 27310

WORTH, KELLYE
11711 EGRETS POINT DR
CHARLOTTE, NC 28278

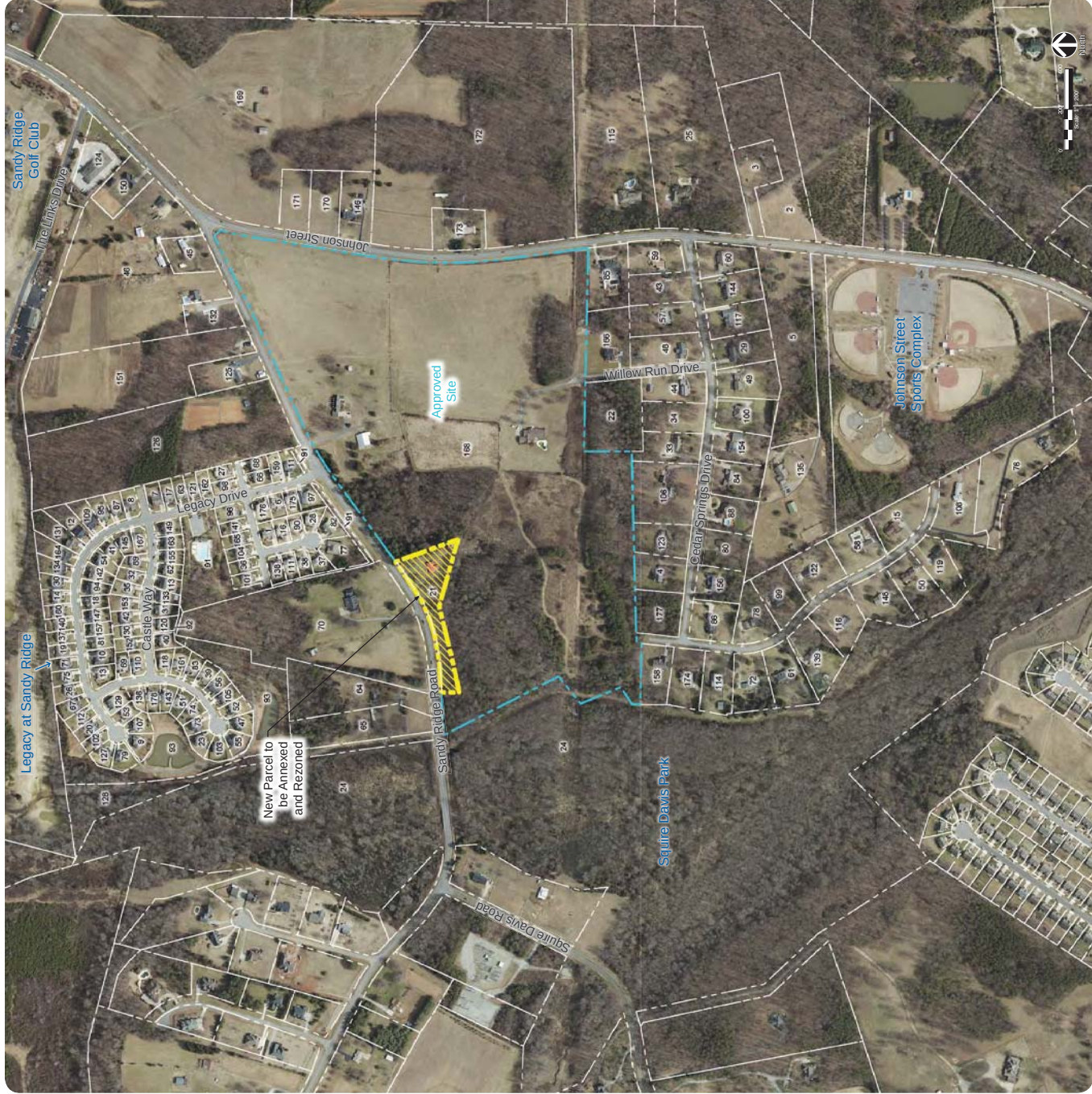
Exhibit B

NEIGHBORHOOD MEETING ATTENDANCE

Wesleyan Education Center
High Point, NC

	Name	Address:	Phone:	Email:
1	Vickie Martin	4603 Johnson St. Coffax, NC 27235	336-668-4442 336-420-8144	vymartin@trued.m.com
2	Mark L Morgan	8807 Cedar Springs Dr Coffax NC 27235	336-687-4464	mark.morgan@gmail.com
3	Kari Sharma	4825 MARQUIS ST COFFAX, NC 27235	336-510-4264	dayseul20@yahoo.com
4	Patricia Wood	8914 Cedar Spring Dr. Coffax NC 27235	336-668-4531	woodp@hotmai.com
5	Beverly S. Brooks	4803 Legacy Dr. Coffax NC 27235	336-423-3174	bev.brooks@gmail.com
6	Jerome Preston	4905 Legacy DR. COFFAX, NC 27235	336-541-2311	bigprez93@gmail.com
7	Blumenfeldt	4878 Legacy Dr. Coffax	336-587-6092	escott5173@aol.com
8				
9				
10				
11				
12				

Exhibit C



Property Owner Key

PN	OWNER
1	ALAN, DAVID
2	ALLEY, ALEXANDER
3	ALLEY, JOHN WILLIAM
4	ALFRED DENNIS MONROE, ALFRED, BEITH R
5	7803191.007
6	7803191.001
7	7803191.001
8	7803191.001
9	7803191.001
10	7803191.001
11	7803191.001
12	7803191.001
13	7803191.001
14	7803191.001
15	7803191.001
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Neighborhood Ownership Exhibit Wesleyan Education Center

Guilford County / City of High Point, NC

Vicinity Map



Site Data

Property Data	68.77 Acres +/-
Existing Parcel Acreage:	-3.96 Acres +/-
ROW Dedication:	64.81 Acres +/-
Total Parcel Acreage:	
Jurisdiction	Annexation into City of High Point
Zoning Data	
New Parcel:	AG (Guilford County)
Existing Zoning:	CU RS9 (High Point)
Proposed Zoning:	CU RS9 (High Point)
Approved Site:	CU RS9 (High Point)
Existing Zoning:	
Building Data	
Max. Building Height:	50'
Max. Building Cover:	35% of Lot
Education Center:	141,000 SF +/-
3 Stories	212,000 SF +/-
Footprint Size:	
Total Building Size:	30,000 SF +/-
Childcare Center	
1 Story	
Building Size:	
Parking Calculations	
Parking Required	TBD
Parking Provided:	859 spaces +/-
	(Including 22 accessible spaces)
Bufferyards	
Adjoining Land Use - LUC 1	Type 'B' Bufferyard
(Single Family Detached)	Required (Min. 25'
Dwellings & Open Space)	width / Avg. 30')
Streets	Min. 8' width / Avg. 8'
Building Setbacks	
Along Johnson Street	50' Setback
Along Sandy Ridge Road	50' Setback
Side	5' Setback
Rear	25' Setback



Approved Plan



Vicinity Map



Site Data

Property Data	66.88 Acres +/-
Existing Parcel Acreage:	-1.87 Acres +/-
Total Parcel Acreage:	65.51 Acres +/-
Jurisdiction	Annexation into City of High Point
Zoning Data	CU RS9
Existing Zoning:	No Change
Proposed Zoning:	CU RS9
Building Data	50'
Max. Building Height:	35% of Lot
Max. Building Cover:	185,000 SF +/-
Education Center:	238,000 SF +/-
2 Stories	60,000 SF +/-
Footprint Size:	298,000 SF +/-
Total Building Size:	
Future Expansion:	
Total Building with Future:	
Parking Calculations	
Parking Required:	TBD
Parking Provided:	950 spaces +/-
	(incl. 150 future spaces & 18 handicap spaces)
Bufferyards	
Adjoining Land Use - LUC 1	
(Single Family Detached	
Dwellings & Open Space)	
Streets	Min. 8' width / Avg. 8'
Building Setbacks	
Along Johnson Street	50' Setback
Along Sandy Ridge Road	50' Setback
Side	5' Setback
Rear	25' Setback

Prepared for:

Wesleyan Education Center
3017 Centennial Street
High Point, NC 27602
03.09.2013 | #31129



Master Plan

Wesleyan Education Center

Guilford County / City of High Point, NC



Exhibit D

PETITION OF SUPPORT

By signing the petition below, I support the Annexation, Rezoning, and Modifications to the Special Use Plan to incorporate the new 1.84 acre parcel for the **Wesleyan Education Center** at the intersection of Sandy Ridge Road and Johnson Street.

	Name	Address:
1	<i>Richie Martin</i>	<i>4603 Johnson St. Coffax, NC 27235</i>
2	<i>Maeda</i>	<i>8802 Cedar Spring Dr Coffax NC 27235</i>
3	<i>Jerome Preston</i>	<i>4905 Legacy Drive Coffax, NC 27235</i>
4		
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CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 16-07
(Wesleyan Education Center)

From: Lee Burnette, Planning & Development
Director

Public Hearing: Yes

Meeting Date: November 21, 2016

Advertising Date: November 10, 2016

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by Wesleyan Education Center to consider a voluntary contiguous annexation of approximately 1.89 acres lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive. The property is also known as Guilford County Tax Parcel 0169220.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Annexation Case 16-07.

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

**STAFF REPORT
ANNEXATION 16-07
November 21, 2016**

Request	
Applicant: Wesleyan Education Center	Owners: Wesleyan Education Center
Proposal: Voluntary contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Case 16-24

Site Information	
Location:	The site is lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive.
Tax Parcel Numbers:	Guilford County Tax Parcel 0169220
Site Acreage:	Approximately 1.89 acres
Current Land Use:	Single family dwelling
Current Fire District:	The High Point Fire Department has contracted with the Colfax Fire District to provide services to the unincorporated rural area lying south of I-40.
Proposed Development:	The site is part of a development proposal by the Wesleyan Education Center to develop a school on the surrounding property.
Proposed Unit Type, Number and Average Value:	Not applicable
Proposed Build-out Schedule:	Not applicable
Proposed City of High Point Council Ward:	The proposed annexation site is currently surrounded by Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The property has a moderately sloping terrain with no noteworthy environmental features.
Water and Sewer Proximity:	A 16-inch City sewer line lies approximately 300 feet west of the site along a stream corridor and a 12-inch City water line currently terminates near the eastern boundary of the site within Sandy Ridge Road.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single-family developments with a gross density of 2 units per acre or more.
Overlay Districts:	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural (<i>Guilford County</i>)	Single family dwelling
South:	CU RS-9	Conditional Use Residential Single Family-9 District	Single family dwelling
East:	CU RS-9	Conditional Use Residential Single Family-9 District	Single family dwelling
West:	CU RS-9	Conditional Use Residential Single Family-9 District	Single family dwelling

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	705 ft.
Vehicular Access:	Sandy Ridge Road		

City Department Comment Summary

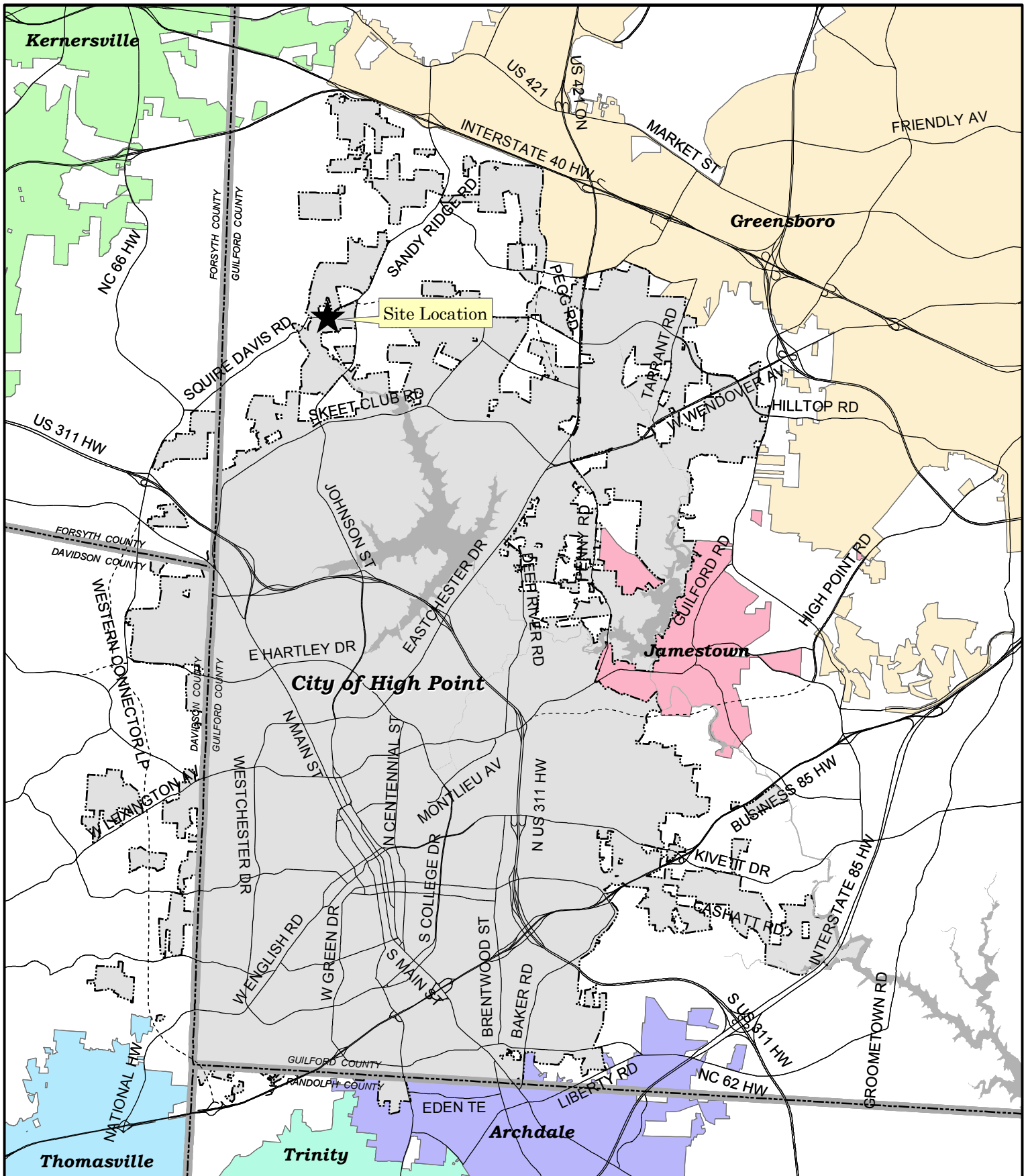
Comments were requested from service-related City Departments. There were no objections noted to this request as the proposed annexation site is within close proximity to existing City service areas.

Details of Proposal

This 1.89-acre parcel is surrounded on three sides by approximately 66 acres, which is also owned by the applicant. They are proposing to develop a school on the abutting 66-acre parcel and want to add this 1.89-acre parcel to their development. This annexation petition represents a logical progression of the City's annexation policy for this area as the annexation area is surrounded by the City's corporate limits. Other City services and service vehicles are already present in this area and the inclusion of this portion of a larger parcel will not negatively impact the City's ability to provide services in this area.

Report Preparation

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



ANNEXATION REQUEST AN-16-07

Applicant: Wesleyan Education Center
Area: 1.84 acres (approximate)

**Planning & Development
 Department**

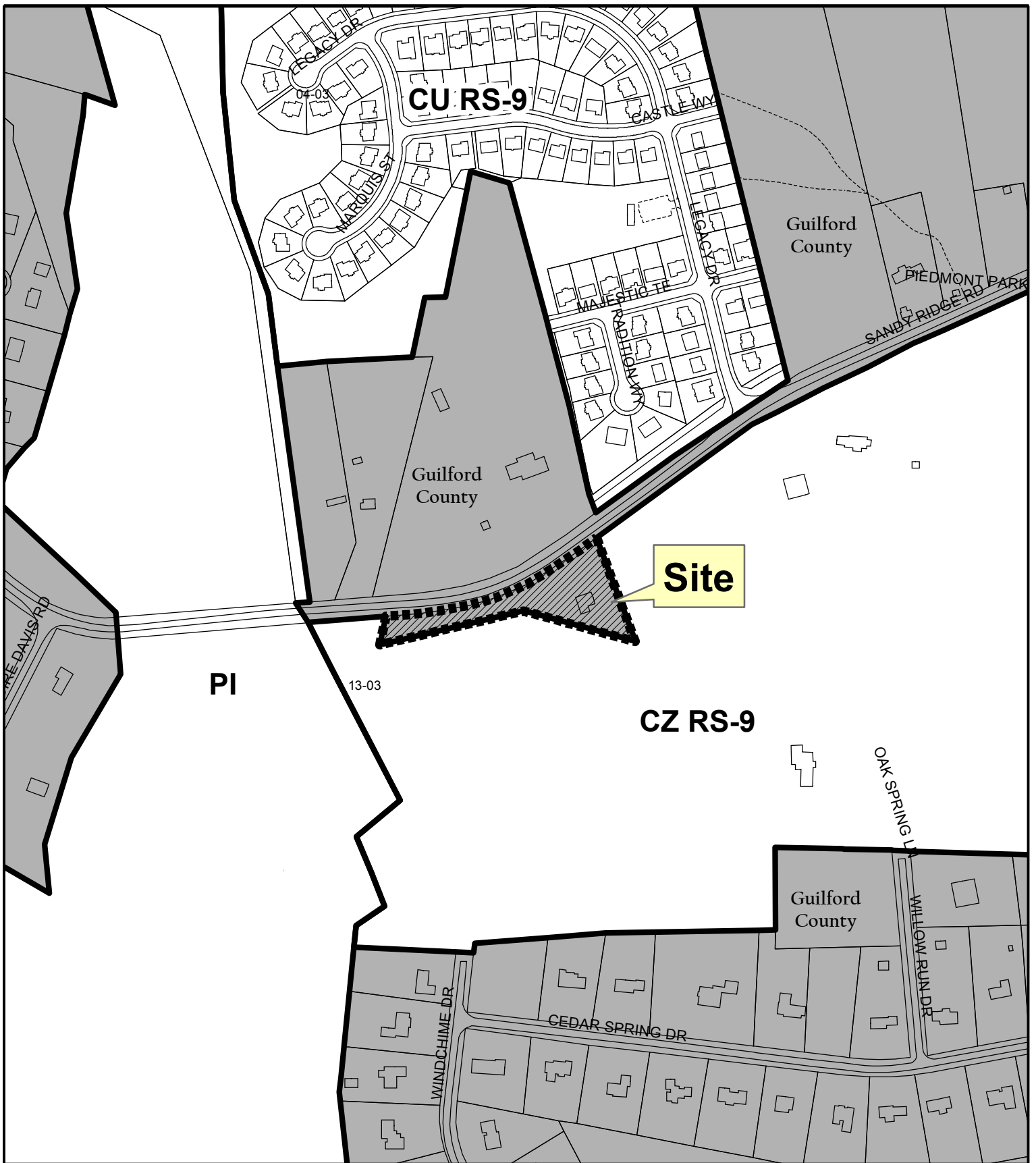
City of High Point

Date: September 13, 2016



Scale: 1"=8,500'

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ANNEXATION REQUEST AN-16-07

Applicant: Wesleyan Education Center
Area: 1.84 acres (approximate)

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

**Planning & Development
Department**

City of High Point

Date: September 13, 2016



Scale: 1"=400'

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2016/pz/an16-07.mxd

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

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

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30p.m. on the 21st day of November, 2016; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **November 21, 2016**.

ANNEXATION DESCRIPTION

Wesleyan Education Center - Annexation Case 16-07 (AN-16-07)

Parcel: 0169206, Pin 6894908816, Wesleyan Education Center , D.B. 7200 PG. 420
Being all that tract of land containing 1.896 Acres, more or less, located in the City of High Point, Deep River Township, Guilford County, North Carolina. Being the tract of land described recorded in DB. 7518 PG. 368, (Wesleyan Education Center), bounded on the north by Sandy

Ridge Road ; bounded on the east, south and west by Wesleyan Education Center (D.B.7200 PG. 420), and being more particularly described as follows:

Beginning 1" existing iron pipe in the southern Right of Way of Sandy Ridge Road, thence with said Right of Way, N 86°59'53" E a distance of 63.56', to a point; thence N 85°06'12" E a distance of 98.12', to a point; thence N 82°33'00" E a distance of 86.31', to a point; thence N 76°35'45" E a distance of 83.49', to a point; thence N 67°49'51" E a distance of 111.24', to a point; thence N 59°36'31" E a distance of 105.46', to a point ; thence N 55°22'58" E a distance of 128.08', to a point; thence N 55°34'44" E a distance of 21.62', to a 1" iron pipe; thence leaving said Right of Way, S 19°43'21" E a distance of 36.50', 1" iron pipe; thence S 19°43'21" E a distance of 290.15', to rebar; thence N 74°20'03" W a distance of 343.07', 1" iron pipe; thence S 76°12'26" W a distance of 286.62', to a 1" iron pipe; thence S 78°16'24" W a distance of 149.49', to a 1" iron pipe; thence N 00°16'19" W a distance of 55.95', to a 1" iron pipe; thence N 00°16'19" W a distance of 35.06'; which is the point of beginning, having an area of 82,589.25 square feet, 1.896 acres

SECTION 2. Upon and after **November 21, 2016** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by City Council,
this the **21st** day of **November, 2016**.
Lisa B. Vierling, City Clerk

TOTAL QUALITY LOGISTICS (TQL)

November 21, 2016



TQL: Profile

- Freight brokerage industry leader
 - One of top largest freight brokerage firms in the U.S. with rapid *organic* growth
- Non-asset based service provider connecting shippers to truck carriers
 - Arrange transportation of more than 1,000,000 loads annually
 - Arrange movement of commodities, with approximately 40% of sales in food and beverage segment
- Headquartered in Cincinnati, OH with 56 sales offices across 24 states
- 4,000+ employees currently
- Privately held Company, established in 1997

Industry Rankings and Recognition

RANKINGS & AWARDS

OUR CREDIT RATINGS

DUN & BRADSTREET
5A2
(DUNS# 79-145-9410)

BLUE BOOK
40,000M XXXX AA
ELITE TRANSPORTATION
MEMBER

RED BOOK
A **** |
BUSINESS CHARACTER
AWARD

INDUSTRY RANKINGS

**NATIONAL ASSOCIATION OF
SMALL TRUCKING COMPANIES (NASTC)**
BEST BROKER MEMBER

BETTER BUSINESS BUREAU SATISFACTORY RATING
HIGHEST POSSIBLE RATING

TRANSPORT TOPICS
TOP 50 LOGISTICS COMPANIES
2011-2016

SMARTWAY TRANSPORT PARTNER
2010-2016

TRANSPORTATION INTERMEDIARIES ASSOCIATION (TIA)
MEMBER SINCE 1998

COMPANY AWARDS

FOOD LOGISTICS MAGAZINE
TOP 100 3PL AND COLD STORAGE PROVIDER
2011-2015

SUPPLYCHAINBRAIN.COM
100 GREAT SUPPLY CHAIN PARTNERS
2013-2016

G.I. JOBS
MILITARY FRIENDLY EMPLOYER
2014, 2016

ARMSTRONG & ASSOCIATES
TOP 50 U.S. DOMESTIC 3PLS
2014

- TQL has received wide array of recognition for:
 - Best Places to Work
 - Career Opportunities
 - Rapid and sustained growth
- TQL & our employees contribute over \$1.2M per year in the communities where we work.

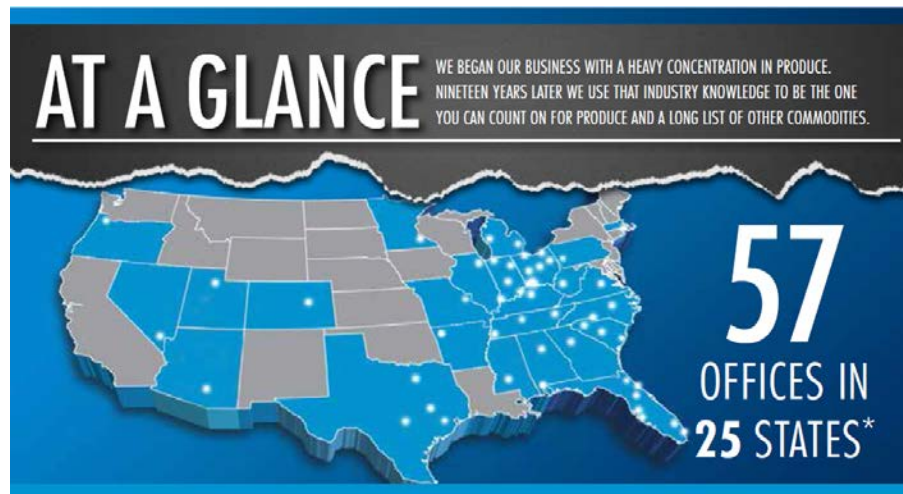


Industry Overview and Growth Potential

- Truckload market in the U.S. is estimated as a \$350B+ market
- Approximately 15% of truckload market flows through third party freight brokers, making it a \$50B market
 - Freight brokerage market is expected to grow in high single digit range
- We believe TQL is well positioned in the marketplace, given our:
 - Scale
 - Proprietary technology
 - Reputation
 - Commitment to exceed expectations
 - People
 - Financial strength and stability
- Attracting “hard working” sales personnel and leveraging our technology are critical to our continued growth

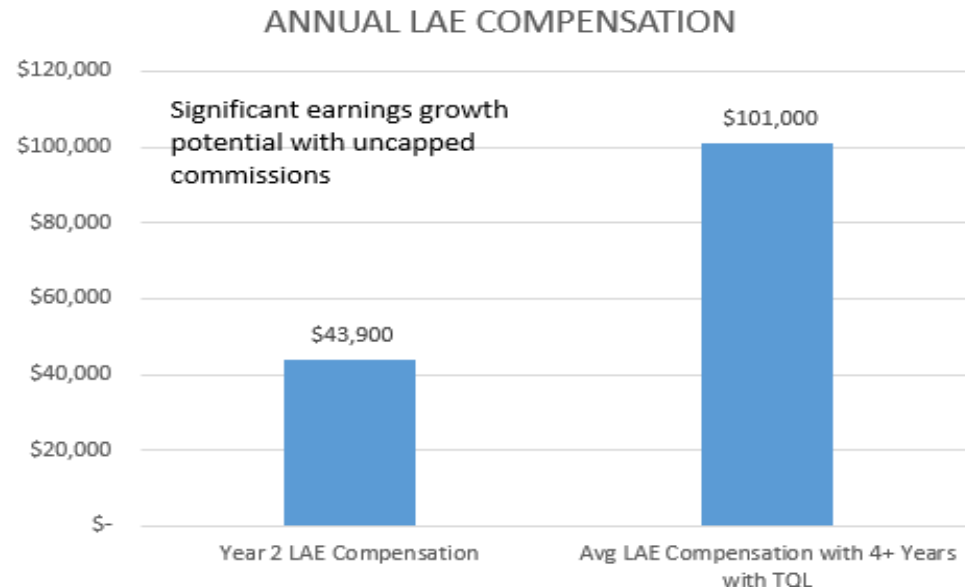
Growth Strategy

- Our business allows us to be flexible in selecting locations
 - No geographical restrictions – sales personnel sell countrywide
- In evaluating new locations like High Point/Guilford County, we focus on three key characteristics:
 - Attractive location for employee relocation
 - Market demographics that support our ability to recruit and hire employees locally
 - “Business friendly” environment and economic tax incentives.
- Since 2009, we have opened 52 sales offices across the U.S.
- In total, these new sales offices have brought 3,200 jobs to these locations



Logistic Account Executive: Position Profile

- Approximately 95% of new positions in High Point/Guilford County will be sales personnel – Logistic Account Executive (“LAE”)
 - Remaining 5% for on-site recruiter, trainer, and management
- By year 2, LAEs compensation is about \$43,900 salary including commissions
 - **Unlimited earnings potential as commissions are not capped**
- Benefits offered:
 - Comprehensive health insurance
 - 401k retirement program
 - onsite fitness centers
 - matching gift program
 - commuter benefits
 - paid time off
 - numerous employee engagement activities throughout the year.



Our Commitment to High Point/Guilford Cty

- TQL will commit to bringing 70+ new jobs to High Point/Guilford County over a five year period
- Our investment is estimated at \$500k comprised of the following:
 - Leasehold improvements
 - Computers, furniture and fixtures
- We look forward to working together with the City of High Point, its workforce, and the workforce of the county and region to establish a “win-win” partnership



CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 16-24
(Wesleyan Education Center)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 21, 2016

Public Hearing: Yes

Advertising Date: November 9 & 16, 2016

Advertised By: Planning & Development

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

PURPOSE:

A request by Wesleyan Education Center to rezone approximately 1.89 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. The site is lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request, as outlined in the attached staff report.
- B. On October 25, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-24. The Planning & Zoning Commission recommended **approval** of this request, by a vote of 6-0, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Wesleyan Education Center

Zoning Map Amendment 16-24

At its October 25, 2016 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 1.89-acre parcel to a Conditional Zoning Residential Single Family-9 (CZ RS-9) District. All members of the Commission were present except for Mr. Jim Armstrong and Mr. John McKenzie. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request was the applicant's representative, Mr. Luke Dickey, Stimmel Associates, PA, 601 N. Trade Street, Suite. 200; Winston-Salem, N.C. Mr. Dickey gave a brief history on the zoning site. He also noted that 170 people were invited to attend a neighborhood meeting to discuss the proposal and seven people attended. He made himself, and Wesleyan Christian Academy Head of School, Dr. Rob Brown, available to answer questions.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

The Planning & Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-24 would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because:

- 1) The request is consistent with the Land Use Plan; and
- 2) The previous zoning request by the applicant, Zoning Case 13-02, surrounds this 1.89-acre parcel. The inclusion of this parcel into their development is a logical expansion and consistent with Goal #5 of the Land Use Plan which promotes an orderly urban growth pattern.

**STAFF REPORT
ZONING MAP AMENDMENT ZA-16-24
October 25, 2016**

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	There are no policies that support or oppose this case.

Land Use Plan Map Classification:	This 1.89-acre parcel has a Low-Density Residential 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 are relevant to this request: <u>Goal #5:</u> Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan:	<u>Northwest Area Plan:</u> Goal 1: Protect the natural environment and its many features. Obj.#1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations.
Zoning History:	<u>Zoning Map Amendment 13-03 and Special Use Permit 13-02:</u> This 1.89-acre parcel is surrounded by approximately 66 acres that was annexed and granted CZ- RS-9 District zoning in 2013. In conjunction with that request, a Special Use Permit was also approved to allow an Elementary & Secondary School on the surrounding 66-acre parcel.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Sandy Ridge Road		Major Thoroughfare	705 ft.
Vehicular Access:	Sandy Ridge Road			
Traffic Counts: (Average Daily Trips)	Sandy Ridge Road		2,900 AADT (NCDOT 2011)	
Estimated Trip Generation:	None			
Traffic Impact Analysis:	Required		Pedestrian Access:	
	<u>Yes</u>	<u>No</u> X	Development of the site is subject to the sidewalk requirements of the Development Ordinance.	
Transportation Department Comments:	If a residential development exceeds 150 trips in the AM or PM peak hour a TIA will be required.			

School District Comment
The proposed amendment to add 1.89-acres to a larger 66-acre parcel is not expected to negatively impact schools in this area if the property is development with a residential use.

Details of Proposal
This 1.89-acre parcel is surrounded on three sides by approximately 66 acres, which is also owned by the applicant, that was granted a CZ RS-9 District zoning approval in 2013. The applicant has submitted this Zoning Map Amendment application to amend their 2013 zoning approval to add this 1.89-acre parcel to their development. All of the previously adopted zoning conditions for development under the CZ-RS-9 District remain the same.

Staff Analysis
Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall

give consideration to the following in the review and discussion of any Conditional Zoning application.

Since this application only amends an area of the site, leaving all other zoning conditions as previously adopted, only the evaluation of this additional 1.89-acre parcel is being addressed in the review factors.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments: This area is designated as Low Density Residential in both the Land Use Plan and the Northwest Area Plan. Residential uses, as allowed by the requested CZ RS-9 District, are supported by these plans in this area.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses; <u>Staff Comments:</u> Except for the request to expand the site area with the addition of a 1.89-acre parcel, all previously adopted zoning conditions still apply. Therefore, the requested amendment remains compatible with surrounding development and land uses.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <u>Staff Comments:</u> All previously adopted zoning conditions still apply; therefore, the amended CZ-RS-9 District still effectively mitigates adverse impacts.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; <u>Staff Comments:</u> The requested amendment to add a 1.89-acre parcel will have no adverse environmental impacts.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; <u>Staff Comments:</u> The requested amendment has no impact on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties. <u>Staff Comments:</u> All previously adopted zoning conditions still apply; therefore, the requested amendment does not adversely impact adjacent properties.

Changes in the Area:

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

Staff Comments:

There have been no significant changes in this area since the site was initially annexed and granted City zoning approval in 2013.

Development Patterns:

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

Staff Comments:

Since the mid 1990's, the City of High Point's corporate limits have gradually expanded to include more of the northern portion of its Planning Area. The requested amendment to add a 1.89-acre parcel and to established a CZ RS-9 District zoning is consistent with the established land use policy and development pattern for this portion of the City's planning area.

Reasonableness/Public Interest:

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

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because:

- 1) The request is consistent with the Land Use Plan; and
- 2) The previous zoning request by the applicant, Zoning Case 13-02, surrounds this 1.89-acre parcel. The inclusion of this parcel into their development is a logical expansion and consistent with Goal #5 of the Land Use Plan which promotes an orderly urban growth pattern.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to add a 1.89-acre parcel and to establish an amended CZ RS-9 District for the 68.5-acre area lying west of Johnson Street and south of Sandy Ridge Road. As conditioned, the amended CZ RS-9 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

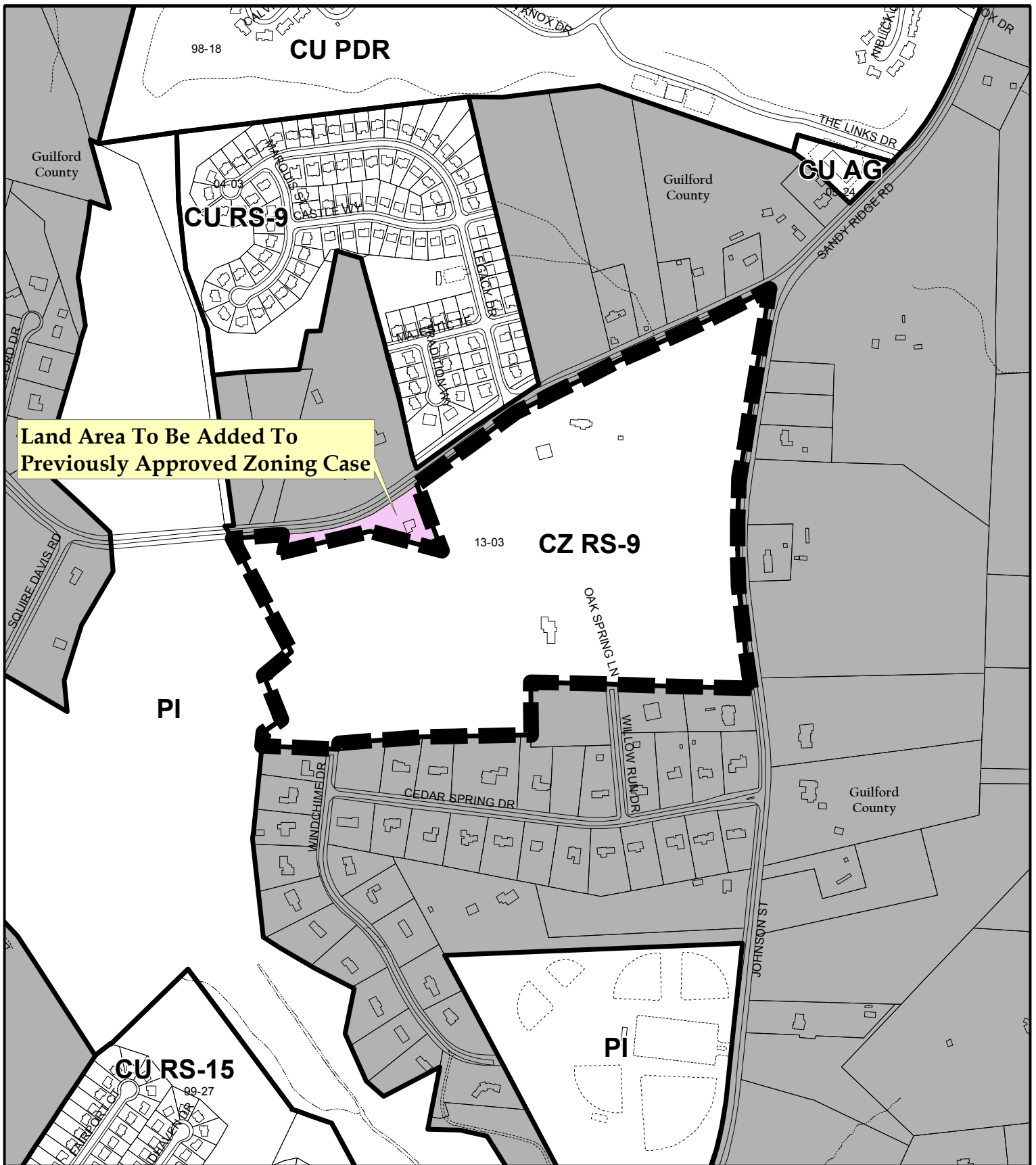
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



ZONING MAP AMENDMENT ZA-16-24

**From: Conditional Zoning Residential Single Family-9
To: Conditional Zoning Residential Single Family-9**

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

**Planning & Development
Department**

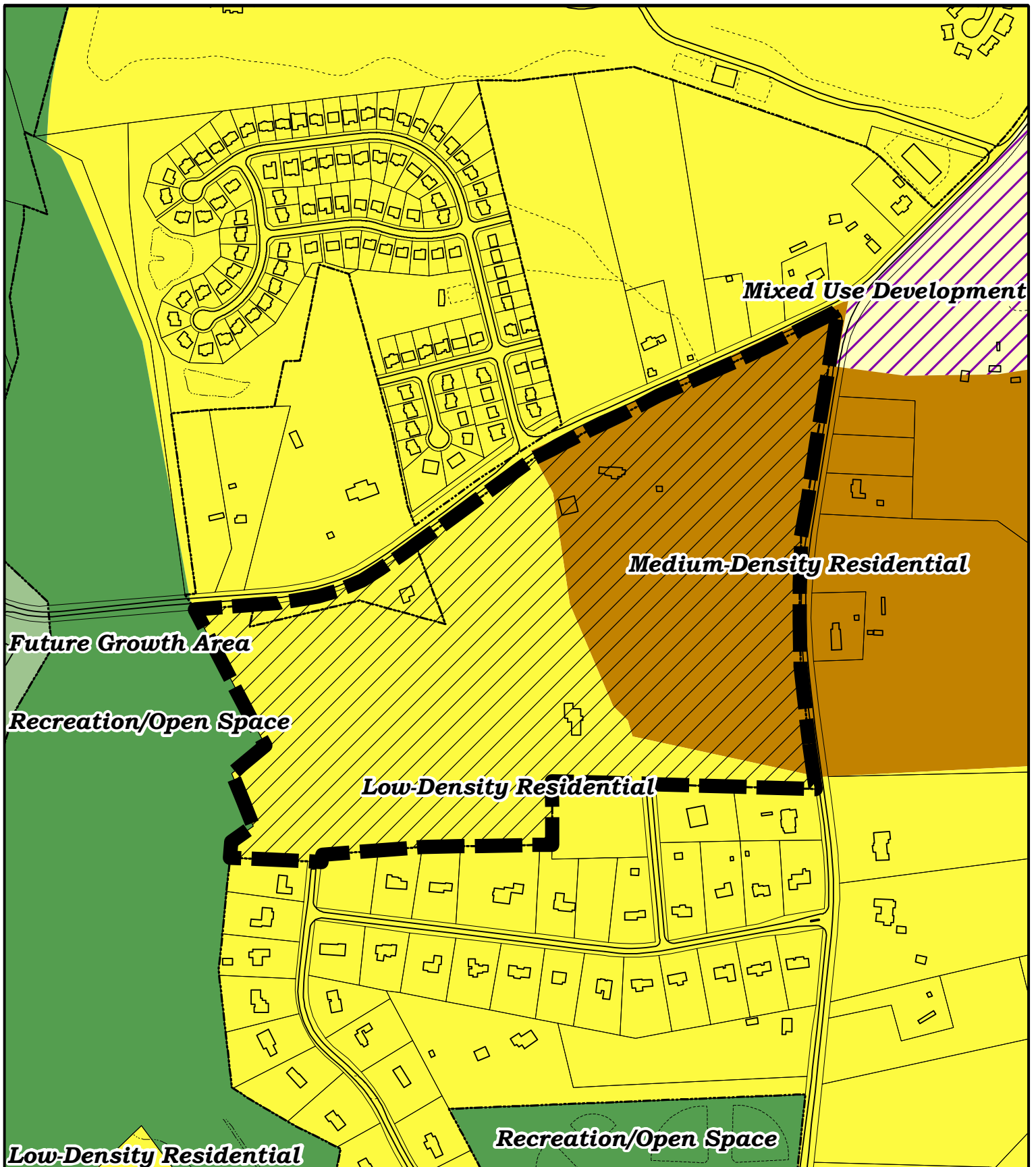
City of High Point

Date: October 25, 2016



Scale: 1"=600'

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2016\pz\za16-24.mxd



ZONING MAP AMENDMENT ZA-16-24

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



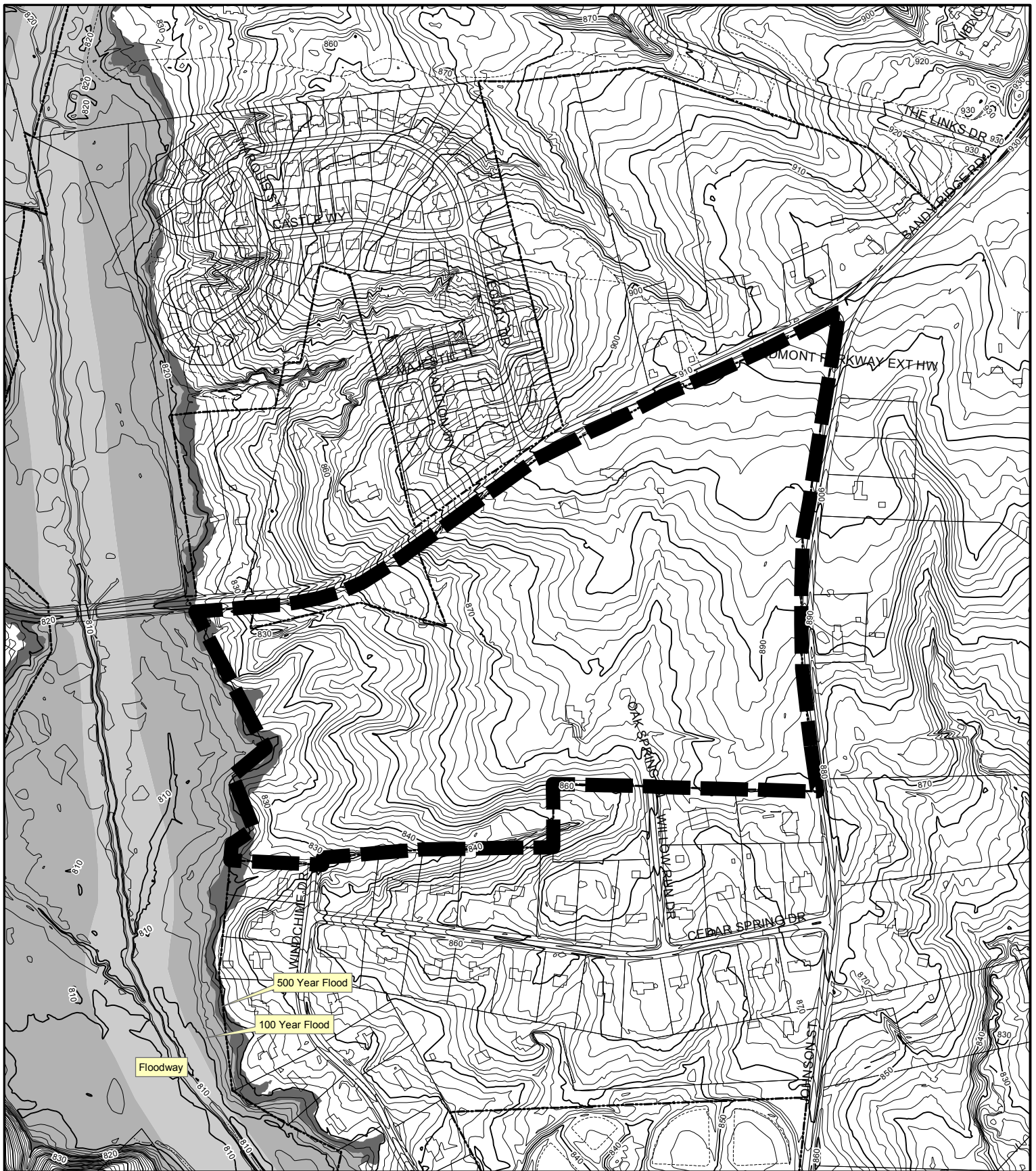
Planning & Development
Department

City of High Point

Date: October 25, 2016



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2016/pz/za16-24lu.mxd



ZONING MAP AMENDMENT ZA-16-24

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: October 25, 2016



Scale: 1"=500'

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ZONING MAP AMENDMENT ZA-16-24



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 25, 2016 and before the City Council of the City of High Point on November 21, 2016 regarding **Zoning Case 16-24** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on October 16, 2016, for the Planning and Zoning Commission public hearing and on November 9, 2016 and November 16, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____, **2016**.

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 Residential Single Family-9 District (CZ RS-9) District**. The property is approximately **68.5** acres and lying at the southwest corner of Johnson Street and Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 0169206 **and 0169220**.

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:**

Any of the land uses allowed in the Residential Single Family-9 (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. All principal use(s) of the site shall be connected to the City's water and sewer system for service.
- B. Transportation Conditions.
 - 1. If development ~~under RS-9 zoning~~ produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.
 - 2. Right-of-Way Dedication
 - a. The property owner shall dedicate a minimum of seventy (70) feet of right-of-way from the existing centerline of Johnson Street along the entire frontage of the zoning site.
 - b. The property owner shall dedicate a minimum of sixty five (65) feet of right-of-way from the existing centerline of Sandy Ridge Road along the entire frontage of the zoning site.
 - c. The property owner shall dedicate additional right-of-way for the realignment of the Johnson Street/Sandy Ridge Road Intersection as shown on the Special Use Permit Sketch Plan (SU-16-02).
 - 3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) 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 now required to be approved by the City of High Point.

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.
____th day of November, 2016.

Lisa B. Vierling, City Clerk