

# City of High Point

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



## Meeting Agenda

**Monday, November 18, 2019**

**5:30 PM**

**Council Chambers**

### **City Council**

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

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

- [2019-499](#) Budget Ordinance Amendment - Library Bookmobile Grant  
City Council is requested to approve a budget amendment for funds from a North Carolina LSTA EZ grant for the purchase of the bookmobile from Special Grants Fund to the General Capital Projects Fund.  
**Attachments:** [1. Bookmobile grant amendment](#)
- [2019-500](#) Contract - Motorola Solutions Inc. - System Core 800 MhZ Radio System.  
City Council is requested to award a contract to Motorola Solutions Inc. in the amount of \$591,105 payable over (3) three years to purchase a System Core for the 800 MhZ Radio System.  
**Attachments:** [2. Motorola System Core Purchase](#)
- [2019-501](#) Budget Ordinance - Amendment - Motorola Radio System Core Purchase - Capital Lease  
City Council is requested to approve a budget amendment in the amount of \$550.663 to allow proper accounting of a capital lease to purchase a System Core from Motorola for the 800 MhZ Radio System.  
**Attachments:** [3. Motorola System Core Purchase Budget Amendment](#)
- [2019-502](#) Resolution - Donation - Surplus Radio Equipment - Newton Grove Police Department & Hasty Fire Department  
City Council is requested to approve a resolution to donate surplus handheld radio equipment to Newton Grove Police Department and Hasty Fire Department and the appropriate City official and/or employee be authorized to execute all necessary documents.  
**Attachments:** [4. Radio Donation](#)
- [2019-503](#) Ordinance - Budget Amendment - Limited Obligation Bond Project Restatement  
City Council is requested to approve a budget amendment to transfer the amount of \$671,820 from the General Debt Service Fund for debt issuance costs that were expended from the General Bond Fund but budgeted in the General Debt Service Fund.  
**Attachments:** [5. Debt Service Amendment](#)
- [2019-513](#) Reallocate Stadium Improvement Costs - High Point Baseball  
City Council is requested to approve rebating the cost of capital improvements to the multipurpose stadium in the amount of \$559,705 to High Point Baseball Inc.  
**Attachments:** [Reallocate Stadium Costs](#)



- [2019-514](#) Resolution - Condemnation - 315 N. Elm Street  
City Council is requested to adopt a resolution authorizing the City Attorney to give a 30 day Notice of Condemnation to the property owner of 315 N. Elm Street, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$1,010,000 to the Clerk of Superior Court as just compensation to the property owner.

**Attachments:** [FINAL DOCUMENT\\_Condemnation 315 N. Elm Street](#)

## **REGULAR AGENDA ITEMS**

### **FINANCE COMMITTEE - Council Member Moore, Chair**

- [2019-504](#) Comprehensive Annual Financial Report (CAFR) 2018-2019  
City Council is requested to acknowledge receipt of the City of High Point Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2019 and related required communications from the City's auditors, Cherry Bekaert LLP.

**Attachments:** [6. Acknowledge Receipt of CAFR-2019](#)

[CAFR FY18-19 Web Version](#)

[City of High Point Audit Wrap-Up](#)

## **PENDING ITEMS**

- [2018-169](#) Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)  
City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

**Attachments:** [7. Amendment to Lease Agreement - Crown Castle](#)

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

- [2019-505](#) Ordinance - Demolition of Dwelling - 611 Woodbury Street  
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 611 Woodbury Street belonging to Heirs of Louise C. Miller.

**Attachments:** [611 Woodbury St Council Packet](#)

### **PROSPERITY & LIVABILITY COMMITTEE - Mayor Pro Tem Ewing, Chair**

- [2019-506](#) High Point Public Library - Sensory Garden  
In April 2019, the High Point Public Library Foundation submitted an application to the Rotary Club of High Point for consideration of a Sensory

Garden as the Club's major centennial project in the year 2020. In October 2019, the Rotary board voted unanimously to accept this proposal and to commit revenues from major fundraising events to this project. The library requests Council's endorsement of this project on City property.

**Attachments:** [Sensory Garden](#)

[Sensory Garden - COUNCIL PRESENTATION - 10-9-19](#)

## **PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams, Chair**

### **PUBLIC HEARINGS**

[2019-507](#) Resolution - High Point University - Street Abandonment 19-02  
A request by High Point University and Georgia Tassopoulos, by Pinnacle Bank as Power-of-Attorney by Nancy B. Dameron, to abandon all of the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

**Attachments:** [Staff Report SA-19-02](#)

[2019-508](#) Ordinance - Williard Farms LLC - Annexation 19-10  
A request by Williard Farms LLC for a voluntary contiguous annexation of approximately 26.04 acres located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. The property is also known as Guilford County Tax Parcels 171240 and 171234.

**Attachments:** [2. Staff Report AN-19-10](#)

[2019-509](#) Ordinance - Windsor Investments, LLC - Zoning Map Amendment 19-20  
A request by Windsor Investment, LLC to rezone approximately 26.04 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. The site is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [3. Staff Report \(ZA-19-20\)](#)

[2019-510](#) Ordinance - Tim Richardson and Beverly Richardson Graham - Annexation 19-11  
A request by Tim Richardson and Beverly Richardson Graham, on behalf of the Estate of Margaret Richardson, for a voluntary contiguous annexation of an approximate 20.58 acre parcel located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcel 160169.

**Attachments:** [4. Staff Report AN-19-11](#)

[2019-511](#)

Ordinance - Yearns Properties, Inc. - Zoning Map Amendment 19-21  
A request by Yearns Properties, Inc. to rezone approximately 20.84 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. The site is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [5. Staff Report \(ZA-19-21\)](#)

## **GENERAL BUSINESS AGENDA**

[2019-515](#)

Non-Profit Funding -Southwest Renewal Foundation  
Mayor Wagner requests Council consideration of a grant for the Southwest Renewal Foundation for the following projects. \$6,000 to complete a promotional video with art map to help people visualize the SW High Point Heritage Greenway and Potential for transformation; and \$4,000 to develop a new mobile friendly website and maintain through the current fiscal year. Both Projects will be completed before June 30, 2020.

[2019-512](#)

Minutes To Be Approved  
Finance Committee Meeting; Thursday, October 31 @ 4:00 p.m.  
Regular Meeting; Monday, November 4 @ 5:30 p.m.

**Attachments:** [1. October 31 2019 Finance Committee Minutes](#)  
[2. November 4 2019 High Point City Council Minutes](#)

## **ADJOURNMENT**



**FINANCE COMMITTEE**  
***Chaired by Council Member Moore***  
***Members: Moore, Hudson, Ewing, and Jones***  
**October 31, 2019 – 4:00 p.m.**  
**3<sup>rd</sup> Floor Lobby Conference Room**

**Present (3):** Acting Chairman Jason Ewing, Committee Member Wesley Hudson, Committee Member Jay Wagner, and Committee Member Victor Jones

**Absent (1):** Chairman Britt Moore

In the absence of Chairman Moore, Committee Member Ewing chaired the meeting.

**Staff Present:**

Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Assistant City Manager; Kenneth Shultz, Chief of Police; Laura Altizer, Budget and Performance Manager; Loren Hill, High Point Economic Development Corporation President; Robby Stone, Assistant Director of Public Services; Derrick Boone, Assistant Director of Public Services; Gary Smith, Fleet Services Director; Terry Houk, Public Services Director; Nawfal Shujaa, Project Engineer; Mark McDonald, Transportation Director; Bobby Fitzjohn, Director of Financial Services; Erik Conti, Purchasing Manager; Jeron Hollis, Communications and Public Engagement Director; Angela Kirkwood, Human Resources Director; Linda Price, Budget Analyst; Roslyn McNeill, Budget Analyst; and Mary S. Brooks, Deputy City Clerk

*Acting Chairman Ewing called the meeting to order at 4:02 p.m.*

**FINANCE COMMITTEE - Council Member Britt W. Moore, Chair.**

**2019-466      NC State Contract - Purchase of Police Vehicles**

City Council is requested approve the purchase of six (6) 2020 Dodge Chargers from Ilderton Chrysler Dodge in the amount of \$167,334.00 through the NC State Contract 070B.

*Gary Smith, Fleet Services Director, advised the request was to place an order for six police package Dodge Chargers due to a projected shortage of vehicles in 2020; the six vehicles being requested now would provide enough vehicles until production resumes; said the production of the 2021 Dodge Charger would not begin until November 2020 which would*

*result in delivery delays; and the total cost would be \$167,334.00.*

*Committee Member Wagner asked if the funding for vehicles was in the Budget. Eric Olmedo, Assistant City Manager, replied there would be a request for a budget amendment to allocate the funds.*

**A motion was made by Acting Chairman Ewing, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-467      Ordinance - Budget Amendment - HPPD Dodge Chargers**

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$167,334.00 for the purchase of six (6) dodge charger vehicles for the HPPD.

*Laura Altizer, Budget and Performance Manager, advised the requested budget amendment would come from the fund balance in the amount of \$167,334.00.*

*Acting Chairman Ewing inquired on how the funds would be allocated for the next budget. Eric Olmedo, Assistant City Manager, replied that funds would be allocated for a lesser amount for the next fiscal budget year.*

**A motion was made by Committee Member Hudson, seconded by Committee Member Wagner, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-46      Contract - Lawmen's Police & Tactical Supply- HPPD Shotguns**

City Council is requested to award a contract to Lawmen's Police & Tactical Supply in the amount of \$94,340.00 for the purchase of 255 pre-owned shotguns for the High Point Police Dept.

*Kenneth Shultz, Chief of Police, advised the request was for pre-owned shotguns; said the High Point Police Department currently has a fleet of 870 Remington shot guns; said some the shot guns were at least 30 years old; spoke to the discounted price received; described*

*what was included on the shot-guns to include a pistol grip, slim hard shell carrying case, sling, extended magazine tube, and ghost ring night sights; and said the request was for \$94,340.00.*

*Acting Chairman Ewing asked if the shot guns would be evaluated. Chief Shultz replied that they were already evaluated; spoke to the good condition; and that the weapons would be deployed in the spring.*

**A motion was made by Committee Member Hudson, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-46      Contract - Wharton Smith - Ward Water Treatment Plant Upgrades - Change Order #001**

City Council is requested to approve change order #001 in the amount of \$154,124.00 for the following upgrades/repairs to the Ward Water Treatment Plant.

1. Remove and replace fitting valves at Greenleaf filters.
2. Electrical conduit conflict under the electrical building foundation.
3. Low voltage pump VFD output filters.
4. Electrical duct bank relocation. (Transformers new layout)

*Terry Houk, Public Services Director, advised that the Ward Water Treatment Plant has been approved for electrical and HVAC upgrades to meet current industry standards and long-term functionality. The contract was awarded to Wharton Smith Inc. on 09/18/2018, and the work started in the winter of 2018. The items listed in the change order were required to assure the continuity of the project and the quality of work, to include the following:*

- *Remove and replace fitting valves at Greenleaf filters.*
- *Electrical conduit conflict under the electrical building foundation.*
- *Low voltage pump VFD output filters.*
- *Electrical duct bank relocation. (Transformers new layout)*

*Mr. Houk stated the change order amount was for \$154,124.00.*

**A motion was made by Acting Chairman Ewing, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-470      Contract - Crowder Construction - Riverdale Pump Station Phase 1 Repairs - Change Order #1**

City Council is requested to approve a change order with Crowder Construction Company in the amount of \$248,884.00 for a change in pipe material from HDPE to ductile iron, the reinstallation of the existing pumps and the construction of concrete pressure hatches.

*Terry Houk, Public Services Director, advised the change order request with Crowder Construction Company was for additional construction materials and work outside of the scope of the original contract; said they have been working since the last hurricane on the repairs and expansion of the project; the requested amount was for \$248,884.00; the change order was for a change in pipe material from HDPE to ductile iron; the reinstallation of the existing pumps; and the construction of concrete pressure hatches.*

*Randy McCaslin, Deputy City Manager, spoke to the Federal Emergency Management Agency (FEMA) reimbursing the city for expenses.*

*Acting Chairman Ewing inquired if the iron pipes were purchased yet. Mr. Houk replied no.*

**A motion was made by Committee Member Hudson, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-471      Contract - Hazen & Sawyer - Riverdale Pump Station Expansion- Amendment 1**

City Council is requested to approve an amendment to a contract with Hazen & Sawyer in the amount of \$171,100 for additional construction, administration and inspection services for the Riverdale Pump Station Expansion.

*Terry Houk, Public Services Director, advised the amendment with Hazen & Sawyer was for additional construction, administration, and inspection services for the Riverdale Pump Station Expansion; and said the amount requested was for \$171,100.*

*Acting Chairman Ewing inquired on the date of the initial contract with Hazen & Sawyer. Mr. Houk replied the contract was effective in October of 2018; said the city originally intended to do the repairs; but unexpected issues occurred in which expert waste water divers were needed in order to complete the project.*

*Committee Member Wagner left the meeting at 4:13 p.m. and returned at 4:15 p.m.*

*Acting Chairman Ewing inquired on how long the contract has been open, and on the dollar amount of the original contract versus the amount added. Mr. Houk replied the extended time line was due to extra time needed, materials, decisions made in the field by field engineers, and to requirements which caused work to become delayed.*

**A motion was made by Acting Chairman Moore, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-472     Contract - In Water Services, Inc. - Riverdale Pump Station - Change Order #4**

City Council is requested to approve a change order with In-Water Services, Inc. in the amount of \$451,979.41 for additional work outside scope of the original contract for the emergency repairs to the wet well at the Riverdale Pump Station.

*Terry Houk, Public Services Director, advised that In-water Services, Inc. were brought in for emergency repairs to the wet well at the Riverdale Pump Station; said the wastewater divers conducted the repairs; stated this would be the final change order for In-water Services, Inc.; and if Crowder should have any issues with the pump, they would be responsible for sub-contracting this company without any expense to the city. Staff requested the change order in the amount of \$451,979.41.*

**A motion was made by Committee Member Wagner, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore



**2019-473      Contract - Hazen & Sawyer - Catalyst Project Phase 2- Amendment 2**

City Council is requested to approve an amendment to a contract with Hazen & Sawyer in the amount of \$206,831.00 for construction management support to perform the water, sewer and stormwater improvements on Phase 2 of the Downtown Mixed Use - Catalyst Project.

*Terry Houk, Public Services Director, advised the amendment with Hazen & Sawyer was for the water, sewer and stormwater improvements on Phase 2 of the Downtown Mixed Use- Catalyst Project; said the project lasted longer than anticipated; Phase 2 included Pine Street, Lindsey Street, Appling Way, and English street; spoke to having a completion date of June 2020. Staff requested the amendment in the amount of \$2206,831.00.*

**A motion was made by Acting Chairman Ewing, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4):      Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1):      Chairman Moore

**2019-474      Contract - STV Engineering - Washington Street Relocation Engineering & Design Services**

City Council is requested to award a contract to STV Engineering in the amount of \$369,758.00 for engineering and design services associated with the proposed relocation of a portion of Washington Street adjacent to the railroad.

*Mark McDonald, Transportation Director, advised the contract with STV Engineering was for engineering and design services associated with the proposed relocation of a portion of Washington Street adjacent to the railroad; said Washington Street was on the Right of Way (ROW) of the railroad; the funding would come from residual funding; and staff was requesting the amount of \$369,758.00 be approved.*

*Acting Chairman Ewing inquired on how the project would be funded if the bonds did not get approved. Randy McCaslin, Deputy City Manager, replied the project would have to be completed regardless if the bonds get approved; and spoke to the benefits of the funding from the bonds to assist with the project.*

**A motion was made by Committee Member Wagner, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4):      Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1):      Chairman Moore

**2019-475      Fire Apparatus Purchase**

City Council is requested to acknowledge the transfer of contingency funds in the amount of \$80,000 for the purchase of a reserve ladder truck apparatus.

*Laura Altizer, Budget and Performance Manager; spoke to the accident with the reserve ladder apparatus in September of 2019; said it was deemed a total loss, and the city would not receive insurance proceeds due to the age and damage done; advised that City Council must be notified when funds are appropriated from the General Fund Contingency Funds; the amount to be transferred was \$80,000.00.*

*Acting Chairman Ewing asked if there would be an impact to the use of the general contingency funds used for the High Point Police Department (HPPD).*

*Randy McCaslin, Deputy City Manager, replied that the fund balance for HPPD was allocated out of the fleet services fund; and it would not affect the general contingency fund.*

**A motion was made by Acting Chairman Ewing, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4):      Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1):      Chairman Moore

**2019-476      Ordinance - Budget Amendment - High Point Community Foundation**

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$700,000.00 for a pass-through grant received from the High Point Community Foundation for the High Point Baseball Inc. for capital team expense.

*Laura Altizer, Budget and Performance Manager; advised the budget amendment was to appropriate funds for a pass-through grant received from the High Point Community Foundation, which would be passed through to the High Point Baseball Inc. for capital team expenses in the amount of \$700,000.00; and said there would be no budget impact.*

**A motion was made by Committee Member Jones, seconded by Acting Chairman Ewing, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4):      Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1):      Chairman Moore

**2019-477      Ordinance - Budget Amendment - Deep River Recreation Center & Park Playground Equipment**

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$29,918 received from the Declan Donoghue Foundation for replacement of playground equipment at Deep River Recreations Center & Park.

*Laura Altizer, Budget and Performance Manager, spoke to a donation from Declan Donoghue Foundation last year; advised the request was for a budget amendment for another donation for replacement of playground equipment at Deep River Recreations Center and Park in the amount of \$29,918.00; and stated the amendment was to recognize receipt of grant funds for the project.*

*Acting Chairman Ewing asked if the existing playground equipment would be replaced. Ms. Altizer replied yes.*

**A motion was made by Acting Chairman Ewing, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4):      Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1):      Chairman Moore

**2019-478      Ordinance - Budget Amendment - NCDOT Reimbursement N. Main & Lexington Intersection Improvements**

City Council is requested to approve a budget ordinance amendment to appropriate funds for an expected reimbursement from North Carolina Department of Transportation (NCDOT) in the range amount of \$275,000-\$300,000 for improvements at the intersection of N. Main Street and Lexington Avenue.

*Laura Altizer, Budget and Performance Manager, advised the request for the budget ordinance amendment was to appropriate funds for reimbursement from the North Carolina Department of Transportation (NCDOT) in the range amount of \$275,000-\$300,000 for improvements at the intersection of N. Main Street and Lexington Avenue.*

*Acting Chairman Ewing inquired on the extension received for April 30, 2020 as being the new project completion date. Randy McCaslin, Deputy City Manager, replied they anticipated to start after the Fall Furniture Market of 2019; and due to lack of responsible bids received, the bidding had to be re-advertised with a due date of November 20, 2019.*

**A motion was made by Committee Member Wagner, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-479      Report of Surplus Equipment Disposal**

Council is requested to acknowledge receipt of the report of sale of surplus equipment for FY 2018-2019.

*Eric Olmedo, Assistant City Manager, advised this report was for the sale of surplus equipment in the fiscal year 2018-2019 as required by the City of High Point Purchasing Policies and Procedures Manual to be acknowledged by council; and the money received went back into the Fleet Services Funds.*

*Acting Chairman Ewing inquired on the amount of fees paid by the city. Randy McCaslin, Deputy City Manager, replied that staff would provide that information.*

**A motion was made by Committee Member Hudson, seconded by Committee Member Wagner, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-480      Procurement Manual - Update**

City Council is requested to approve the revised November 2019 Procurement Manual.

*Bobby Fitzjohn, Financial Services Director, advised this request was to approve the revised November 2019 Procurement Manual; outlined the changes made; said there were required revisions due to changes with City threshold limits, Uniform Guidance requirements and Transportation procurement processes. This revision will decrease restrictions on City departments providing more discretionary decision making on smaller departmental projects in the micro spending threshold level.*

*Acting Chairman Ewing inquired on the modification made for the legal department's process for approval. Mr. Fitzjohn replied the change was incorporated into the policy; and that all commodity purchase contracts, construction contracts, service contracts and all other City related contracts, excluding legal services exceeding \$90,000 and above, must be approved by City Council prior to full execution of such contracts.*

*JoAnne Carlyle stated that discussion on legal fees would not be presented in open session; and that they were mostly discussed in closed sessions.*

**A motion was made by Committee Member Wagner, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**2019-481     Public Hearing - LLFlex, LLC - EDC Performance Based Incentives**

Monday, November 4, 2019 at 5:30pm is the date and time established for the purpose of receiving public input on a funding request from LLFlex, LLC to locate at Gallimore Industrial Center 738 Gallimore Dairy Road. The High Point City Council will consider authorizing up to \$45,000 in Performance based incentives for the LLFlex LLC location project; and also authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

*Loren Hill, High Point Economic Development Corporation President, pointed out errors in the staff report; and stated council would be provided with a corrected version at the council meeting on Monday. Mr. Hill advised a legal notice went out to the public; said this was to inform council a public hearing was established for Monday, November 4, 2019 at 5:30 p.m. for input on a funding request from LLFlex, LLC to locate at Gallimore Industrial Center 738 Gallimore Dairy Road; the High Point City Council would consider authorizing up to \$45,000 in performance based incentives for the location project; and also authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.*

**PENDING ITEMS**

**2018-169     Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

**Added Item**

**HP365 MOU Extension**

City Council is requested to consider the extension of the MOU between the City of High Point and the High Point Chamber Foundation, Inc. that was approved on August 20,

2018. The request is to extend the end date of the project to October 31, 2020.

*Eric Olmedo, Assistant City Manager, advised the request was to extend the end date of the HPU365 Incubator project to October 31, 2020; said the original end date was October 31, 2019; and that the project was in the process of taking longer than originally planned.*

*Acting Chairman Ewing asked if the state was required to acknowledge the change that was requested. JoAnne Carlyle replied yes. Mr. Olmedo replied the extension with the state was already completed; and that this extension was with the High Point Chamber of Commerce.*

**A motion was made by Acting Chairman Ewing, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the November 4, 2019 City Council consent agenda. The motion carried by the following unanimous 4-0 vote:**

Aye (4): Acting Chairman Ewing, Committee Member Hudson, Committee Member Wagner, and Committee Member Jones

Absent (1): Chairman Moore

**Discussion-Grant Request for Ferndale Middle School**

*Committee Member Hudson spoke to a request for funding in the amount of \$500.00 to hire a Muralist to do art work, along with the students, at Ferndale Middle School; said he was asked to head the project; his company was doing a partnership with school; it would be beneficial to the City of High Point to partnership with the education department; if the city did, it would be announced through the media; and stated the Art's council could not provide funding for the request at this time.*

*Eric Olmedo, Assistant City Manager, stated there was \$2,500 left in the non-profit funding.*

*Discussion took place regarding negative feedback; doing a pass-through grant; different avenues the city could sponsor the program for the school; fairness to other schools; using the funding for other needs; and reaching out to Business High Point to request funding.*

*Acting Chairman Ewing suggested creating a citywide program for all schools, not just individual schools; and for the school to submit a formal grant request application in January of 2020.*

**ADJOURNMENT**

There being no further business to come before the Finance Committee, the meeting adjourned at 4:37 p.m. upon motion duly made and seconded.

Respectfully Submitted,

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Mary S. Brooks, Deputy City Clerk

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Jason P. Ewing, Acting Chairman

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



NORTH CAROLINA'S INTERNATIONAL CITY™

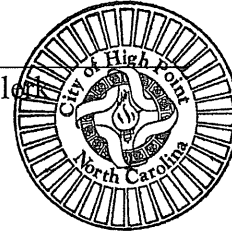
City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

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 Resolution adopted by the City Council in official Session on November 18, 2019 and upon approval by City Council will be recorded in Book 94 of the Official Minute Books and Resolution Book XX, Resolution No. 1907/19-63, page 136, Legislative File No. 2019-507 of this City, under my care, custody and control. As of this date, action to adopt said Resolution 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 19<sup>th</sup> day of November 2019.

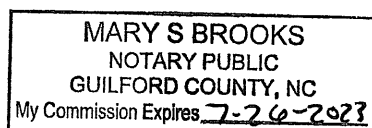
Lisa B. Vierling  
Lisa B. Vierling, City Clerk



ACKNOWLEDGEMENT

I, Mary S. Brooks, 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 19<sup>th</sup> day of November 2019.



Mary S. Brooks  
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



Return to: Joanne Carlyle, City Attorney  
City of High Point  
P.O. Box 230  
High Point, NC 27261  
Resolution No. 1907 / 19-63

## **RESOLUTION**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 18<sup>th</sup> DAY OF NOVEMBER 2019, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:**

### **Street Abandonment (Closure) Case 19-02**

Abandon all of the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

WHEREAS, High Point University has petitioned the City Council of the City of High Point to permanently abandon (close):

- 1) All of the Guilford Avenue rights-of-way, lying east of N. Centennial Street. This right-of-way, formerly known as Rose Avenue, was recorded in Plat Book 11 – Page 66 of the Guilford County Register of Deeds Office;
- 2) All of the McCain Place rights-of-way. This right-of-way was recorded in Plat Book 11 – Page 66 of the Guilford County Register of Deeds Office;
- 3) All of the Fifth Street rights-of-way, lying between E. Lexington Avenue and E. Farriss Avenue. This right-of-way was recorded in Plat Book 11 – Page 66 and in Plat Book 11 – Page 67 of the Guilford County Register of Deeds Office; and
- 4) All of the E. Farriss Avenue rights-of-way, the northern portion, lying between N. Centennial Street and Panther Drive (formerly known as

West College Drive). This right-of-way was recorded in Plat Book 11 – Page 67 and in Plat Book 7 – Page 159 of the Guilford County Register of Deeds Office.

These rights-of-way are more specifically described as follows.

Guilford Avenue Right-of-way Abandonment

Being all of the right-of-way dedicated for Guilford Avenue, indicated as Rose Avenue on Plat No. 1 entitled Sherwood Park Property of Mrs. H. W. McCain as recorded in Plat Book 11 Page 66 of the Guilford County Register of Deeds. Beginning at the eastern limits of the public right-of-way of Centennial Street, west to the western limits of the right-of-way of Fifth Street.

McCain Place Right-of-way Abandonment

Being all of the right-of-way dedicated for McCain Place as indicated on Plat No. 1 entitled Sherwood Park Property of Mrs. H. W. McCain as recorded in Plat Book 11 Page 66 of the Guilford County Register of Deeds, beginning at the western limits of the public right-of-way of Fifth Street, as McCain Place runs to the south to the northern limits of the right-of-way of Rose Avenue, now known as Guilford Avenue.

Fifth Street Right-of-way Abandonment

Being all of the right-of-way dedicated for Fifth Street as indicated on Plat No. 1 entitled Sherwood Park Property of Mrs. H. W. McCain as recorded in Plat Book 11 Page 66 of the Guilford County Register of Deeds, and Plat No. 2 entitled Sherwood Park Property of O. A. Kirkman as recorded in Plat Book 11 Page 67 of the Guilford County Register of Deeds, beginning at the southern limits of the public right-of-way of Lexington Avenue, as Fifth Street runs to the south through the aforementioned Plat Nos. 1 and 2, to the northern limits of the right-of-way of the northernmost Farriss Avenue of Plat No. 2 entitled Sherwood Park Property of O. A. Kirkman.

E. Farriss Avenue Right-of-way Abandonment

Being all of the right-of-way dedicated for the northernmost E. Farriss Avenue adjoining the northern limits of the City Park as indicated on Plat No. 2, entitled Sherwood Park as recorded in Plat Book 11 Page 67 of the Guilford County Register of Deeds, said right-of-way beginning at the eastern limits of the Centennial Avenue right-of-way, closing the 34 feet of Farriss Avenue as it runs to the east along the southern lines of Lots 1 through 9 of Block Five of said Plat; thence continuing east crossing Fifth Street; thence continuing east along the southern lines of Lots 1 and 2 of Block Six, and the southern limits of a City Park to the western limits of West College Drive, now known as Panther Drive (private).

The right-of-way abandonment will also include any claimed or dedicated right-of-way indicated on a revised Record Map of College Development and Improvement Company as recorded in Plat Book 7 Page 159 of the Guilford County Register of Deeds indicated as a "street" adjoining the southern limits of Lot 29 and the northern limits of Lot 28 to the western limits of West College Drive, now known as Panther Drive (private).

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 7<sup>th</sup> day of October, 2019, at 5:30 p.m. setting the 18<sup>th</sup> day of November, 2019 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning October 18 & 25, 2019 and November 1 & 8, 2019; and

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described portion of Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue; and

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

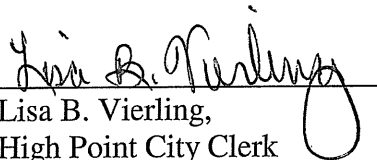
NOW THEREFORE BE IT RESOLVED:

1. That all of the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, as described above, be closed pursuant to North Carolina G.S. 160A-299;
2. That the City of High Point shall reserve a 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing all the impacted rights-of-way;
3. That the City of High Point shall reserve a 20-foot wide sanitary sewer utility easement centered over all existing sewer lines within and crossing all the impacted rights-of-way.
4. That the City of High Point shall reserve a 20-foot wide water utility easement centered over all existing water lines within and crossing all the impacted rights-of-way; including over existing fire hydrants and hydrant lead lines;

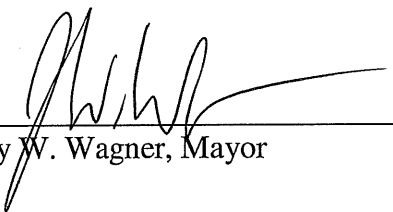
5. That the City of High Point shall reserve a 30-foot wide electrical utility easement, which also includes City fiber optic lines, cable TV lines and NorthState Communication lines, centered over all existing overhead electric lines within and crossing all the impacted rights-of-way;
6. That a 20-foot wide gas line easement centered over all existing Piedmont Natural Gas lines shall be reserve within and crossing all the impacted rights-of-way;
7. That a 15-foot wide NorthState telecommunications easement for NorthState telecommunications utility lines that are separate from City electric lines shall be reserve, centered over these separate NorthState utility lines within and crossing all the impacted rights-of-way; and
8. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

Adopted by Order of the High Point City Council  
this the 18<sup>th</sup> day of November, 2019.

ATTEST:

  
Lisa B. Vierling,  
High Point City Clerk



  
Jay W. Wagner, Mayor

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** **Annexation 19-11**

*(Tim Richardson and Beverly Richardson Graham)*

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** November 18, 2019

**Public Hearing:** Yes

**Advertising Date:** November 7, 2019

**Advertised By:** Planning & Development

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

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### **PURPOSE:**

A request by Tim Richardson and Beverly Richardson Graham, on behalf of the Estate of Margaret Richardson, for a voluntary contiguous annexation of an approximate 20.58 acre parcel located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcel 160169.

### **BACKGROUND:**

The staff report and recommendation is enclosed.

### **BUDGET IMPACT:**

With the exception of water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends ***approval*** of Annexation 19-11.

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

**STAFF REPORT  
ANNEXATION 19-11  
November 18, 2019**

| <b>Request</b>                                                    |                                                                                                               |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>Tim Richardson and Beverly Richardson Graham | <b>Owner:</b><br>Tim Richardson and Beverly Richardson Graham, on behalf of the Estate of Margaret Richardson |
| <b>Proposal:</b><br>Voluntary contiguous annexation               | <b>Effective Date:</b><br>Upon adoption                                                                       |
|                                                                   | <b>Associated Zoning Case:</b><br>Zoning Map Amendment 19-21                                                  |

| <b>Site Information</b>                              |                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                                     | The site is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive.                                                                                                                                                                      |
| <b>Tax Parcel Number:</b>                            | Guilford County Tax Parcels 160169                                                                                                                                                                                                                                                              |
| <b>Site Acreage:</b>                                 | Approximately 20.58 acres                                                                                                                                                                                                                                                                       |
| <b>Current Land Use:</b>                             | The site is currently developed with two single family dwellings.                                                                                                                                                                                                                               |
| <b>Property Within ETJ</b>                           | The site is within the City's ETJ Area, and subject to the City's zoning requirements. The current R-3 District is proposed to be changed to a CZ RM-5 District.                                                                                                                                |
| <b>Current Fire District:</b>                        | Pinecroft-Sedgefield rural fire district.                                                                                                                                                                                                                                                       |
| <b>Proposed Development:</b>                         | A 78-lot mixed residential subdivision (single family homes and townhomes) are proposed to be developed.                                                                                                                                                                                        |
| <b>Proposed Unit Type, Number and Average Value:</b> | The developer estimates homes in the proposed subdivision will have a sales value of approximately \$225,000 per dwelling unit, and that the overall project, including infrastructure improvements, will have a value of approximately \$17,235,000.                                           |
| <b>Proposed Build-out Schedule:</b>                  | Approximately four years.                                                                                                                                                                                                                                                                       |
| <b>Proposed City of High Point Council Ward:</b>     | The proposed annexation site is adjacent to Ward 2. If approved, the annexation area will be part of Ward 2.                                                                                                                                                                                    |
| <b>Physical Characteristics:</b>                     | The site is heavily wooded with a moderate to severely sloping terrain. A perennial stream runs from east to west along the southern boundary of the property. The steeper terrain of the site lies along the stream corridors.                                                                 |
| <b>Water and Sewer Proximity:</b>                    | A 12-inch and 6-inch City water line lie adjacent to the site along Bales Chapel Road and Chatfield Drive, respectively. An 8-inch City sewer line is adjacent to the site along Chatfield Drive and along the southern boundary of the site with the stream corridor.                          |
| <b>General Drainage and Watershed:</b>               | The site drains in a general southeasterly direction and development is subject to the Oakdale Reservoir Watershed Critical 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. Within Tier 3 of this WCA, development is limited to two dwelling units per acre or 50% built-upon area. |
| <b>Overlay Districts:</b> | Oakdale Reservoir Watershed Critical Area (WCA) – Tier 3<br>Oakdale Reservoir General Watershed Area (GWA)                                                                            |

| <b>Adjacent Property Zoning and Current Land Use</b> |              |                                                                                                             |                                                             |
|------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>North:</b>                                        | R-3<br>RS-40 | Residential Single Family-3 District<br>Residential Single Family-40 District<br>( <i>Guilford County</i> ) | Religious institution (church) and single family dwellings  |
| <b>South:</b>                                        | R-3          | Residential Single Family-3 District                                                                        | Recreational and common area of the Stone Hedge subdivision |
| <b>East:</b>                                         | R-3          | Residential Single Family-3 District<br>( <i>City of High Point ETJ Area</i> )                              | Single family dwellings                                     |
| <b>West:</b>                                         | R-3          | Residential Single Family-3 District                                                                        | Single family dwellings and townhome dwellings              |

| <b>Transportation Information</b> |                                                                        |                       |                         |
|-----------------------------------|------------------------------------------------------------------------|-----------------------|-------------------------|
| <b>Adjacent Streets:</b>          | <b>Name</b>                                                            | <b>Classification</b> | <b>Approx. Frontage</b> |
|                                   | Bales Chapel Road                                                      | Minor Thoroughfare    | 520 ft                  |
| <b>Vehicular Access:</b>          | Via public street connection to Bales Chapel Road and Chatfield Drive. |                       |                         |

### **City Department Comment Summary**

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

### **Details of Proposal**

The applicant is requesting annexation to have access to City utilities to facilitate development of a mixed residential subdivision consisting of single family homes and townhomes. This property abuts the City's corporate limits and is within the City of High Point Extraterritorial Jurisdiction (ETJ). The ETJ is unincorporated lands, adjacent to the city limits, where Guilford County has agreed to grant the City of High Point zoning, subdivision and building code authority.

There have been a number of annexation approvals in this area with abutting lands to the west being annexed in the 1970s and abutting lands to the south being annexed in the 1980s. This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site abuts the City's corporate limits, and City services and service vehicles are already present in this area. The annexation of this parcel will not negatively impact the City's ability to provide services in this area.

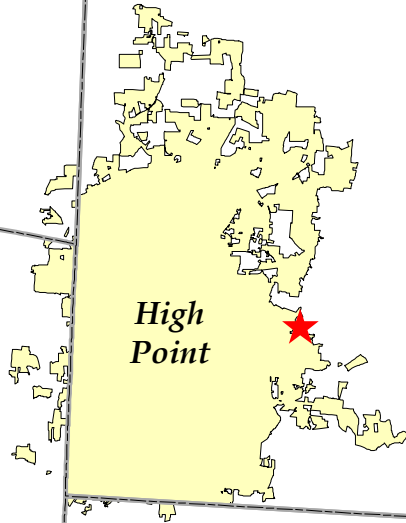
### **Report Preparation**

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

# LOCATION MAP

ANNEXATION REQUEST: AN-19-11  
Applicant: Margaret R. Richardson Estate

*Vicinity Map*



*High Point*

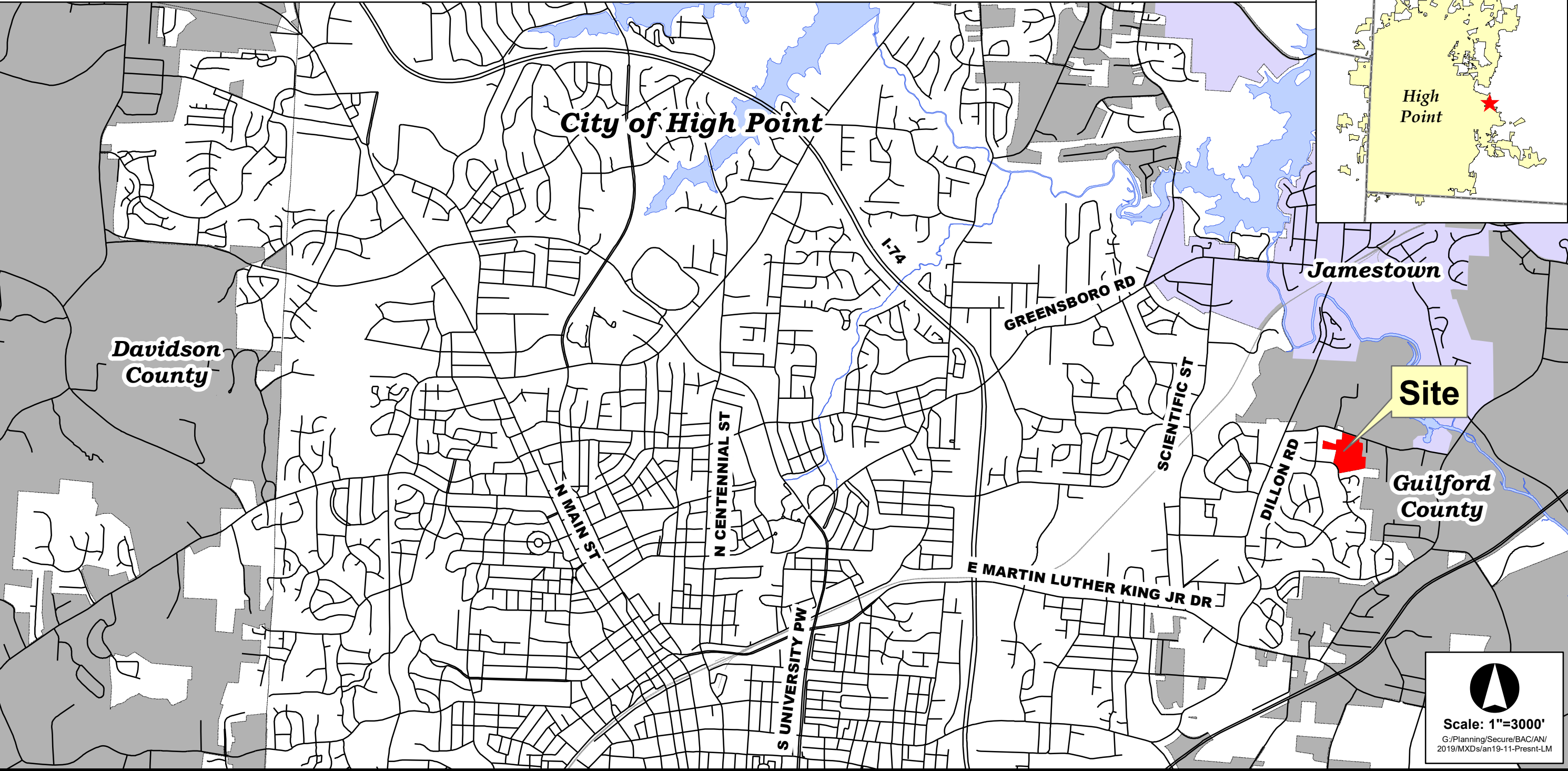
**Jamestown**

**Site**

**Guilford County**

**City of High Point**

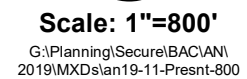
**Davidson County**



Scale: 1"=3000'

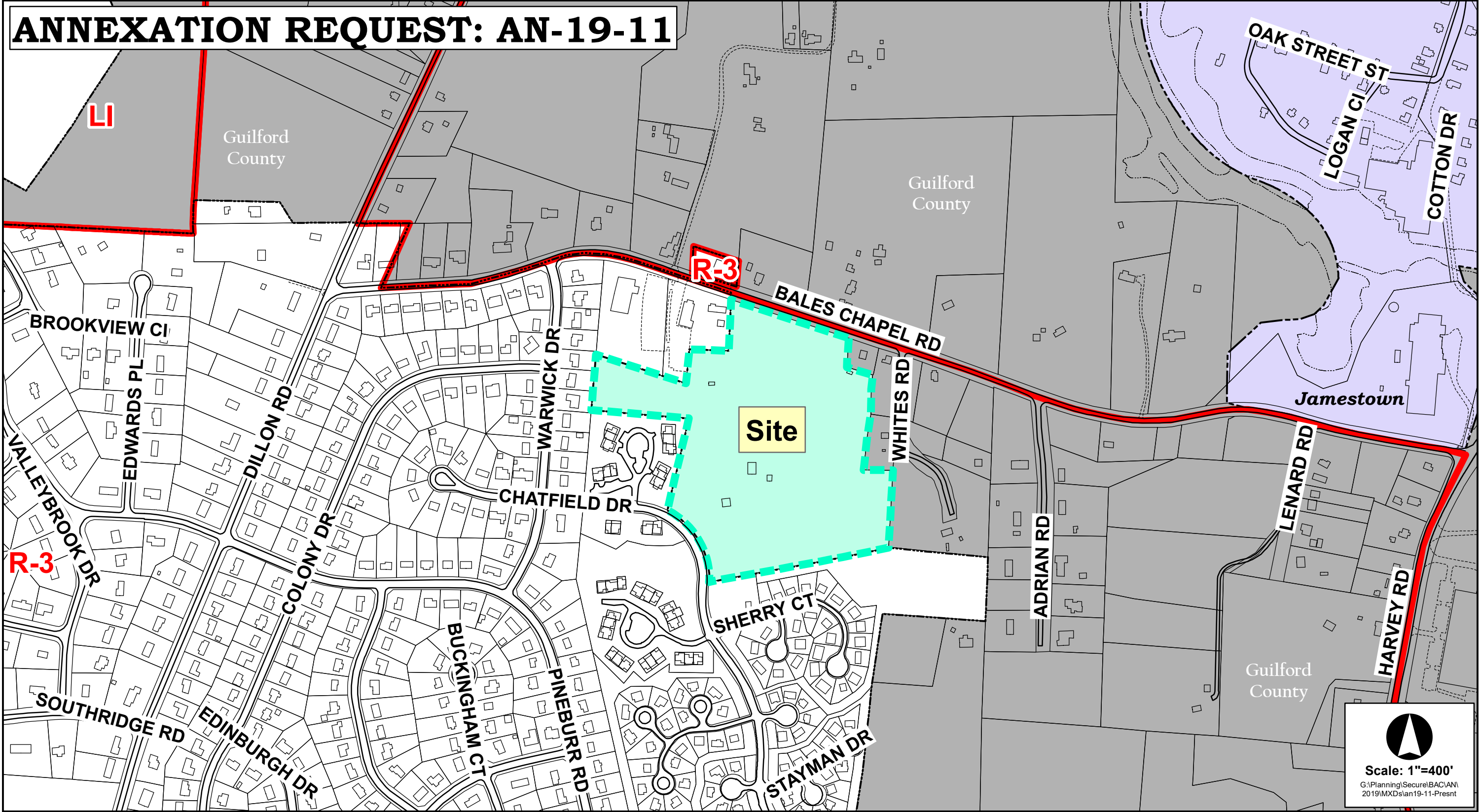
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# ANNEXATION REQUEST: AN-19-11



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 5:30 p.m. on the 18<sup>th</sup> day of November, 2019; 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 18, 2019**.

**ANNEXATION DESCRIPTION**

The Estate of Margaret Richardson - Annexation Case 19-11

921 Chatfield Drive, High Point, North Carolina – Jamestown Township, Guilford County  
Guilford County Tax Parcel 160169  
PIN: 7821215923-000

Beginning at an existing iron pin found in the south right of way of Bales Chapel Road and being the north east most of Tract A of plat book 194, page 107 of the Guilford County Register of Deeds; thence North 3 Degrees, 23 Minutes, 34 Seconds East, 31.04 feet, to a point in the center of Bales Chapel Road; thence with the centerline, South 71 Degrees, 36 Minutes, 28

Seconds East, 499.81 feet, to a point in the center of said road; thence South 10 Degrees, 39 Minutes, 48 Seconds West, 30.21 feet, to a new iron pin set in the south right of way of Bales Chapel Road and being in the west line of Mong Chue as recorded in deed book 7338, page 2229; thence the following two calls with Chue, (1) South 10 Degrees, 39 Minutes, 48 Seconds West, 141.75 feet, to an existing iron pin found, (2) South 71 Degrees, 58 Minutes, 05 Seconds East, 130.55 feet, to an existing iron pin found marking Chue's south east corner and being in the west line of Dorosiewicz property as described in deed book 5637, page 382; thence with Dorosiewicz, South 5 Degrees, 20 Minutes, 19 Seconds East, 136.89 feet, to an existing iron pin found marking the north west corner of Regina B. Brown property as described in deed book 7631, page 588; thence the following three calls with Brown, (1) South 5 Degrees, 13 Minutes, 27 Seconds West, 159.96 feet, to an existing iron pin found, (2) South 2 Degrees, 48 Minutes, 07 Seconds West, 113.04 feet, to a new iron pin set, (3) North 86 Degrees, 53 Minutes, 31 Seconds East, 139.74 feet, to an existing iron pin found in the west line of Dorosiewicz property as described in deed book 3608, page 281; thence with Dorosiewicz, South 0 Degrees, 57 Minutes, 59 Seconds West, 305.41 feet, to an existing axle found in the north line of Stonehedge Four Homeowners Association as described in deed book 3753, page 720; thence with Stonehedge Four Homeowners Association property and the north line as shown on plat book 95, page 47 and plat book 95, page 45, South 78 Degrees, 04 Minutes, 33 Seconds West, 795.84 feet, to an existing iron pin found in the east right of way of Chatfield Drive; thence with the east right of way of Chatfield Drive, 378.57 feet along a curve to the left of radius 326.00 feet, a chord bearing and distance of North 29 Degrees, 20 Minutes, 27 Seconds West, 357.65 feet, to a new iron pin set in the east line of Stonehedge Homeowners Association as described in deed book 3233, page 840 and shown on plat book 71, page 126; thence with the following two lines of Stonehedge Homeowners Association, (1) North 12 Degrees, 46 Minutes, 22 Seconds East, 394.87 feet, to an existing iron pin found, (2) North 85 Degrees, 22 Minutes, 33 Seconds West, 416.22 feet, to an existing iron pin found in the east line of Lot 81 of plat book 49, page 93; thence with the east line of lot 81, and lots 75, 76, and 77 of plat book 47, page 1, North 4 Degrees, 44 Minutes, 22 Seconds East, 269.78 feet, to an existing iron pin found marking the south west most corner of North Carolina Trustees of Wesleyan Church and Trustees of Bales Memorial Wesleyan Church as described in deed book 2840, page 282, thence with the church property the following four calls, (1) South 72 Degrees, 47 Minutes, 21 Seconds East, 419.83 feet, to a new iron pin set, (2) North 2 Degrees, 29 Minutes, 20 Seconds East, 141.29 feet, to an existing iron pin found, (3) South 89 Degrees, 53 Minutes, 43 Seconds East, 145.25 feet, to an existing iron pin found, (4) North 3 Degrees, 23 Minutes, 34 Seconds East, 191.23 feet, to the Point and place of beginning containing 20.587 acres, more or less.

SECTION 2. Upon and after **November 18, 2019** 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 the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of November, 2019.

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** **Street Abandonment 19-02**  
(*High Point University and Georgia Tassopoulos*)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** November 18, 2019

**Public Hearing:** Yes

**Advertising Date:** October 18 & 25, 2019 and  
November 1 & 8, 2019

**Advertised By:** Planning & Development

**Attachments:** A. Planning and Zoning Commission Recommendation  
B. Staff Report  
C. Resolution of Abandonment

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### PURPOSE:

A request by High Point University and Georgia Tassopoulos, by Pinnacle Bank as Power-of-Attorney by Nancy B. Dameron, to abandon all of the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

### BACKGROUND:

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

### BUDGET IMPACT:

If approved there will be no budget impacts. The abandoned public rights-of-way will become real property owned by abutting property owners, the public streets will convert to private drives, and become the responsibility of High Point University. Also, the University will be responsible for reimbursing the City Department of Transportation cost for changing the public street signs to private drive signs.

### RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** with the reservation of utility easements, as outlined in the attached staff report.
- B. On September 24, 2019, a public hearing was held before the Planning and Zoning Commission regarding Street Abandonment 19-02. The Planning and 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

### **High Point University**

### **Street Abandonment 19-02**

At its September 24, 2019 public hearing, the Planning and Zoning Commission reviewed this street abandonment request. All members of the Commission were present except for Mr. Ray Wheatley and Mr. Mark Walsh. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

#### **Speaking on the request:**

Speaking in favor of the request was the applicant's representative, Mr. Barry Kitley, Director of Community Relations for High Point University. Mr. Kitley provided an overview of the request. He stated that the University owns all the parcels within this subdivision, except for 1215 McCain Place. These University owned properties were recently rezoned to the Institutional District earlier this year and added to the campus. Mr. Kitley noted that the University has reached out to the owner's representative for 1215 McCain Place and they have agreed to be a co-applicant in this street abandonment request. The University will provide an access easement to 1215 McCain Place.

No one spoke in opposition to the request.

Chairman Kirkman requested clarification if all of E. Farriss Avenue (northern and southern portion) is to be abandoned. Mr. Shannon noted that this application only proposes to abandon the northern leg of E. Farriss Avenue (segment lying north of the greenway). The public portion of the southern leg of E. Farriss Avenue is not impacted by this request.

### **Planning and Zoning Commission Action**

The Commission recommended ***approval*** of Street Abandonment 19-02, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT  
STREET ABANDONMENT CASE 19-02  
September 24, 2019**

| <b>Request</b>                                                                                                                |                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>High Point University and Georgia Tassopoulos, by Pinnacle Bank as Power-of-Attorney by Nancy B. Dameron | <b>Proposal:</b><br>To abandon all of the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue |

| <b>Adjacent Streets</b>              |                        |                                                                        |
|--------------------------------------|------------------------|------------------------------------------------------------------------|
| <b>Name:</b>                         | <b>Classification:</b> | <b>Right-of-Way and Pavement Width:</b>                                |
| Guilford Avenue                      | Local street           | 50-foot wide right-of-way;<br>30-foot wide paving with curb and gutter |
| McCain Place                         | Local street           | 50-foot wide right-of-way;<br>30-foot wide paving with curb and gutter |
| Fifth Street                         | Local street           | 50-foot wide right-of-way;<br>30-foot wide paving with curb and gutter |
| E. Farriss Avenue (northern portion) | Local street           | 50-foot wide right-of-way;<br>30-foot wide paving with curb and gutter |

| <b>Adjacent Property Zoning and Current Land Use</b> |                                                                                                |                                              |
|------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>North:</b>                                        | Retail Center (RC) District                                                                    | Large retail establishment (shopping center) |
| <b>South:</b>                                        | Conditional Zoning Institutional (CZ-I) District<br>Residential Single Family-5 (R-5) District | High Point Greenway                          |
| <b>East:</b>                                         | Institutional (I) District                                                                     | High Point University campus                 |
| <b>West:</b>                                         | Residential Single Family-5 (R-5) District                                                     | Single family detached dwellings             |

**Analysis**

High Point University has submitted a petition to abandon all the street rights-of-way (ROW) within the block bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue. Except for the co-applicant's property at 1215 McCain Place, the University has purchased all properties within this block. The ROWs in question consist of:

- Fifth Street, from the greenway to E. Lexington Avenue;
- All of McCain Place;
- Guilford Avenue (formerly known as Rose Avenue), section lying east of N. Centennial Street; and
- E. Farriss Avenue, the northern leg of ROW lying between N. Centennial Street and Panther Drive (formerly known as West College Drive).



All of these ROWs have a width of 50 feet and all are improved with a paved public street. The ROWs are depicted on two recorded maps, first on a map recorded in August 1939 entitled “Sherwood Park – Plat No. 1 Property of Mrs. H.W. McCain – High Point, NC” Plat Book 11 Page 66, and secondly, on a map recorded in August 1939 “Sherwood Park – Plat No. 2 Property of O.A. Kirkman – High Point, NC” in Plat Book 11 Page 67.

With the University’s purchase of these properties and the CZ-I rezoning that was approved, there is little public purpose remaining for these ROWs. The Technical Review Committee reviewed the requested abandonments and stated no objections; however, the various public and private utility service providers noted that easements must be reserved for the multiple utility lines within these ROWs.

### **Findings & Recommendation**

This abandonment of the public’s interest and conveyance of the right-of-way to the abutting property owners, High Point University and co-applicant, as provided by State statutes is found not to be contrary to the public’s interest. The University has established an access agreement with their co-applicant; thus, the proposed abandonment will not deprive any property owners who are adjacent to the proposed abandoned ROWs reasonable means of ingress and egress to their property.

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

- A 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing all the impacted rights-of-way;
- A 20-foot wide sanitary sewer utility easement centered over all existing sewer lines within and crossing all the impacted rights-of-way.
- A 20-foot wide water utility easement centered over all existing water lines within and crossing all the impacted rights-of-way; including over existing fire hydrants and hydrant lead lines;
- A 20-foot wide gas line easement centered over all existing Piedmont Natural Gas lines within and crossing all the impacted rights-of-way;
- A 30-foot wide electrical utility easement, which also includes City fiber optic lines, cable TV lines and NorthState Communication lines, centered over all existing overhead electric lines within and crossing all the impacted rights-of-way; and
- A 15-foot wide NorthState telecommunications easement for NorthState telecommunications utility lines that are separate from City electric lines, centered over these separate NorthState utility lines within and crossing all the impacted rights-of-way.

### **Report Preparation**

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

Attachments: Photographs (September 2019) and Aerial (February, 2018)  
**Looking south towards Fifth Street/McCain Place.**



**Looking north toward Fifth Street**





**Looking east towards the Guilford Avenue.**



**Looking east towards the northern part of E. Farris Avenue.**





**Looking east & west along E. Farris Avenue.**





# LOCATION MAP

STREET ABANDONMENT: SA-19-02

Applicant: High Point University

## Vicinity Map

High Point



Davidson  
County

Jamestown

Site

City of High Point

Guilford  
County



Scale: 1"=3000'

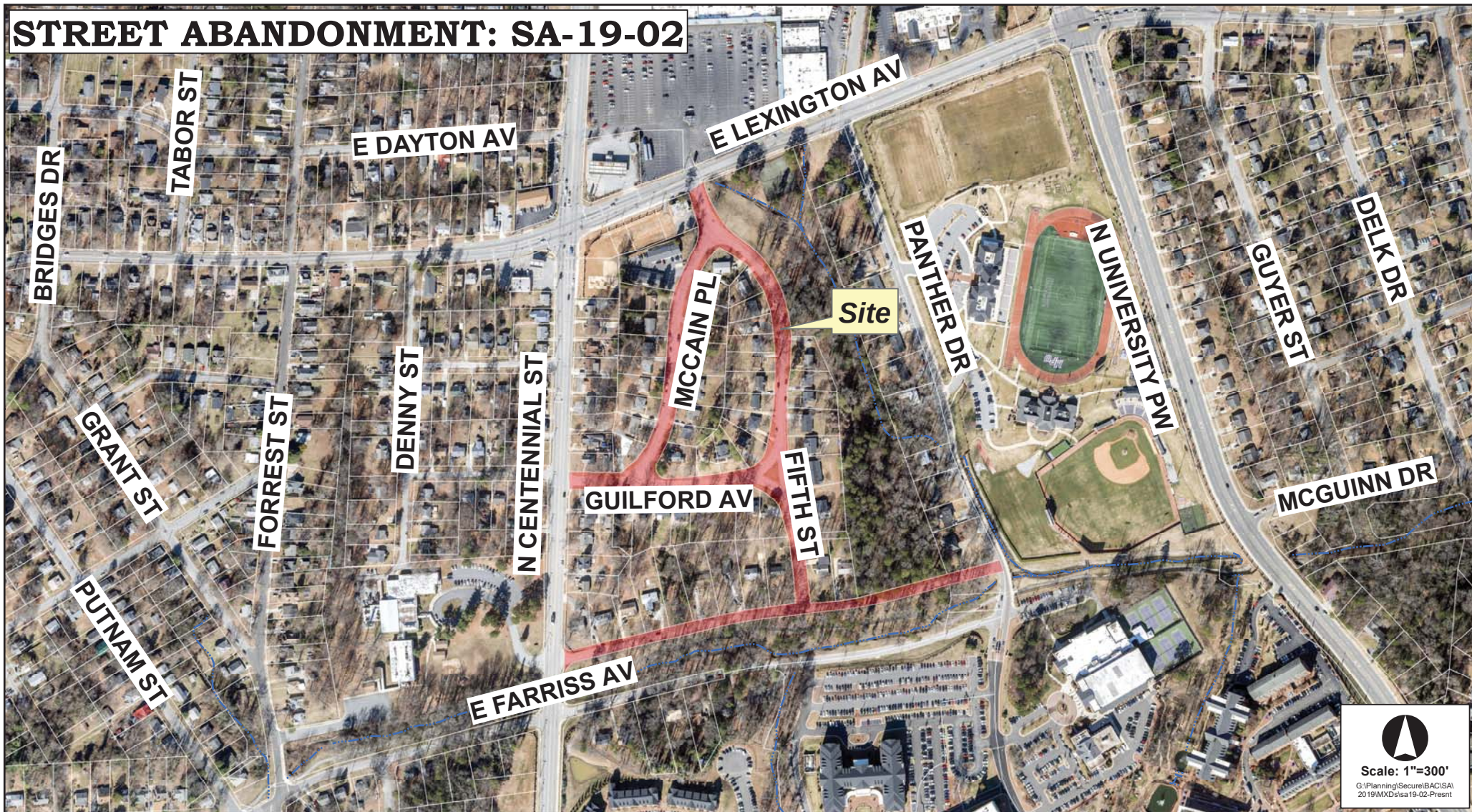
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# STREET ABANDONMENT: SA-19-02





# STREET ABANDONMENT: SA-19-02





Return to: Joanne Carlyle, City Attorney  
City of High Point  
P.O. Box 230  
High Point, NC 27261  
Resolution No. xxxx / 19-xx

## **RESOLUTION**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 18<sup>th</sup> DAY OF NOVEMBER 2019, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:**

### **Street Abandonment (Closure) Case 19-02**

Abandon all of the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

WHEREAS, High Point University has petitioned the City Council of the City of High Point to permanently abandon (close):

- 1) All of the Guilford Avenue rights-of-way, lying east of N. Centennial Street. This right-of-way, formerly known as Rose Avenue, was recorded in Plat Book 11 – Page 66 of the Guilford County Register of Deeds Office;
- 2) All of the McCain Place rights-of-way. This right-of-way was recorded in Plat Book 11 – Page 66 of the Guilford County Register of Deeds Office;
- 3) All of the Fifth Street rights-of-way, lying between E. Lexington Avenue and E. Farriss Avenue. This right-of-way was recorded in Plat Book 11 – Page 66 and in Plat Book 11 – Page 67 of the Guilford County Register of Deeds Office; and
- 4) All of the E. Farriss Avenue rights-of-way, the northern portion, lying between N. Centennial Street and Panther Drive (formerly known as



West College Drive). This right-of-way was recorded in Plat Book 11 – Page 67 and in Plat Book 7 – Page 159 of the Guilford County Register of Deeds Office.

These rights-of-way are more specifically described as follows.

Guilford Avenue Right-of-way Abandonment

Being all of the right-of-way dedicated for Guilford Avenue, indicated as Rose Avenue on Plat No. 1 entitled Sherwood Park Property of Mrs. H. W. McCain as recorded in Plat Book 11 Page 66 of the Guilford County Register of Deeds. Beginning at the eastern limits of the public right-of-way of Centennial Street, west to the western limits of the right-of-way of Fifth Street.

McCain Place Right-of-way Abandonment

Being all of the right-of-way dedicated for McCain Place as indicated on Plat No. 1 entitled Sherwood Park Property of Mrs. H. W. McCain as recorded in Plat Book 11 Page 66 of the Guilford County Register of Deeds, beginning at the western limits of the public right-of-way of Fifth Street, as McCain Place runs to the south to the northern limits of the right-of-way of Rose Avenue, now known as Guilford Avenue.

Fifth Street Right-of-way Abandonment

Being all of the right-of-way dedicated for Fifth Street as indicated on Plat No. 1 entitled Sherwood Park Property of Mrs. H. W. McCain as recorded in Plat Book 11 Page 66 of the Guilford County Register of Deeds, and Plat No. 2 entitled Sherwood Park Property of O. A. Kirkman as recorded in Plat Book 11 Page 67 of the Guilford County Register of Deeds, beginning at the southern limits of the public right-of-way of Lexington Avenue, as Fifth Street runs to the south through the aforementioned Plat Nos. 1 and 2, to the northern limits of the right-of-way of the northernmost Farriss Avenue of Plat No. 2 entitled Sherwood Park Property of O. A. Kirkman.

E. Farriss Avenue Right-of-way Abandonment

Being all of the right-of-way dedicated for the northernmost E. Farriss Avenue adjoining the northern limits of the City Park as indicated on Plat No. 2, entitled Sherwood Park as recorded in Plat Book 11 Page 67 of the Guilford County Register of Deeds, said right-of-way beginning at the eastern limits of the Centennial Avenue right-of-way, closing the 34 feet of Farriss Avenue as it runs to the east along the southern lines of Lots 1 through 9 of Block Five of said Plat; thence continuing east crossing Fifth Street; thence continuing east along the southern lines of Lots 1 and 2 of Block Six, and the southern limits of a City Park to the western limits of West College Drive, now known as Panther Drive (private).

The right-of-way abandonment will also include any claimed or dedicated right-of-way indicated on a revised Record Map of College Development and Improvement Company as recorded in Plat Book 7 Page 159 of the Guilford County Register of Deeds indicated as a "street" adjoining the southern limits of Lot 29 and the northern limits of Lot 28 to the western limits of West College Drive, now known as Panther Drive (private).

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 7<sup>th</sup> day of October, 2019, at 5:30 p.m. setting the 18<sup>th</sup> day of November, 2019 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning October 18 & 25, 2019 and November 1 & 8, 2019; and

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above described portion of Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue; and

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

NOW THEREFORE BE IT RESOLVED:

1. That all of the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, as described above, be closed pursuant to North Carolina G.S. 160A-299;
2. That the City of High Point shall reserve a 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing all the impacted rights-of-way;
3. That the City of High Point shall reserve a 20-foot wide sanitary sewer utility easement centered over all existing sewer lines within and crossing all the impacted rights-of-way.
4. That the City of High Point shall reserve a 20-foot wide water utility easement centered over all existing water lines within and crossing all the impacted rights-of-way; including over existing fire hydrants and hydrant lead lines;

5. That the City of High Point shall reserve a 30-foot wide electrical utility easement, which also includes City fiber optic lines, cable TV lines and NorthState Communication lines, centered over all existing overhead electric lines within and crossing all the impacted rights-of-way;
6. That a 20-foot wide gas line easement centered over all existing Piedmont Natural Gas lines shall be reserve within and crossing all the impacted rights-of-way;
7. That a 15-foot wide NorthState telecommunications easement for NorthState telecommunications utility lines that are separate from City electric lines shall be reserve, centered over these separate NorthState utility lines within and crossing all the impacted rights-of-way; and
8. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,  
this the 18<sup>th</sup> day of November, 2019  
Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

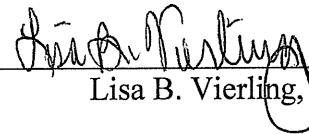


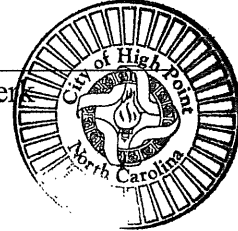
City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

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 18, 2019 and upon approval by City Council will be recorded in Book 94 of the Official Minute Books and Ordinance Book XX, Ordinance No. 7578/19-95, page 207, Legislative File No. 2019-511 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 19<sup>th</sup> day of November 2019.

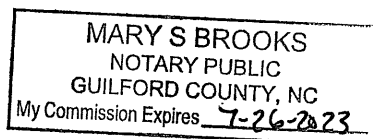
  
Lisa B. Vierling, City Clerk

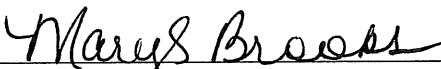


ACKNOWLEDGEMENT

I, Mary S. Brooks, 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 19<sup>th</sup> day of November 2019.



  
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 22, 2019 and before the City Council of the City of High Point on November 18, 2019 regarding **Zoning Map Amendment Case 19-21 (ZA-19-21)** 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 13, 2019, for the Planning and Zoning Commission public hearing and on November 6, 2019 and November 13, 2019, 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 **November 18, 2019**.

**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 Multifamily - 5 (CZ RM-5) District**. The site is approximately 18.5 acres and is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcels 160169, 160150 (portion) and 160166 (portion).

#### 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:

- a) Permitted Uses: Any uses allowed in the Residential Multifamily – 5 (RM-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) Prohibited Uses: The multifamily dwelling use type shall be prohibited.



Part II. CONDITIONS:

A. Landscaping, Buffers and Screening.

A minimum 15 foot wide perimeter landscape yard shall be provided along the western boundary of the site next to Guilford County Tax Parcels 202000, 201999 and 201998 (rear property lines of 3314, 3316 & 3318 Warwick Drive). Required shrubs and trees in this planting yard shall be 50 percent (50%) or more evergreen plant materials. No encroachment shall be permitted into this portion of the perimeter landscape yard. This landscaping standard shall not apply if the land abutting these parcels is developed with single family detached dwellings.

B. Transportation Conditions.

1. Right-of-way dedication: As a part of the Land Development Permit approval the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way along the Bales Chapel Road frontage of the zoning site, as measured from the existing centerline of Bales Chapel Road.
2. Access: The zoning site shall be limited to one (1) point of access to Bales Chapel Road and one (1) point of access to Chatfield Drive. No lot or dwelling unit shall take direct access (driveway access) onto Bales Chapel Road or to Chatfield Drive.
3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

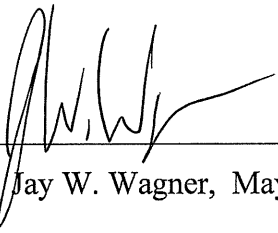
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

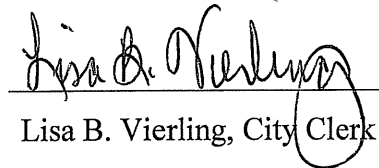
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of November, 2019

By: \_\_\_\_\_

  
Jay W. Wagner, Mayor

ATTEST:

  
Lisa B. Vierling, City Clerk

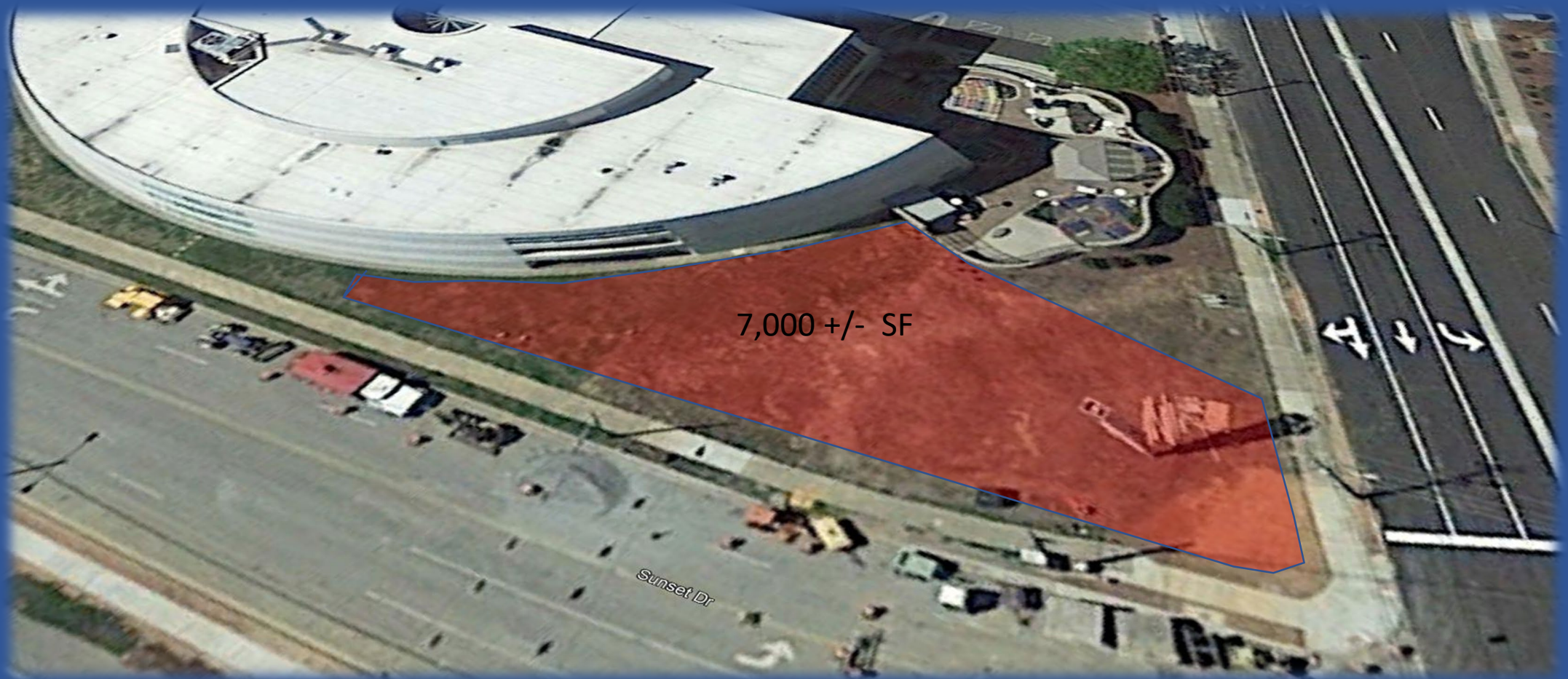


# HIGH POINT LIBRARY

## A SENSORY GARDEN FOR HIGH POINT



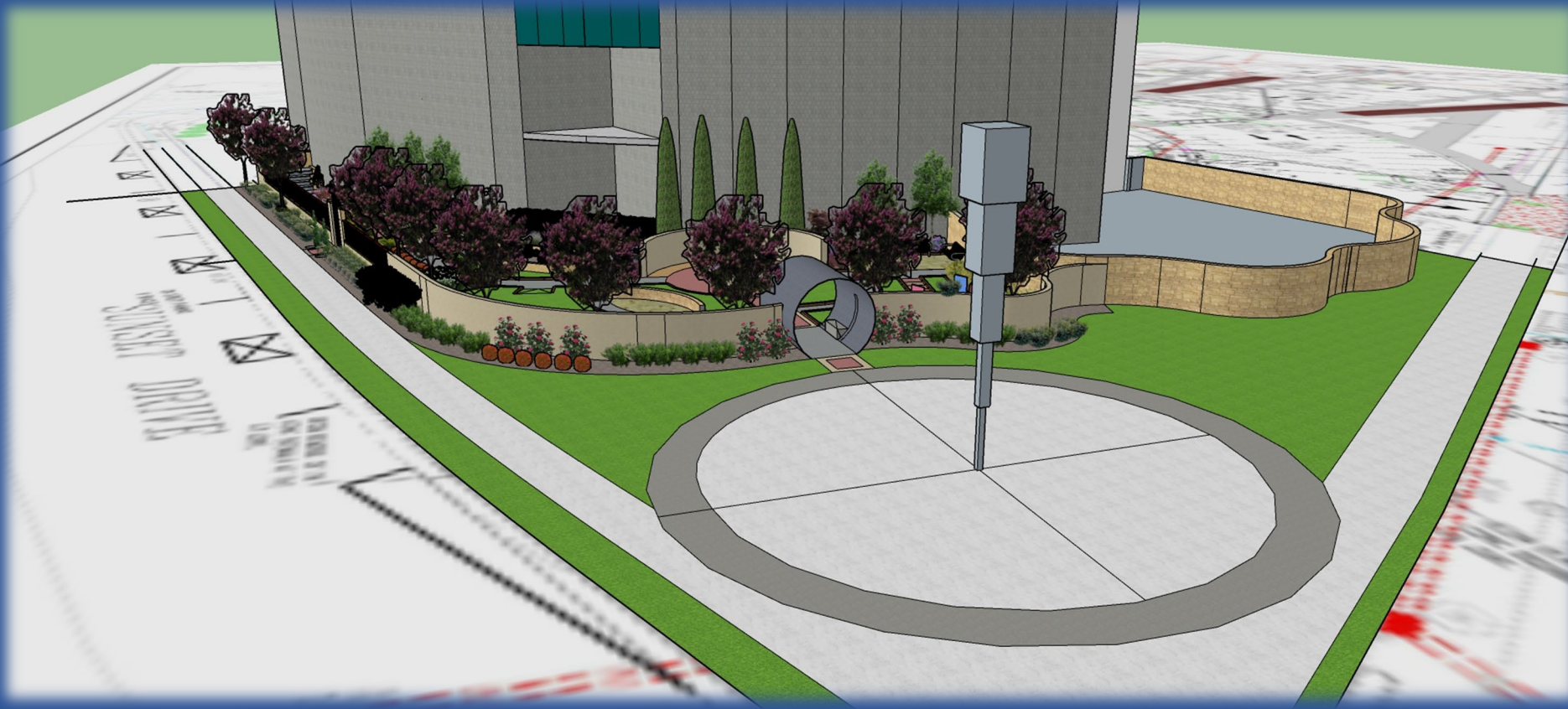
# HIGH POINT LIBRARY – SENSORY GARDEN



**EXISTING SITE**



# HIGH POINT LIBRARY – SENSORY GARDEN



COMPLETE  
CLOCK TOWER  
PLAZA  
– DESIGN BY  
OTHERS

CONCEPT DESIGN



# HIGH POINT LIBRARY – SENSORY GARDEN



CONCEPT DESIGN



# HIGH POINT LIBRARY – SENSORY GARDEN



CONCEPT DESIGN





# HIGH POINT LIBRARY – SENSORY GARDEN



CONCEPT DESIGN





# HIGH POINT LIBRARY – SENSORY GARDEN



CONCEPT DESIGN





# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN



**SENSE OF ENTRY - SHADE / SUN**



# HIGH POINT LIBRARY – SENSORY GARDEN



**SUNSET DRIVE GATE**



# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN



**WHEELCHAIR ACCESSIBLE PLANTERS**



# HIGH POINT LIBRARY – SENSORY GARDEN



**HERB PLANTING WALL**



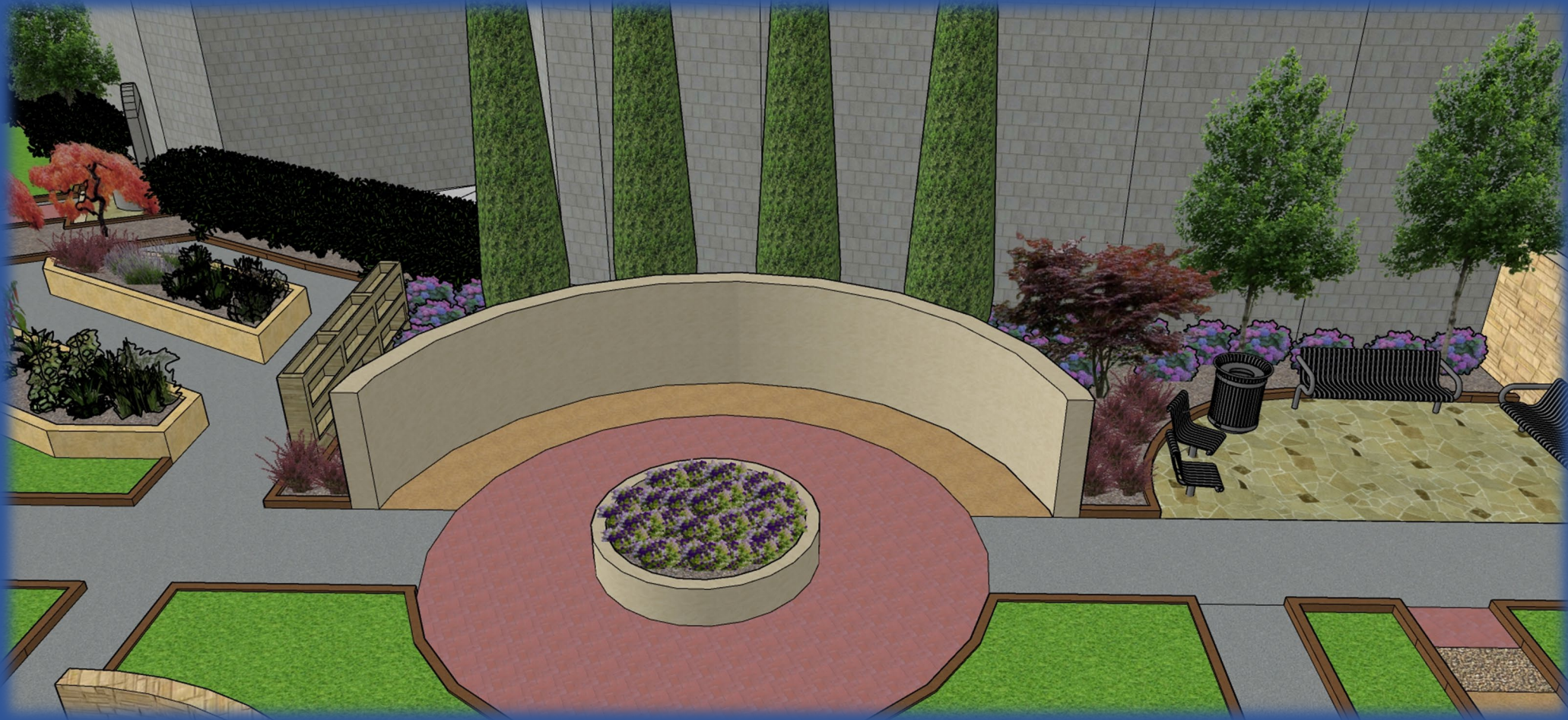
# HIGH POINT LIBRARY – SENSORY GARDEN



SENSE OF SMELL / TASTE / FEEL



# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN



**SENSORY WALL – MULTIPLE SENSES**



# HIGH POINT LIBRARY – SENSORY GARDEN



CONVERSATION AREA - WELCOME AREA



# HIGH POINT LIBRARY – SENSORY GARDEN



## CONVERSATION AREA - WELCOME AREA





# HIGH POINT LIBRARY – SENSORY GARDEN



OUTDOOR CLASSROOM AREA



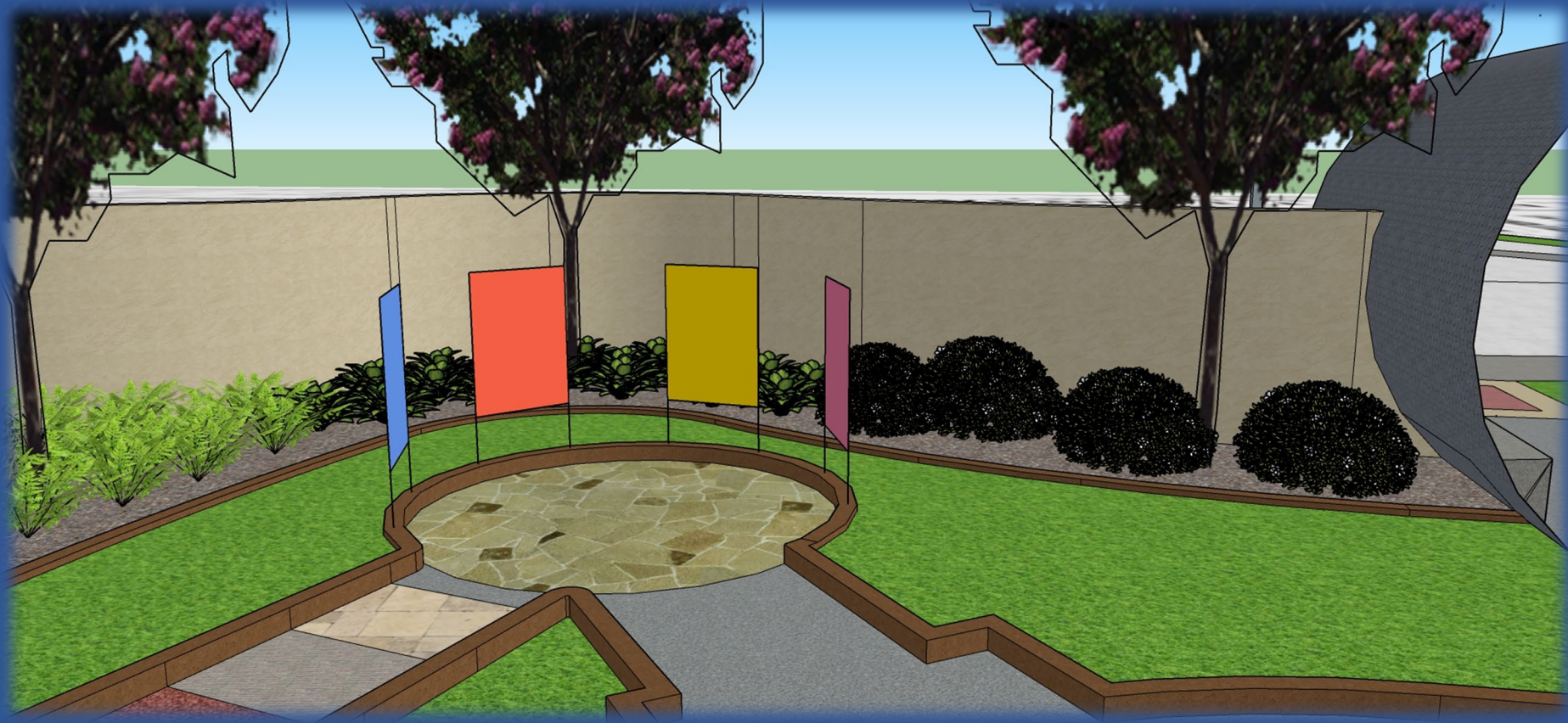
# HIGH POINT LIBRARY – SENSORY GARDEN



OUTDOOR CLASSROOM AREA



# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN



VERTICLE DISPLAY  
SENSE OF SOUND, TOUCH, LIGHT, COLOR



# HIGH POINT LIBRARY – SENSORY GARDEN



TEXTURE CHANGING PATHWAY



# HIGH POINT LIBRARY – SENSORY GARDEN



**SENSE OF TEXTURE & FEEL**



# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN



COOL & QUIET



# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN





# HIGH POINT LIBRARY – SENSORY GARDEN



STILL OR SLOW WATER – TOUCH & TEXTURE

# HIGH POINT LIBRARY – SENSORY GARDEN

URBAN / ACTIVE PARKS CAN VARY GREATLY IN COST, PRIMARY BASE ON FEATURES AND MATERIAL. THE COST ESTIMATE BELOW IS BASED ON A MID-RANGE FINISH. FINAL COST CAN GO UP OR DOWN BY MODIFYING THOSE DETAILS.

**PARK SIZE: 7,000 sf**

**COST PER SF: \$50.00**

**TOTAL COST ESTIMATE: \$350,000**

## COST ESTIMATE





# HIGH POINT LIBRARY – SENSORY GARDEN

## PROJECT TIME LINE

- |                                         |                           |
|-----------------------------------------|---------------------------|
| 1. ANNOUNCE PROJECT                     | NOVEMBER 2019             |
| 2. DEVELOP MARKETING INFORMATION        | NOV. 2019 – JAN. 2020     |
| 3. FUNDRAISING / GRANT APPLICATIONS     | JAN 2020 – DEC 2020       |
| 4. CONSTRUCTION DRAWINGS (AT 50% FUNDS) | JULY 2020 – SEPT. 2020    |
| 5. CONTRACTOR SELECTION                 | JANUARY 2021              |
| 6. PERMITTING                           | FEBRUARY 2021             |
| 7. CONSTRUCTION PERIOD                  | APRIL 2021 – OCTOBER 2021 |
| 8. GRAND OPENING                        | NOVEMBER 2021             |



TIME LINE



# HIGH POINT LIBRARY – SENSORY GARDEN

IT IS POSSIBLE TO PHASE IN SOME OF THE ELEMENTS OF THE GARDEN TO PROCEED WITH CONSTRUCTION IF ALL THE FUNDS ARE NOT RAISED ON SCHEDULE OR IF THE DESIRE IS TO OPEN ON A FASTER SCHEDULE OR IF THE PROJECT COMES IN OVER THE COST ESTIMATE. POTENTIAL DETAILS THAT COULD BE PHASED IN OVER TIME INCLUDE;

- STREAM
- COMPASS AT CLOCK BASE
- SIDE ENTRY – GREEN SCULPTURE
- ENTRANCE TUNNEL

## POTENTIAL PHASING





# HIGH POINT LIBRARY – SENSORY GARDEN

THE SENSORY GARDEN HAS THE OPPORTUNITY TO BRING MANY ELEMENTS OF OUR COMMUNITY TOGETHER. IT IS THEREFORE FITTING THAT WE UNDERTAKE THIS PROJECT WITH A PARTNERSHIP OF PUBLIC AND CIVIC INVOLVEMENT. THIS WONDERFUL PROJECT WILL BE UNDERTAKEN BY;

## ORGANIZATION

- CITY OF HIGH POINT – LIBRARY
- HP LIBRARY FOUNDATION
- FORWARD HIGH POINT
- HIGH POINT ROTARY CLUB

## ROLE

SITE & STAFF SUPPORT (GRANT APPLICATIONS)  
DONATION & FUNDS MANAGEMENT  
DESIGN, MARKETING, FUNDING PLANS  
CONSTRUCTION MANAGEMENT  
LEAN DONOR (NAMING RIGHTS)

# PARTNERSHIP



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



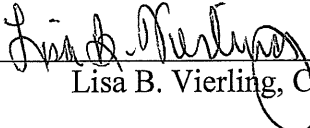
NORTH CAROLINA'S INTERNATIONAL CITY™

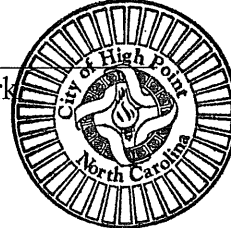
City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

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 18, 2019 and upon approval by City Council will be recorded in Book 94 of the Official Minute Books and Ordinance Book XX, Ordinance No. 7577/19-94, page 206, Legislative File No. 2019-510 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 19<sup>th</sup> day of November 2019.

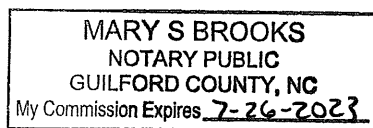
  
\_\_\_\_\_  
Lisa B. Vierling, City Clerk

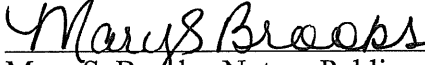


ACKNOWLEDGEMENT

I, Mary S. Brooks, 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 19<sup>th</sup> day of November 2019.



  
\_\_\_\_\_  
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



Return to: JoAnne Caryle, City Attorney  
City of High Point  
P.O. Box 230  
High Point, NC 27261  
Ordinance No. 7577 /19-94

**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 5:30 p.m. on the 18<sup>th</sup> day of November, 2019; 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 18, 2019.

**ANNEXATION DESCRIPTION**

The Estate of Margaret Richardson - Annexation Case 19-11

921 Chatfield Drive, High Point, North Carolina – Jamestown Township, Guilford County  
Guilford County Tax Parcel 160169  
PIN: 7821215923-000

Beginning at an existing iron pin found in the south right of way of Bales Chapel Road and being the north east most of Tract A of plat book 194, page 107 of the Guilford County Register of Deeds; thence North 3 Degrees, 23 Minutes, 34 Seconds East, 31.04 feet, to a point in the center of Bales Chapel Road; thence with the centerline, South 71 Degrees, 36 Minutes, 28

Seconds East, 499.81 feet, to a point in the center of said road; thence South 10 Degrees, 39 Minutes, 48 Seconds West, 30.21 feet, to a new iron pin set in the south right of way of Bales Chapel Road and being in the west line of Mong Chue as recorded in deed book 7338, page 2229; thence the following two calls with Chue, (1) South 10 Degrees, 39 Minutes, 48 Seconds West, 141.75 feet, to an existing iron pin found, (2) South 71 Degrees, 58 Minutes, 05 Seconds East, 130.55 feet, to an existing iron pin found marking Chue's south east corner and being in the west line of Dorosiewicz property as described in deed book 5637, page 382; thence with Dorosiewicz, South 5 Degrees, 20 Minutes, 19 Seconds East, 136.89 feet, to an existing iron pin found marking the north west corner of Regina B. Brown property as described in deed book 7631, page 588; thence the following three calls with Brown, (1) South 5 Degrees, 13 Minutes, 27 Seconds West, 159.96 feet, to an existing iron pin found, (2) South 2 Degrees, 48 Minutes, 07 Seconds West, 113.04 feet, to a new iron pin set, (3) North 86 Degrees, 53 Minutes, 31 Seconds East, 139.74 feet, to an existing iron pin found in the west line of Dorosiewicz property as described in deed book 3608, page 281; thence with Dorosiewicz, South 0 Degrees, 57 Minutes, 59 Seconds West, 305.41 feet, to an existing axle found in the north line of Stonehedge Four Homeowners Association as described in deed book 3753, page 720; thence with Stonehedge Four Homeowners Association property and the north line as shown on plat book 95, page 47 and plat book 95, page 45, South 78 Degrees, 04 Minutes, 33 Seconds West, 795.84 feet, to an existing iron pin found in the east right of way of Chatfield Drive; thence with the east right of way of Chatfield Drive, 378.57 feet along a curve to the left of radius 326.00 feet, a chord bearing and distance of North 29 Degrees, 20 Minutes, 27 Seconds West, 357.65 feet, to a new iron pin set in the east line of Stonehedge Homeowners Association as described in deed book 3233, page 840 and shown on plat book 71, page 126; thence with the following two lines of Stonehedge Homeowners Association, (1) North 12 Degrees, 46 Minutes, 22 Seconds East, 394.87 feet, to an existing iron pin found, (2) North 85 Degrees, 22 Minutes, 33 Seconds West, 416.22 feet, to an existing iron pin found in the east line of Lot 81 of plat book 49, page 93; thence with the east line of lot 81, and lots 75, 76, and 77 of plat book 47, page 1, North 4 Degrees, 44 Minutes, 22 Seconds East, 269.78 feet, to an existing iron pin found marking the south west most corner of North Carolina Trustees of Wesleyan Church and Trustees of Bales Memorial Wesleyan Church as described in deed book 2840, page 282, thence with the church property the following four calls, (1) South 72 Degrees, 47 Minutes, 21 Seconds East, 419.83 feet, to a new iron pin set, (2) North 2 Degrees, 29 Minutes, 20 Seconds East, 141.29 feet, to an existing iron pin found, (3) South 89 Degrees, 53 Minutes, 43 Seconds East, 145.25 feet, to an existing iron pin found, (4) North 3 Degrees, 23 Minutes, 34 Seconds East, 191.23 feet, to the Point and place of beginning containing 20.587 acres, more or less.

SECTION 2. Upon and after **November 18, 2019** 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.

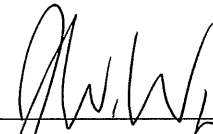
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in



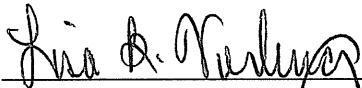
Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of November, 2019.

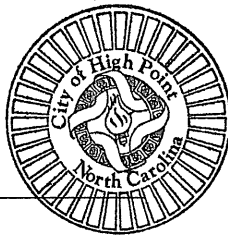
By: \_\_\_\_\_

  
Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk



# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 611 Woodbury St.

**From:** Michael E. McNair, Director  
Community Development & Housing

**Meeting Date:** 11/18/19

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

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

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### PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 611 Woodbury St.

### BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 7/31/19. No action occurred by the compliance date of 8/30/19. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### BUDGET IMPACT:

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

### RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

### PENDING ACTION:

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



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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

611 Woodbury St.

**OWNER:**

Heirs of Louise C Miller

**REASON FOR  
INSPECTION:**

Inspector observed house while on another inspection

**FIRST  
INSPECTION:  
3/21/19**

Summary of Major Violations

1. Repair or replace roof
2. Repair or replace floor system throughout house(weak/sagging)
3. Repair or replace ceiling & wall material
4. Repair or replace broken or missing plumbing fixtures
5. Repair or replace electrical outlets (exposed, burnt & broken)

**HEARING  
RESULTS:  
7/15/19**

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

**ORDER(S)  
ISSUED:  
7/31/19**

Order to Repair or Demolish  
Date of Compliance 8/30/19

**APPEALS:**

None

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

Guilford County property taxes are delinquent in the amount of \$4,239.94 for 2010 through 2019.

## ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

### PROPERTY LOCATION

611 Woodbury St.

### OWNER (S)

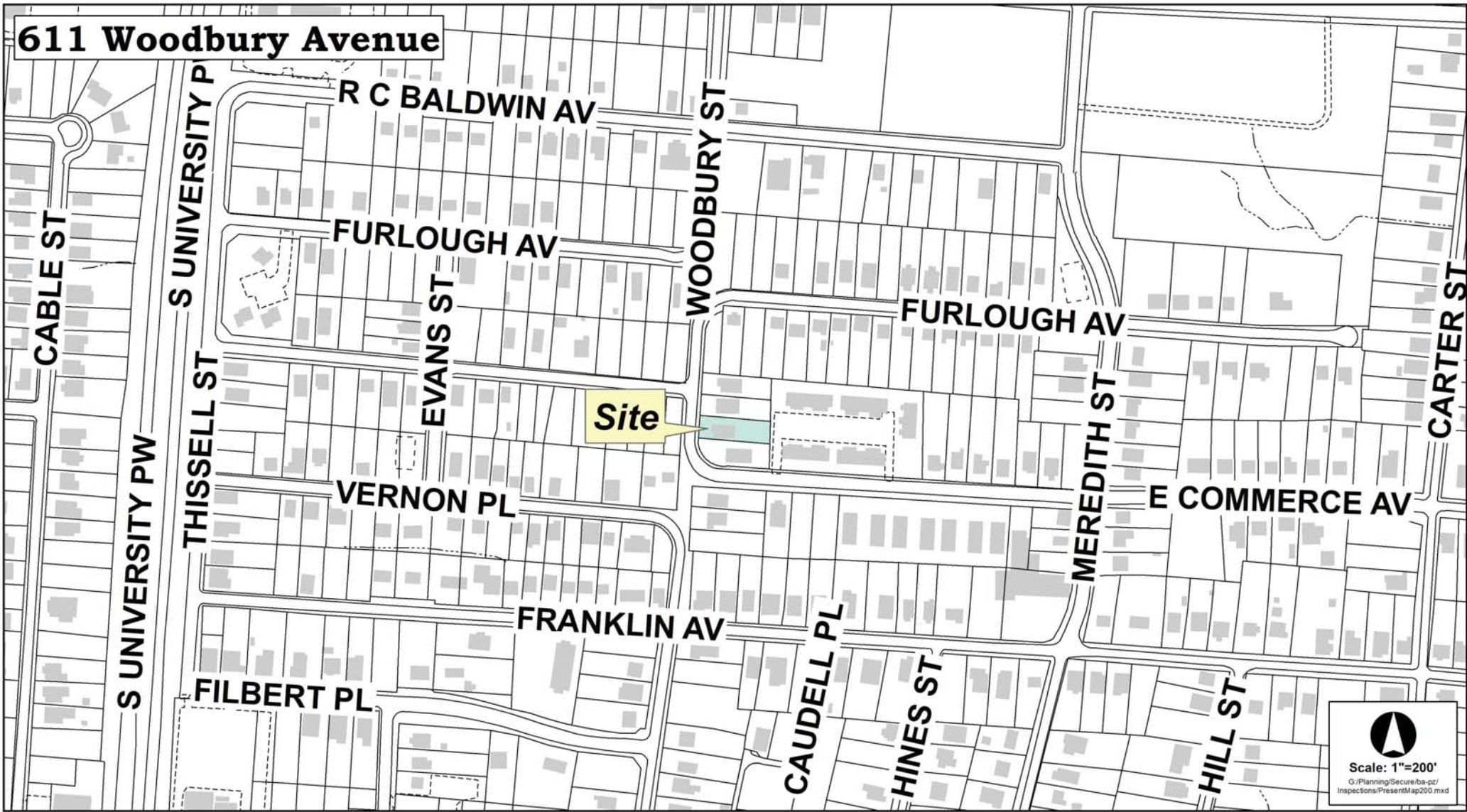
Heirs of Louise C. Miller  
1015 Granby Ave.  
High Point, NC 27260

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

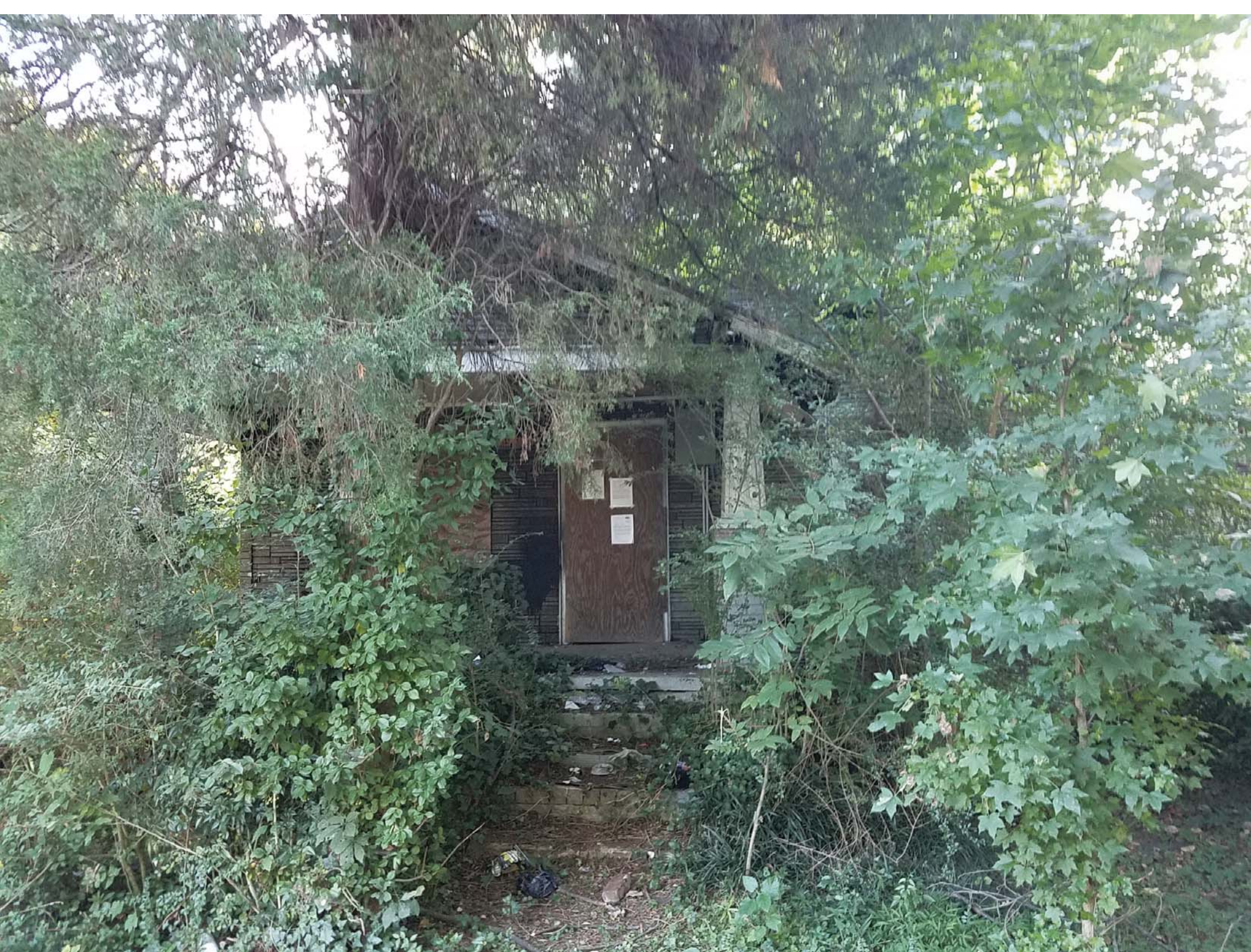
SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,  
This the 18th day of November, 2019  
Lisa B. Vierling, City Clerk

























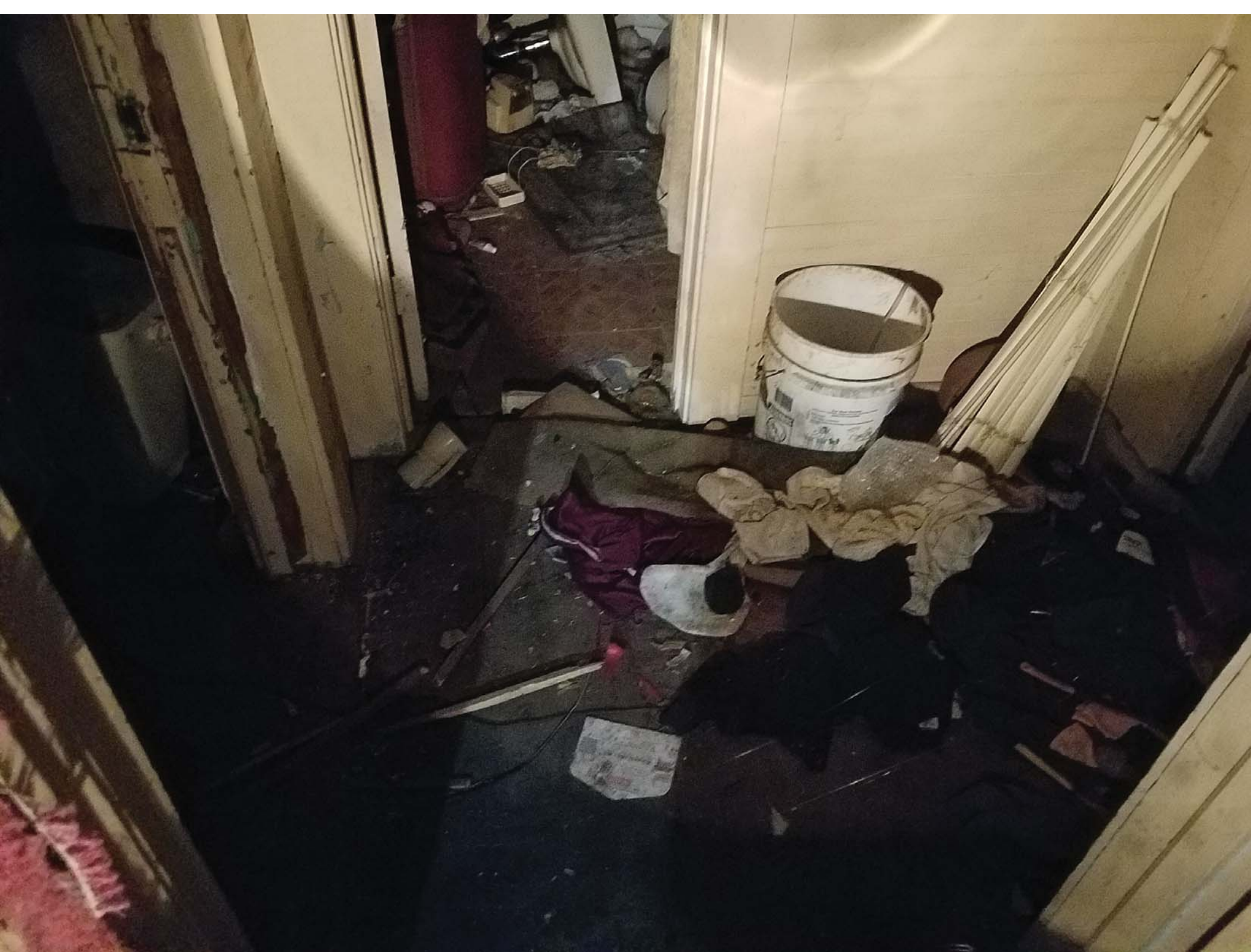




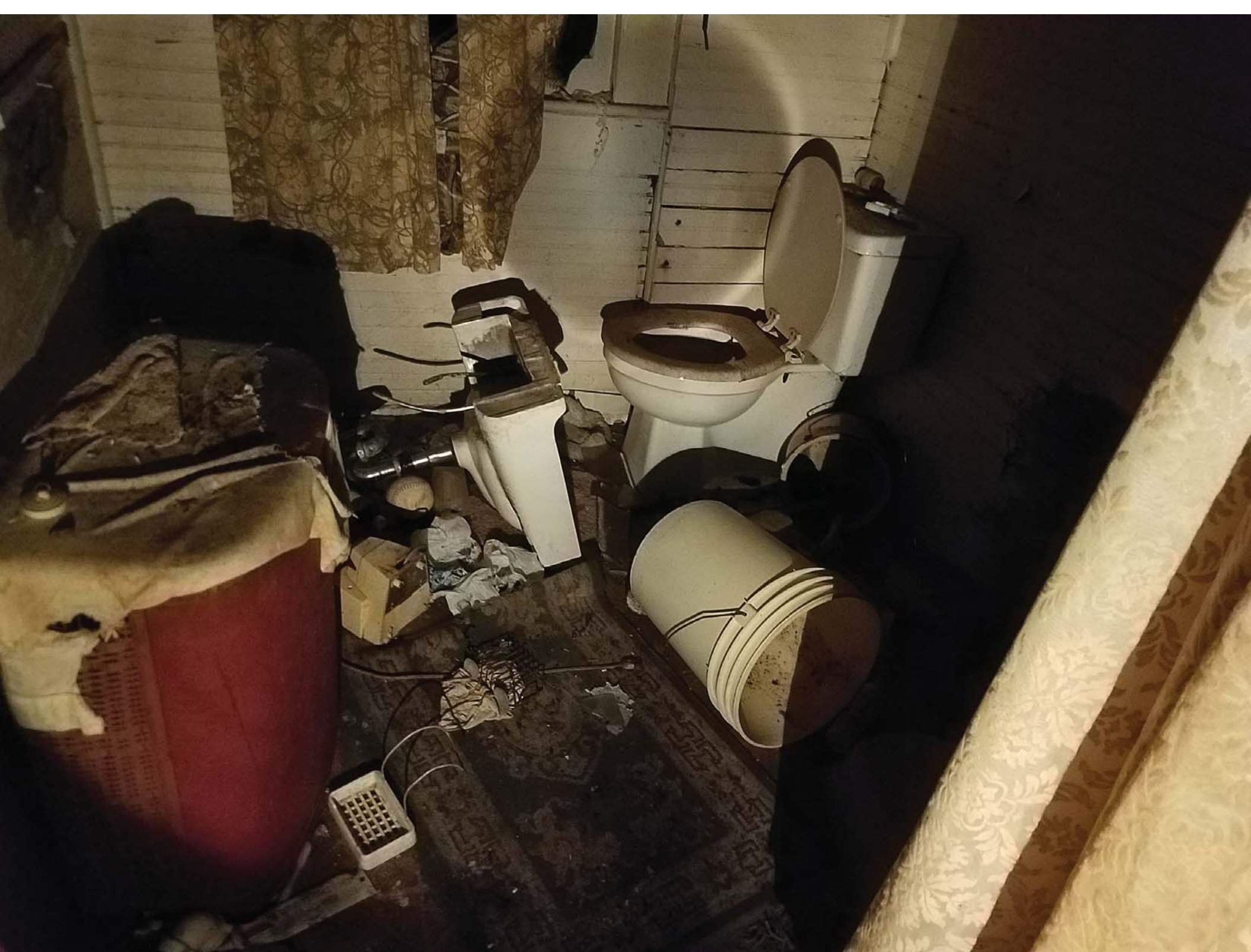














City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

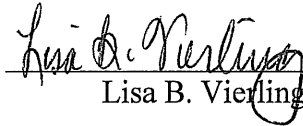


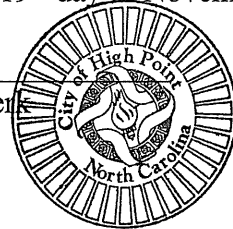
City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

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 18, 2019 and upon approval by City Council will be recorded in Book 94 of the Official Minute Books and Ordinance Book XX, Ordinance No. 7582/19-99, page 211, Legislative File No. 2019-505 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 19<sup>th</sup> day of November 2019.

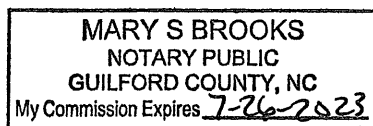
  
Lisa B. Vierling, City Clerk

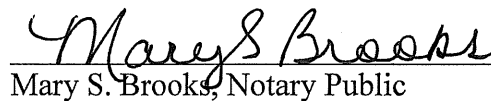


ACKNOWLEDGEMENT

I, Mary S. Brooks, 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 19<sup>th</sup> day of November 2019.



  
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

## ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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### PROPERTY LOCATION

### OWNER (S)

611 Woodbury St.

Heirs of Louise C. Miller  
1015 Granby Ave.  
High Point, NC 27260

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,  
This the 18th day of November, 2019  
Lisa B. Vierling, City Clerk



**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
NOVEMBER 4, 2019 – 5:30 P.M.  
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

**ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

*Mayor Wagner called the meeting to order at 5:30 p.m. The Pledge of Allegiance followed Moment of Silence.*

*Upon call of the roll, the following Council Members were **Present (8):***

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

*The following Council Members were **Absent (1):***

*Council Member Britt W. Moore (At Large),*

**RECOGNITIONS AND PRESENTATIONS**

**2019-465     Proclamation - International Day of Giving Thanks**

*Human Relations staff will be present to receive a proclamation recognizing the International Day of Giving Thanks during the month of November in the City of High Point.*

*Mayor read the proclamation recognizing the International Day of Giving Thanks to be celebrated during the month of November in the city of High Point and presented the proclamation to Jelani Biggs, Human Relations Manager.*

*Mr. Biggs shared that the International Day of Giving Thanks is an annual event that will be highlighted by an International Day of Giving Thanks potluck dinner at the High Point University Community Center on November 14, 2019 at 6:00 p.m. Joining Mr. Biggs at the podium was Devon Bhandari, the chairman of the International Advisory Committee.*

*Mr. Bhandari shared that High Point is well known as the "International City," not only because of the Furniture Market, but because of the diverse international community within High Point. He stated that he and thousands of other immigrants and refugees proudly call High Point home and that each individual contributes much to the city's economy and the city's well-being. He strongly believes the International Day of Giving Thanks will connect residents, strengthen the relationship between city leaders and the public and will also reflect the city of High Point's care and support for the international community.*

*Following the comments, Mr. Biggs recognized the Human Relations commissioners and partnering agencies in attendance and asked them to come forward for a photo opportunity with the Mayor.*

[applause, photo op]

**2019-494     Proclamation - Wesleyan Christian Academy Soccer Team**

Members of the Wesleyan Christian Academy soccer team will be present to receive a proclamation recognizing their NC Independent School Athletic Association 4A State Championship win.

*Mayor Wagner read the proclamation into the record recognizing the Wesleyan Christian Academy men's soccer team for their NC independent School Athletic Association 4-A State Championship win. He asked the representatives of the Wesleyan men's soccer team to come forward and presented the proclamation to the team.*

[applause, photo op]

**STRATEGIC PLAN UPDATE**

**2019-495     Strategic Plan Update**

Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee.

*Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development & Public Safety Committee provided an update on some numbers as they relate to the Code Enforcement; he shared numbers for the October 2019 activities as follows:*

|                                             |     |
|---------------------------------------------|-----|
| Minimum Housing Complaints                  | 30  |
| Active Minimum Housing Cases                | 302 |
| Active Backlog Cases (270 originally)       | 1   |
| City Demolished Houses                      | 1   |
| Public Nuisance Complaints                  | 21  |
| Active Public Nuisance Cases                | 113 |
| City Abated Public Nuisance Cases           | 5   |
| Owner Abated Public Nuisance Cases          | 19  |
| Zoning Complaints (vehicles, signs, etc...) | 11  |
| Active Zoning Cases                         | 97  |
| Signs Collected                             | 92  |

*Lori Loosemore, Local Codes Enforcement Supervisor, showcased a home located in the Johnson Street Historic District that had been restored and renovated due to a major fire that occurred in January 2013. The renovations were completed the end of October 2019.*

*Council Member Hudson pointed out the bricks for the wall of stone in the fire pit/patio area were recycled from the collapsed chimney original to the home.*

*Chairman Golden stated he was pleased to see the home renovated in its current state.*



PUBLIC COMMENT PERIOD2019-496      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.

The following people addressed Council during the Public Comment Period:

**Muhammad and Saba Khan**, residents at 3940 Hickwood Forest Court in High Point, addressed Council regarding safety concerns at the Kearns Academy. Mr. Khan noted that although the Kearns Academy is located in the same building as Andrews High School, it did have a different entrance and exit which makes it more vulnerable for any incidents. He asked for consideration of the assignment of at least one police officer to the Kearns Academy and pointed out that two school resource officers are assigned to Andrews High School.

Mayor Wagner advised that the city manager would communicate with the police chief to see what could be done, but noted it would have to be worked out with the Guilford County School System.

**Julie Bullard**, a resident at 3801 Gilmore Drive in Greensboro, representing the property owner at 1213 Leonard Avenue, reported on the progress made to the structure at 1213 Leonard Avenue since the last meeting. She advised that the property owner has been in contact with city staff and has come up with a realistic timeline for the repairs to be completed for this property. They anticipate having the repairs completed by January 15, 2020. She shared some current photos and reported that the following repairs have already started:

- ✓ Complete demolition of the kitchen
- ✓ Installed three masonry repair supports (inspections have passed)
- ✓ Installed three sub-supports
- ✓ Repaired some of the foundation wall
- ✓ Installed 16 joists in the kitchen
- ✓ Replaced a 6-foot section along the side wall
- ✓ Replaced a 16-foot section along the rear of the house

- ✓ Installed subflooring
- ✓ Demolished bathroom (plumber is scheduled to start work on the house this week)

**Rev. Frank Thomas**, Pastor at Mt. Zion Baptist Church located at 753 Washington Street, appeared before Council on behalf of the children of Guilford County Schools, regarding some recent changes to the school district's student discipline policy. He informed Council that the Board of Education's Policy Committee has forwarded a proposed change to the student discipline policy to the Board of Education for consideration and they would be meeting next Tuesday, November 12th at 5:30 p.m. to vote on this policy change.

He distributed copies of a Joint Resolution in support of children of Guilford County Schools that was drafted for leadership groups in the city, as well as an overview on the changes to the Student Discipline Policy and some questions/answers. These documents will be attached in Legistar as a permanent part of the proceedings for this meeting.

Rev. Thomas reported on the following proposed **changes** to the Student Discipline Policy.

- Requests for an appeal of a short-term suspension (10 days or fewer) would start with the principal, if the suspension was given by an assistant principal.
- If the school is too small to have an assistant principal, the review would be conducted by the principal supervisor.
- The final step, if parents/guardian wish to appeal the decision of the principal supervisor, would be the superintendent's designee, who would act on behalf of and with the delegated authority of the superintendent.
- Only long-term suspensions (10 days or more) are appealable to the Board of Education in a formal hearing.

Rev. Thomas advised that Business High Point and the Minister's Conference have already issued letters of support and he asked that Council suspend the rules to adopt the Resolution so that it could be forwarded to the Guilford County Board of Education for their meeting on Tuesday, November 12th.

**Charity Jackson**, a resident at 226 Hobson Street, addressed Council regarding the following concerns:

- Sink holes on Washington Street (causing serious safety issues and causing cars to hydroplane)
- Trees on power lines
- Lack of street lights (area is one of the high crime areas)

She shared pictures on her phone of the sink holes that showed her foot in one of the sink holes coming up above her ankle. She reiterated that this is a serious safety issue and asked for the city's assistance to help repair the sink holes.

**Eric Garland**, a resident of Ward 5 at 4367 Cedar Trail Court in High Point, addressed Council regarding housing, development, and impact fees. He asked if High Point has thought about having impact fees on a scale to encourage builders to construct homes in certain areas where there is more of a need.



*Council Member Golden explained that the city does have programs to incentivize people to build in some of the more distressed areas and encouraged him to contact the Community Housing and Development Department to get more information on the programs already offered.*

**Coy Holton**, a resident at 1701 Eastchester Drive, spoke to Council regarding the following concerns:

- *Problems with NCDOT telling him what he could and could not do with his property while they are making road improvements*
- *With the city of High Point because he has been parking in the front yard of his property and he was told by the that he could not park in the front yard if the surface is not improved (i.e. gravel, cement, pavement)*
- *The city of High Point has informed him he is responsible for maintaining property that he rents out to someone who sells yard art; however, his attorney has advised him that the property is not his and the city cannot legally do anything as long as he rents the property out.*

*He accused the city of High Point and NCDOT of harassing him and asked the City Council to revisit the zoning ordinance that prohibits people from parking in their front yards.*

**Greg Commander**, a resident of High Point, thanked all the candidates that came out and participated in the citywide prayer gathering that was sponsored by Commander Peace Academy, a local organization that is working to bring peace as a result of the violence in the community. He stressed the need and felt it was his obligation to help the city of High Point make a difference in the violence. He wanted to know where he and his team stands with the city and how everyone could work together and make a difference.

*Mayor Wagner asked if there was anyone else who would like to address Council during the Public Comment Period. There being no one else to speak, the Public Comment Period was closed.*

### **CONSENT AGENDA ITEMS**

*In the absence of Chairman Britt Moore, Mayor Pro Tem Jason Ewing was asked to chair the Finance portion of the agenda.*

*Acting Chairman Ewing reported that the Finance Committee did meet as scheduled on Thursday, October 31, 2019 and placed all the Finance-related matters on the Consent Agenda with a favorable recommendation.*

**Mayor Pro Tem Ewing moved to approve all finance-related items on the Consent Agenda. Council Member Hudson made a second to the motion, which carried by an 8-0 unanimous vote. [Council Member Moore was absent]**

*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 Moore, Chair  
*Committee Members: Moore, Ewing, Hudson, and Jones*

**2019-466      NC State Contract - Purchase of Police Vehicles**

City Council is requested approve the purchase of six (6) 2020 Dodge Chargers from Ilderton Chrysler Dodge in the amount of \$167,334.00 through the NC State Contract 070B.

Approved the purchase of six (6) 2020 Dodge Chargers from Ilderton Chrysler Dodge in the amount of \$167,334.00 through the NC State Contract 070B.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-467      Ordinance - Budget Amendment - HPPD Dodge Chargers**

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$167,334.00 for the purchase of six (6) dodge charger vehicles for the HPPD.

Adopted an Ordinance amending the FY 2019-2020 Budget Ordinance to appropriate funds in the amount of \$167,334.00 for the purchase of six (5) Dodge Charger vehicles for the High Point Police Department.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7566/19-83**  
**Ordinance Book Volume XX, Page 194**

**2019-468      Contract - Lawmen's Police & Tactical Supply- HPPD Shotguns**

City Council is requested to award a contract to Lawmen's Police & Tactical Supply in the amount of \$94,340.00 for the purchase of 255 pre-owned shotguns for the High Point Police Dept.

Approved award of a contract to Lawmen's Police & Tactical Supply in the amount of \$94,340.00 for the purchase of 255 pre-owned shotguns for the High Point Police Department.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following unanimous 8-0 vote:**



Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-469      Contract - Wharton Smith - Ward Water Treatment Plant Upgrades - Change Order #001**

City Council is requested to approve change order #001 in the amount of \$154,124.00 for the following upgrades/repairs to the Ward Water Treatment Plant.

1. Remove and replace fitting valves at Greenleaf filters.
2. Electrical conduit conflict under the electrical building foundation.
3. Low voltage pump VFD output filters.
4. Electrical duct bank relocation. (Transformers new layout)

Approved Change Order #001 to the Wharton Smith contract in the amount of \$154,124.00 for the upgrades/repairs to the Ward Water Treatment Plant as referenced above.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the change order to this contract be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-470      Contract - Crowder Construction - Riverdale Pump Station Phase 1 Repairs - Change Order #1**

City Council is requested to approve a change order with Crowder Construction Company in the amount of \$248,884.00 for a change in pipe material from HDPE to ductile iron, the reinstallation of the existing pumps and the construction of concrete pressure hatches.

Approved a Change Order #1 with Crowder Construction Company in the amount of \$248,884.00 for a change in pipe material from HPDE to ductile iron for the reinstallation of the existing pumps and the construction of concrete pressure hatches.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the change order to this contract be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-471      Contract - Hazen & Sawyer - Riverdale Pump Station Expansion- Amendment 1**

City Council is requested to approve an amendment to a contract with Hazen & Sawyer in the amount of \$171,100 for additional construction, administration and inspection services for the Riverdale Pump Station Expansion.

Approved an amendment to a contract with Hazen & Sawyer in the amount of \$171,100 for additional construction, administration, and inspection services for the Riverdale Pump Station expansion.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the amendment to this contract be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-472      Contract - In Water Services, Inc. - Riverdale Pump Station - Change Order #4**

City Council is requested to approve a change order with In-Water Services, Inc. in the amount of \$451,979.41 for additional work outside scope of the original contract for the emergency repairs to the wet well at the Riverdale Pump Station.

Approved Change Order #4 to the In-Water Services, Inc. contract in the amount of \$451,979.41 for additional work outside scope of the original contract for the emergency repairs to the wet well at the Riverdale Pump Station.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the change order to this contract be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-473      Contract - Hazen & Sawyer - Catalyst Project Phase 2- Amendment 2**

City Council is requested to approve an amendment to a contract with Hazen & Sawyer in the amount of \$206,831.00 for construction management support to perform the water, sewer and stormwater improvements on Phase 2 of the Downtown Mixed Use - Catalyst Project.

Approved Amendment #2 to the Hazen & Sawyer contract in the amount of \$206,831.00 for construction management support to perform the water, sewer, and stormwater improvements on Phase 2 of the downtown Mixed Use - Catalyst Project.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the amendment to this contract be approved. The motion carried by the following unanimous 8-0 vote:**



Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-474      Contract - STV Engineering - Washington Street Relocation Engineering & Design Services**

City Council is requested to award a contract to STV Engineering in the amount of \$369,758.00 for engineering and design services associated with the proposed relocation of a portion of Washington Street adjacent to the railroad.

Approved award of a contract to STV Engineering in the amount of \$369,758.00 for engineering and design services associated with the proposed relocation of a portion of Washington Street adjacent to the railroad.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-475      Fire Apparatus Purchase (Reserve Ladder Truck)**

City Council is requested to acknowledge the transfer of contingency funds in the amount of \$80,000 for the purchase of a reserve ladder truck apparatus.

Acknowledged the transfer of contingency funds in the amount of \$80,000 for the purchase of a reserve ladder truck apparatus.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, to acknowledge the transfer of contingency funds in the amount of \$80,000 for the purchase of a reserve ladder truck apparatus. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-476      Ordinance - Budget Amendment - High Point Community Foundation**

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$700,000.00 for a pass-through grant received from the High Point Community Foundation for the High Point Baseball Inc. for capital team expense.

Adopted an Ordinance amending the FY 2019-2020 Budget Ordinance to appropriate funds in the amount of \$700,000.00 for a pass-through grant received from the High Point Community Foundation for the High Point Baseball, Inc. for capital team expense.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7567/19-84  
Ordinance Book Volume XX, Page 195**

**2019-477      Ordinance - Budget Amendment - Deep River Recreation Center & Park  
Playground Equipment**

City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$29,918 received from the Declan Donoghue Foundation for replacement of playground equipment at Deep River Recreations Center & Park.

Adopted an Ordinance amending the FY 2019-2020 Budget Ordinance to appropriate funds in the amount of \$29,918 received from the Declan Donoghue Foundation for replacement of playground equipment at Deep River Recreation Center & Park.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7568/19-85  
Ordinance Book Volume XX, Page 196**

**2019-478      Ordinance - Budget Amendment - NCDOT Reimbursement N. Main Street &  
Lexington Avenue Intersection Improvements**

City Council is requested to approve a budget ordinance amendment to appropriate funds for an expected reimbursement from North Carolina Department of Transportation (NCDOT) in the range amount of \$275,000-\$300,000 for improvements at the intersection of N. Main Street and Lexington Avenue.

Adopted an Ordinance amending the FY 2019-2020 Budget Ordinance to appropriate funds for an expected reimbursement from North Carolina Department of Transportation (NCDOT)



in the range amount of \$275,000-\$300,000 for improvements at the intersection of North Main Street and Lexington Avenue.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7569/19-86**

**Ordinance Book Volume XX, Page 197**

**2019-479 Report of Surplus Equipment Disposal**

Council is requested to acknowledge receipt of the report of sale of surplus equipment for FY 2018-2019.

Acknowledged receipt of the report of sale of surplus equipment for FY 2018-2019.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this matter be acknowledged receipt of report. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-480 Procurement Manual - Update**

City Council is requested to approve the revised November 2019 Procurement Manual.

Approved the revised November 2019 Procurement Manual.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that the revised November 2019 Procurement Manual be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-497     Amendment - HP365 Incubator Agreement Extension**

The agreement between the City of High Point and the High Point Chamber Foundation, Inc. that was approved in August 2018 had an end date of October 31, 2019. The HPU365 Incubator project is in process but has taken longer than originally planned. The amended agreement proposes to extend the date of the agreement to October 31, 2020.

Approved an extension to agreement between the city of High Point and the High Point Chamber Foundation, Inc. for the HP365 Incubator project that will now expire October 31, 2020.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, that this matter be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**REGULAR AGENDA ITEMS****PUBLIC HEARING - Finance Committee****2019-481     Public Hearing - LLFlex, LLC - EDC Performance Based Incentives**

Monday, November 4, 2019 at 5:30pm is the date and time established for the purpose of receiving public input on a funding request from LLFlex, LLC to locate at Gallimore Industrial Center 738 Gallimore Dairy Road. The High Point City Council will consider authorizing up to \$45,000 in Performance based incentives for the LLFlex LLC location project; and also authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

*The public hearing for this matter was duly held as duly advertised on Monday, November 4, 2019.*

*Sandy Dunbeck, Executive Vice President- High Point Economic Development Corporation, advised that LLFlex, LLC of Louisville, Kentucky is seeking incentives for a proposed manufacturing project in High Point. The company manufactures laminated metal, paper, and film products for the consumer tobacco and health care products industries and has further expanded in providing construction, wire, cable, and other industrial products.*

*The company is considering leasing 73,500 sq. ft. of space in a building located at 738 Gallimore Dairy Road for their manufacturing facility. If the company picks High Point, the company would create up to 50 jobs that would include positions for production workers, maintenance staff, team leaders, and managers. The average salary for these positions would be \$45,765 per year. Additionally, the company would also increase the High Point tax base by \$5.5 million in personal property and the landlord would also make capital improvements to accommodate this project.*



*LLFlex, LLC is also considering additional locations in Kentucky and South Carolina. They have asked that High Point consider authorizing performance-based incentives for the project. The city's Job Creation Incentives Policy provides for up to \$45,000 for such a project. The source of the funding would be the city's Economic Incentive Fund which is funded by general and electric revenues. These incentives, if approved, would subject the company to meeting benchmarks spelled out in a performance agreement and payments would be made in installments after the company achieves those benchmarks.*

*Ms. Dunbeck explained a provision in the High Point Job Creation Policy requires a company hiring at least 30 employees to hold a job fair in High Point and noted this provision is to help with the city's goal to hire as many High Pointers as possible. She advised that LLFlex, Inc. is proposing to hire as many as 29 employees in year two and noted that although that provision does not officially apply, the High Point Economic Development office is encouraging the company to hold such a job fair and would assist them if the company so chooses.*

*The State of North Carolina is also considering performance-based incentives for this project should it locate in High Point. The company expects to make its decision within the next 30 days. Following her remarks, Ms. Dunbeck introduced Victor Dixon, CEO of the company, LLFlex, LLC, and John Kay, who is an operations support person with the Morven Group. She turned the floor over to the CEO Victor Dixon.*

*Mr. Dixon provided some history and background on LLFlex, a 100-year-old company. They have been part of large national, multi-global companies. In 2012, the business was spun off along with another business in Winston-Salem called Oracle Packaging which was held by Centre Lane Partners in New York City. LLFlex sold the Oracle Packaging business in Winston-Salem in 2018 and rebranded the business as LLFlex. They are a \$100,000,000 business and have about 170 total employees including global agents around the world and includes some business developers in a variety of areas. The company is housed in Louisville, Kentucky.*

*Mr. Dixon shared that the site selection is very important to them because it is part of their growth strategy. He pointed out their Louisville, Kentucky operation does have NFTZ which is a foreign trade zone designation and advised that they are pushing to ensure that the site they choose is eligible to be certified for NFTZ which is a foreign trade zone.*

*He advised their site selection process started well over a year ago and they basically looked at their customer's footprint to come up with a heat map identifying where their customers are located throughout the Carolinas, Georgia, Virginia, etc.... They feel that the upstate North Carolina/Piedmont Triad area would be a very attractive spot for them due to the infrastructure, roads, highways, proximity to the ports, and proximity to their customer base.*

*Mr. Dixon shared that the company is pressed to make a decision quickly and once a decision is made they anticipate starting the hiring process at the beginning of the year.*

*At the conclusion of the presentation, staff recommended approval and asked the City Council to authorize up to \$45,000 in performance-based incentives for the LLFlex project and to 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 the financial incentives.*

*At this time, Finance Committee Acting Chairman Jason Ewing, opened the public hearing and asked if there was anyone present who would like to speak regarding the incentive request.*

***Charity Jackson**, a resident at 226 Hobson Street, asked Council to consider asking for a condition to have some of the citizens of High Point reap the benefits of some of the jobs the company is offering. She shared that the Community Action Agency of Guilford County, which is the Welfare Reform Liaison Project could assist with any training needs.*

*Mayor Wagner replied that the law restricts the city from placing conditions on the company's ability to hire people in a certain area but explained the city does typically encourage the company to hold a job fair in High Point.*

*Acting Chairman Ewing asked if anyone else was present who would like to speak. There being no further comments, the public hearing was declared closed.*

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Jones, to authorize up to \$45,000 in performance-based incentives for the LLFlex, LLC project and to authorize the city manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

#### PENDING ITEMS

##### **2018-169     Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

*Note: This matter was initially heard by City Council on May 21, 2018, at which time action was taken to refer it to the Finance Committee at the suggestion of City Attorney JoAnne Carlyle due to necessary clean-up on the contract in general as the company has changed hands and names.*



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

*Committee Members: Golden, Peters, Scarborough, and Williams*

**2019-482      Contract - Housing Consultants Group (HCG)**

City Council is requested to approve a contract amendment with Housing Consultants Group (HCG) in the amount of \$34,800.00 for financial literacy training for potential homebuyers. The original contract was executed in 2017 and was renewable for up to two additional years. This amendment will be for the third year, which brings the total contract amount to \$104,400.00.

*Mike McNair, Director of Community Development & Housing, advised that the city has an ongoing relationship with a nonprofit organization, Housing Consultants Group. The company does financial literacy training and IDA training to help potential homebuyers. The contract executed in 2017 was a three-year renewable contract and this is the third year. The amount of the contract is over the allowable threshold, so it requires the City Council's approval. Staff is recommending approval.*

Approved a contract amendment with Housing Consultants Group (HCG) in the amount of \$34,800.00 for financial literacy training for potential homebuyers.

**A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be approved. The motion carried by the following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-483      Ordinance - Demolition of Dwelling - 317 Fourth Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 317 Fourth Street belonging to TLC Ministries, Inc.

*Lori Loosemore, Local Codes Enforcement Manager, advised this is a case that was brought over from the old software and restarted with the hearing process. A new inspection was made on April 28, 2017 and a hearing was held on May 31, 2017. Pastor Don Hunter, representing TLC Ministries, Inc. was present for the hearing and discussed the repairs they intended on making. Several violations of the Minimum Housing were cited and it was determined that the repairs exceeded 65% of the value of the property. An Order to Repair or Demolish was issued on January 24, 2019 with a compliance date of February 25, 2019. Delinquent taxes in the amount of \$9,319.67 (2005-2017) and Guilford County has started In Rem Foreclosure on the property.*

*Ms. Loosemore reported that Pastor Hunter did meet with staff on March 20th and told them that he had a licensed contractor to oversee the repairs and offered an estimated completion date for the end of May 2019 and stated they would have the permits pulled with repairs beginning the first of April 2019. At that time, the property owner was given an extension to*

have the repairs completed by May 31, 2019; however, no permits were applied for and no timeline for repairs was submitted to staff. Ms. Loosemore stated she did speak with Pastor Hunter on April 17, 2019 to inquire about the status, but he declined to provide a timeline for the repairs because he said things could change and he could not promise that they would be able to adhere to the timeline. At that time, he stated the contractor could not begin work, but they were buying materials for the repairs and he reiterated that the repairs would be completed by the end of May.

Another meeting occurred on September 25, 2019 between staff, managers, and the property owner's representatives and at that time staff was informed that they had a buyer for the property and they requested additional time. They expressed concerns that if anything was done, it would deter the buyer from purchasing the property, so they were asked to:

- ✓ Submit a schedule of the timeline for the repairs.
- ✓ Obtain the proper permits.
- ✓ Address the violations.
- ✓ Try to have at least 50% of the repairs completed by November 1st.
- ✓ Pay the delinquent taxes.

Ms. Loosemore advised as of October 21, 2019, TLC Ministries had not sold the property; there was no timeline for repairs submitted, no permits had been applied for, no repairs had been started, and the property taxes had not been paid. On October 30th, Pastor Hunter came in and obtained a permit to start the repairs and on October 31st, the inspector met him on the property to review what needed to be done and how to call in for inspections. Staff had an appointment today with Pastor Hunter to view the progress made, but received a call from Nicki Morgan, who is also representing the property owner, and she stated she would rather the inspector not come on the property. As a result, staff was unable to get any updated pictures as to the progress.

Ms. Loosemore acknowledged that both Pastor Hunter and Nicki Morgan were in the audience.

Nicki D. Morgan, a resident at 1101 Robinhood Road, Apartment B, High Point, advised that she currently serves as the church administrator for TLC Ministries and she is also a licensed broker, real estate broker for the State of North Carolina. She informed Council that this property was donated to the ministry and challenges and the delinquent taxes were inherited. She stated there are some issues that need to be addressed regarding the construction. Ms. Morgan noted they have no problems with the inspector coming to take pictures, but they felt it would be more appropriate to wait until the general contractor could be there and after some of the work had been done.

Ms. Morgan reported that LaTosha Adams was the inspector working with them on this matter initially but had to stop due to medical issues. She accused staff of losing the notes on the case and felt it was pertinent to know the background of the project because they deserved the same opportunity as anyone else to do their part. She also pointed out there were some conflicting remarks made and claimed they were told by the inspector that the repairs did not exceed 65% of the value. In addition to that, they were told that they needed a licensed general contractor to do the repairs and Ms. Morgan noted that is why they did not pull the permit until last week.



*Ms. Morgan also reported they also met with the Guilford County Tax Department regarding the delinquent taxes that the church inherited when they accepted the property. She also questioned why it took so long for the city to post a lien and questioned why it took three months for the county to approve the exemption of taxes. Ms. Morgan also accused the city of causing them to lose two buyers for the property because of misinformation from the Inspections Department. She asked that Council consider not demolishing the home because they felt it could be a viable home again. She pointed out that they have started the demolition work inside and requested additional time to make the necessary repairs.*

*Chairman Golden asked when TLC Ministries inherited the property and how much work has been done from that time to the present.*

*Pastor Don Hunter replied that they inherited the house in 2012 but there was no written code for any work to be done at that time; however, in 2017 some of the framework and the roof was damaged due to some downed trees from a storm that came through. He explained that LaTosha Adams, the inspector who was assigned to the case at that time, had written a list of repairs that needed to be done but they were never told they needed a general contractor until 2018 when Adam LeBeau took over the case and started writing up different items that needed to be addressed.*

*Pastor Hunter revealed that the house was broken into and the materials were stolen that were being stored in the house for the repairs. He stressed that they are a nonprofit organization and rely on donations from parishioners. He reminded Council that they have pulled the permit now that identifies the general contractor, licensed electrician, licensed plumber and everybody has scheduled the work to be done.*

*Chairman Golden asked if the delinquent taxes have been paid. Pastor Hunter replied they still owe the taxes, but he did talk with Ben Chavis in the Guilford County Tax Department and he understood they have agreed to hold off on the tax foreclosure for now. Ms. Morgan confirmed this she has been in conversations with Lisa Woodard at the Tax Office who encouraged them to call High Point about the municipal lien that has been filed on the property and once they got that information, she would then contact the county attorney about the status of foreclosure and the delinquent taxes and would try to work with them.*

*To follow up on previous comments made by Ms. Morgan, Council Member Hudson clarified that staff was correct in that a general contractor is required to get a permit with electric, HVAC, and plumbing. His word of advice to TLC Ministries was that they should do what staff asks them to do and work closely with the inspectors and should not pay attention to what the community or the contractors say.*

*A discussion ensued regarding a specific timeframe to have the project complete. Pastor Hunter felt they could get the repairs completed in 60 days, but he would rather the general contractor come up with a timeline because he is way more knowledgeable about the specifics of the repairs that need to be made. Weather permitting, he felt that they could have the repairs completed by the end of January.*

*Chairman Golden asked about Ms. Loosemore's comfort level with a 90-day extension. Ms. Loosemore informed Council that she did speak with the county attorney earlier today and he*

*indicated that no extensions have been approved since TLC Ministries was given until July 30, 2017 to pay the taxes, so Guilford County is still moving forward with the foreclosure. Regarding the comment made about the conflicting information on the repairs versus the value of the property, Ms. Loosemore advised that the tax value of the house is \$24,200 and according to the permit pulled, the repairs were estimated at \$28,300. Ms. Loosemore spoke to the possibility that if the taxes are not paid and they make the repairs to the property, the county could still foreclose on the property.*

*Council Member Jones questioned why the property taxes have not yet been paid since TLC Ministries took possession of the property in 2012. Ms. Morgan replied that the property was slated to be sold and they planned to pay the taxes out of the proceeds from the sale, but the sale never happened.*

*City Attorney JoAnne Carlyle suggested that Council could move forward and adopt the ordinance for demolition at tonight's meeting and have it become effective January 31, 2020. She explained that the ordinance would be effective immediately following January 31, 2020 and the 30-day grace period would not apply in this case. She further explained the only way it would come back to Council is if the repairs have been made bringing the property in compliance with the Minimum Housing Code, then staff could request that Council rescind the demolition ordinance at that time.*

*Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 317 Fourth Street to be effective January 31, 2020.*

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Ewing, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7570/19-87  
Ordinance Book Volume XX, Page 198**

**2019-484      Ordinance - Demolition of Dwelling - 716 Washington Street**

*Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 716 Washington Street belonging to Scottcares Foundation.*

*Lori Loosemore, Local Codes Enforcement Manager, reported this property was originally inspected on May 9, 2019; a hearing was held on June 14, 2019, but no one appeared. The Order to Repair or Demolish was issued on June 25, 2019 with a compliance date of July 25, 2019. Ms. Loosemore reported that the owner did meet with the inspector on May 20, 2010 and they indicated they would begin work on the porch and the backside of the house first; however, the property owner has not applied for any permits and no repairs have been made. The inspector met with the property owner again on October 11th to let him know the case would be taken to City Council and at that time, the owner stated he planned to demolish the property then rebuild.*



*Staff did have to send a contractor out last week to secure the property because the owner ignored the notice that was sent.*

*There was no one present to speak on behalf of this housing case.*

*Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 716 Washington Street.*

**A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following 8-0 unanimous vote:**

**Ordinance No. 7571/19-88  
Ordinance Book Volume XX, Page 199**

**2019-485      Ordinance - Demolition of Dwelling - 812 Worth Street**

*Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 812 Worth Street belonging to Heirs of Walter Lee Martin.*

*Lori Loosemore, Local Codes Enforcement Manager, reported on the following details for this housing case.*

- ✓ *Initial inspection: January 29, 2019*
- ✓ *Hearing: February 13, 2019*
- ✓ *Ordinance to be Repaired or Demolished: February 13, 2019*
- ✓ *Compliance Date: March 13, 2019*

*Ms. Loosemore stated staff has not heard from the property owner and noted delinquent taxes in the amount of \$522 are owed on the property for 2017, 2018, and 2019.*

*There was no one present to speak regarding this housing case.*

*Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 812 Worth Street.*

**A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7572/19-89  
Ordinance Book Volume XX, Page 200**

**2019-486      Ordinance - Demolition of Dwelling - 902 Carter Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 902 Carter Street belonging to Heirs of Coy & Pearl Super.

*Lori Loosemore, Local Codes Enforcement Manager, provided the following details on this housing case.*

- ✓ *Inspection: May 22, 2019*
- ✓ *Hearing: July 29, 2019 (no one appeared)*
- ✓ *Ordinance to Repair or Demolish issued: July 31, 2019*
- ✓ *Compliance date: August 31, 2019*

*Ms. Loosemore advised that this is heir property and staff has not heard from any of the property owners.*

*There was no one present to speak on behalf of the property.*

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 902 Carter Street.

**A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7573/19-90**  
**Ordinance Book Volume XX, Page 201**

**2019-487      Injunctive Relief - 809 Rosecrest Drive**

City Council is requested to authorize the city attorney to seek injunctive relief and an order of abatement for 809 Rosecrest Drive.

*Ms. Loosemore shared some photographs of the property on the monitor. City Attorney JoAnne Carlyle advised this has been a continuing violation for a while and in order for the city to take any action, the Council must authorize staff to take it to court to seek injunctive relief for the abatement.*

*Chairman Golden asked if this would allow the city to go on the property and tow the cars. Ms. Carlyle replied that once Council votes to move forward tonight, she plans on asking for the injunction as well as permission to go on the property to clean it up in case the property owner chooses not to.*

*Chairman Golden shared that this has come before the Community Housing, Neighborhood Development & Public Safety Committee on several occasions over the past five years and the property is being used as a towing yard which has prompted constant complaints from*

*the neighbors because of all the cars parked everywhere. He pointed out this is a residence in the middle of a neighborhood.*

*Authorized the city attorney to seek injunctive relief and an order of abatement for 809 Rosecrest Drive.*

**A motion was made by Council Member Golden, seconded by Council Member Jones, that this matter be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-493     Down Payment Assistance Forgiveness - 904 Norton Street**

City Council is requested to forgive \$4,000 in down payment assistance provided for purchase of the property at 904 Norton Street, and that the appropriate City official be authorized to execute all necessary documents.

*Mike McNair, Director of Community Development & Housing, advised that a request was received from a homeowner who ran into some financial difficulties and has decided to sell her home as a short sale rather than have it foreclosed on. He noted the State of NC has already forgiven about \$19,000 on this house and the city of High Point had \$5,000 in a forgivable loan for one year that has been forgiven. The property owner is asking the city to forgive the remaining balance of \$4,000 in order to complete the sale of the house to keep it from being foreclosed on.*

Approved the forgiveness of \$4,000 in down payment assistance provided for the purchase of the property at 904 Norton Street, and to authorize the appropriate city official to execute all necessary documents.

**A motion was made by Council Member Golden, seconded by Council Member Jones, that this matter be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams, Chair**  
*Committee Members: Williams, Jones, Moore, and Scarborough*

**2019-488     Resolution of Intent - Annexation 19-10**

Approval of a Resolution of Intent to establish a public hearing date of Monday, November 18, 2019 at 5:30 p.m. to consider a voluntary continuous annexation of approximately 26.5 acres located along the west side of Barrow Road, approximately 500 feet south of Southwest



School Road. The property is also known as Guilford County Tax Parcels 171240 and 171234.

Adopted a Resolution of Intent establishing a public hearing date of Monday, November 18, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 26.5 acres located on the west side of Barrow Road, approximately 500 feet south of Southwest School Road.

**A motion was made by Council Member Williams, seconded by Council Member Golden, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Resolution No. 1905/19-61  
Resolution Book Volume XX, Page 134**

**2019-489      Resolution of Intent - Annexation 19-11**

Approval of a Resolution of Intent to establish a public hearing date of Monday, November 18, 2019 at 5:30 p.m., to consider a voluntary continuous annexation of an approximate 18.3-acre parcel located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcel 160169.

Adopted a Resolution of Intent establishing a public hearing date of Monday, November 18, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 18.3-acre parcel located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive.

**A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Resolution No. 1906/19-62  
Resolution Book Volume XX, Page 135**

**2019-490      Right of Way Encroachment - RE-19-0020**

A request by the City of High Point, for Elliott Sidewalk Communities, to permit a 728-square foot encroachment to install a four-foot high retaining wall within the Appling Way right-of-way.

*Sam Hinnant, Senior Planner with the Planning Department, advised this is a request by Elliott Sidewalk Communities to allow installation of a four-foot high retaining wall in a 728-square feet encroachment area in the Appling Way right-of-way. Council's approval is needed because of it being an above ground encroachment. The Technical Review Committee has reviewed the request and is recommending approval as well as the Planning Department.*

Approved Right-of-Way Encroachment (RE 19-0020) to permit a 728-square foot encroachment to install a four-foot high retaining wall within the Appling Way right-of-way.

**A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this matter be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

PUBLIC HEARINGS - Planning & Development Committee

**2019-491     City of High Point Economic Development Corporation - Text Amendment 19-05**

A request by the Economic Development Corporation to amend Section 4.3.5.B "Industrial Uses - Manufacturing and Production" use standards of the Development Ordinance to modify the boundary of where Minor Manufacturing is allowed in the Mixed Use Downtown (MX-D) District.

*The public hearing for this matter was held on Monday, November 4, 2019 at 5:30 p.m. as duly advertised.*

*Heidi Galanti, Planning Services Administrator, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.*

*The High Point Economic Development Corporation submitted the request to amend Section 4.3.5.B "Industrial Uses - Manufacturing and Production" use standards of the Development Ordinance to modify the boundary of where the Minor Manufacturing is allowed in the Mixed-Use Downtown (MX-D) District. Ms. Galanti reported that the Mixed-Use District was first established in 2008 on Washington Street and then in 2017, the City Council adopted the Mixed-Use District to support the growth and redevelopment of the area in and around the multi-use stadium*

*In 2018, the city received a technical assistance grant from Smart Growth America to support local efforts to use small-scale manufacturing to create economic opportunity. A small task force was appointed by the Mayor in August to implement the recommendations*

*from the Smart Growth America report and the task force is in the beginning stages of implementing those recommendations.*

*The economic trend is diversifying the manufacturing sector and encouraging more small-scale manufacturing in downtowns and neighborhood centers to create more resilient and inclusive small business environment. Technological and economic changes have led to a surge in small-scale manufacturing and growth of the maker economy.*

*Ms. Galanti explained that the small-scale manufacturing is not currently defined in the Development Ordinance and the broader use type of minor manufacturing is permitted in the MX-D (Mixed Use Downtown District) only within an existing building and within a defined area. She noted there has been a recent interest in establishing minor manufacturing uses within existing buildings outside this area. The text amendment proposes to expand the boundary to include more of what used to be zoned Light Industrial in four blocks to the southeast towards the train depot. Before the MX-D area was identified, these areas were zoned Light Industrial. The text amendment proposes to continue minor manufacturing in a limited fashion through the requirement to reuse existing buildings and to be located within this limited area until staff is able to determine a better way of defining small-scale manufacturing and allowing them in an urban setting.*

*Staff recommends approval of Text Amendment 19-05; the Planning & Zoning Commission also recommends approval by a vote of 8-0.*

*Council Member Peters asked if showrooms are allowed in the small-scale manufacturing area. Ms. Galanti explained that the Mixed-Use Downtown District does not allow new showrooms to open; however, the existing showrooms in this area are allowed to continue. She noted the text amendment is basically adding the minor manufacturing use to the Mixed-Use Downtown District.*

*At this time, Chairman Williams opened the public hearing and asked if there was anyone present who would like to speak.*

**Sandy Dunbeck**, Executive Vice President- High Point Economic Development Corporation, spoke in favor of the request. she explained that the High Point Economic Development corporation requested the text amendment to allow minor manufacturing in an additional portion of High Point's Mixed-Use District. She advised that as they work with clients, there is interest in properties in this area that could accommodate small-scale manufacturing such as what Tom Van Dessel has done with Splash Works at 515 W. English. They believe the text amendment would encourage additional job creation and investment.

*Chairman Williams asked if there was anyone else present who would like to speak.*

**Charity Jackson**, a resident at 226 Hobson Street, asked how this would impact Washington Street. She also asked if the building at the corner of Centennial Street and Washington Street would still be considered a showroom and if they could still use it as a showroom because it was originally a showroom and on the Historic Register.

*Council Member Jones asked for clarification that the building that Ms. Jackson is referring to has not been used as a showroom in over a year and asked if the use has now reverted to*



*another use. Ms. Galanti confirmed that the building cannot be used as a showroom because it has not been used as a showroom for over a year; however, minor manufacturing is allowed on Washington Street as it is allowed in the Mixed-Use Downtown District. She clarified that this text amendment will not change what is already occurring on Washington Street.*

*Chairman Williams asked if there were any additional comments. There being none, he declared the public hearing closed.*

Adopted the Ordinance approving Text Amendment 19-05 amending Section 4.3.5B "Industrial Uses - Manufacturing and Production" use standards of the Development Ordinance to modify the boundary of where Minor Manufacturing is allowed in the Mixed-Use Downtown (MX-D) District.

**A motion was made by Council Member Williams, seconded by Council Member Peters, that this matter be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**Ordinance No. 7574/19-91  
Ordinance Book Volume XX, Page 202**

#### GENERAL BUSINESS AGENDA

##### **2019-498 Appointment - Library Board of Trustees - Brenda Coates**

Council Member Ewing is recommending the appointment of Brenda Coates to the Library Board of Trustees. This appointment is to be effective immediately and will expire on October 31, 2022.

Approved the appointment of Brenda Coates to the Library Board of Trustees; appointment effective immediately and will expire on October 31, 2022.

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing, that this matter be approved. The motion carried by the following 8-0 unanimous vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**2019-492      Minutes To Be Approved**

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

Special Meeting; Monday, October 7th @ 3:30 p.m.

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

Community Housing, Neighborhood Dev. & Public Safety Committee; Tuesday, October 8th @ 10:00 a.m.

Prosperity & Livability Committee; Wednesday, October 9th @ 9:00 a.m.

Approved the preceding minutes as submitted.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Williams, that this matter be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Council Member Williams, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor

Absent (1): Council Member Moore

**ADJOURNMENT**

There being no further business to come before Council, the meeting adjourned at 7:22 p.m. upon motion duly made by Mayor Pro Tem Ewing and second by Council Member Jones.

Respectfully submitted,

---

Jay W. Wagner, Mayor

Attest:

---

Lisa B. Vierling, MMC  
City Clerk

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**     **Annexation 19-10**  
              *(Williard Farms LLC)*

**From:**    Lee Burnette, Planning & Development  
              Director

**Meeting Date:**     November 18, 2019

**Public Hearing:**    Yes

**Advertising Date:** November 7, 2019

**Advertised By:**     Planning & Development

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

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### **PURPOSE:**

A request by Williard Farms LLC for a voluntary contiguous annexation of approximately 26.04 acres located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. The property is also known as Guilford County Tax Parcels 171240 and 171234.

### **BACKGROUND:**

The staff report and recommendation is enclosed.

### **BUDGET IMPACT:**

With the exception of water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends *approval* of Annexation 19-10.



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

**STAFF REPORT  
ANNEXATION 19-10  
November 18, 2019**

| <b>Request</b>                                      |                                                              |
|-----------------------------------------------------|--------------------------------------------------------------|
| <b>Applicant:</b><br>Williard Farms LLC             | <b>Owner:</b><br>Williard Farms LLC                          |
| <b>Proposal:</b><br>Voluntary contiguous annexation | <b>Effective Date:</b><br>Upon adoption                      |
|                                                     | <b>Associated Zoning Case:</b><br>Zoning Map Amendment 19-20 |

| <b>Site Information</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                                     | The site is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road.                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Tax Parcel Number:</b>                            | Guilford County Tax Parcels 171240 and 171234                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Site Acreage:</b>                                 | Approximately 26.04 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Current Land Use:</b>                             | One single family dwelling and one undeveloped parcel                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Current Fire District:</b>                        | Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.                                                                                                                                                                                                                                                                                                                                          |
| <b>Proposed Development:</b>                         | An approximate 81-lot single family subdivision is proposed to be developed.                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Proposed Unit Type, Number and Average Value:</b> | The developer estimates homes in the proposed subdivision will have a sales value of approximately \$300,000 per dwelling unit, and that the overall project, including infrastructure improvements, will have a value of approximately \$24,300,000.                                                                                                                                                                                                                                    |
| <b>Proposed Build-out Schedule:</b>                  | Approximately two years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Proposed City of High Point Council Ward:</b>     | The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Physical Characteristics:</b>                     | The site has a gentle to moderate sloping terrain and it is impacted by a perennial and an intermittent stream. The steeper terrain of the site lies along the stream corridors.                                                                                                                                                                                                                                                                                                         |
| <b>Water and Sewer Proximity:</b>                    | A 12-inch City water line lies adjacent to the site along Barrow Road. An 8-inch City sewer line lies along the western boundary of the site within the stream corridor.                                                                                                                                                                                                                                                                                                                 |
| <b>General Drainage and Watershed:</b>               | The site generally drains in a westerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) 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 two units per acre or more. Within Tier 4 of this WCA, development is limited to two dwelling units per acre or 50% built-upon area. |

|                           |                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------|
| <b>Overlay Districts:</b> | Oak Hollow Lake Watershed Critical Area, Tier 4<br>Airport Overlay District, Zone 4 |
|---------------------------|-------------------------------------------------------------------------------------|

| <b>Adjacent Property Zoning and Current Land Use</b> |           |                                                                                        |                                                                       |
|------------------------------------------------------|-----------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>North:</b>                                        | PDM<br>AG | Planned Development Mixed District<br>Agricultural District ( <i>Guilford County</i> ) | Single family dwellings                                               |
| <b>South:</b>                                        | PDM       | Planned Development Mixed District                                                     | Single family dwellings                                               |
| <b>East:</b>                                         | I         | Institutional District                                                                 | High School<br>( <i>across Barrow Road</i> )                          |
| <b>West:</b>                                         | PDM       | Planned Development Mixed District                                                     | Single family dwellings and<br>residential subdivision common<br>area |

| <b>Transportation Information</b> |                                                                                                                                        |                                    |                         |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------|
| <b>Adjacent Streets:</b>          | <b>Name</b>                                                                                                                            | <b>Classification</b>              | <b>Approx. Frontage</b> |
|                                   | Barrow Road<br>Sycamore Point Trail                                                                                                    | Minor Thoroughfare<br>Local Street | 520 ft.<br>50 ft.       |
| <b>Vehicular Access:</b>          | Via public street connection to Barrow Road and Sycamore Point Trail. A future connection is proposed to Herrell Terrace to the north. |                                    |                         |

#### **City Department Comment Summary**

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

#### **Details of Proposal**

The applicant is requesting annexation to have access to City utilities to facilitate development of a single family subdivision. The requested annexation site is within the northern part of the City's Planning Area and generally surrounded by lands within the City's corporate limits. This portion of the City's Planning Area has experienced steady growth from the approval of numerous annexations over the past 30 years. Lands to the north, west and south (Lilliefield and Walnut Creek Subdivisions) were annexed in 2003 and land to the east (Southwest High School) was annexed in 1995.

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

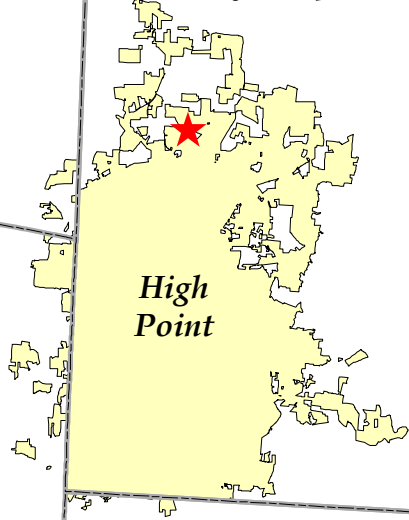
#### **Report Preparation**

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

# LOCATION MAP

ANNEXATION REQUEST: AN-19-10  
Applicant: Williad Frams LLC

Vicinity Map



High Point

Greensboro

Guilford County

Guilford County

City of High Point

Site

CLINDARD FARMS RD

GALLIMORE DAIRY RD

NC 68

SKEET CLUB RD

W WENDOVER AV

JOHNSON ST

SANDY RIDGE RD

BARROW RD



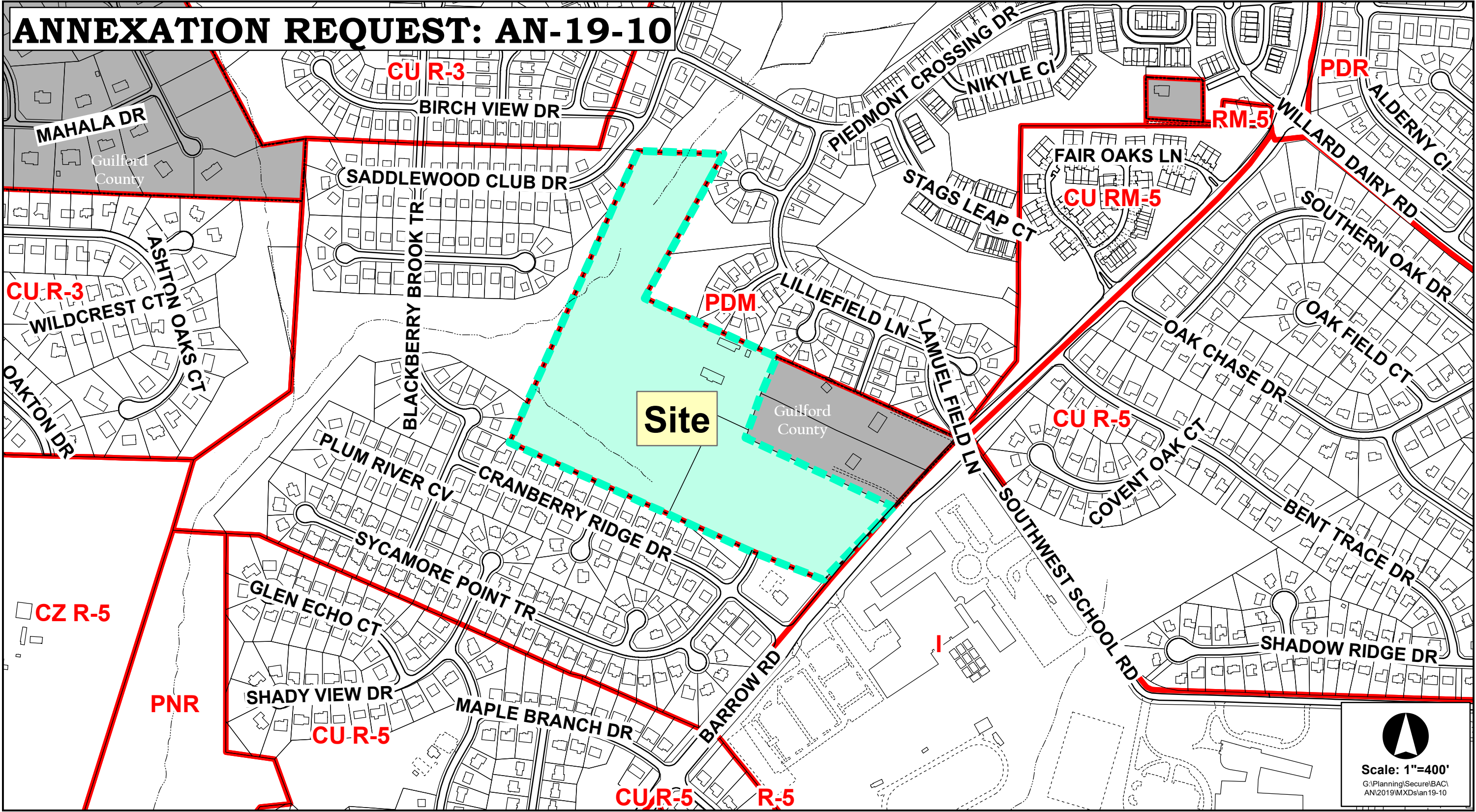
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[illegible]



# ANNEXATION REQUEST: AN-19-10



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 5:30 p.m. on the 18<sup>th</sup> day of November, 2019; 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 18, 2019.

**ANNEXATION DESCRIPTION**

Williard Farms, LLC - Annexation Case 19-10

4355 & 4361 Barrow Road, High Point, North Carolina - Friendship Township, Guilford County  
Guilford County Tax Parcel 171240 and 171234  
PIN: 7803770718-000 & 7803684535-000

Beginning at a point, said point is the recorded southeastern property, as shown on a map entitled "Subdivision of Lillie Gordon Property" and recorded in Plat book 74, Page 127 in the Office of the Register of Deeds of Guilford County, N.C., said point also being the recorded southeastern property corner of Granter (now or formerly) Williard Farms, LLC as described and



recorded in Deed Book 7997, Page 2542 in said Guilford County Registry, said point also being the recorded northeastern property corner of (now or formerly) Association of Homeowners of Walnut Creek, Inc. as described and recorded in Deed Book 7631, Page 1858 in said Guilford County Registry; thence, from said point of beginning, along Grantor's recorded southern property line, said northern boundary of Association of Homeowners of Walnut Creek, Inc. and the recorded northern property of the following plats of "Walnut Creek Subdivision, Phase 1, Section 1 & Phase 2, Section 1 and recorded in Plat Book 158, Page 51 and Plat Book 168, pg. 18-19 North 65°55'13" West 1449.09 feet to a point, said point marking Granter's southwestern property corner and being located on the recorded northern boundary of Lot 76 as shown on said Plat Book 168, Page 18-19 in said Guilford County Registry, said point also being the recorded southeastern property corner of Lot 73 as shown on a map entitled "Walnut Creek Subdivision, Phase 3, Section 4 and recorded in Plat Book 79, Page 29 in said Guilford County Registry; thence along the Granter's western boundary line and the recorded eastern property of the following plats of "Walnut Creek Subdivision, Phase 3, Section 1 & Phase 3, Section 4 and recorded in Plat Book 176, Page 61 and Plat Book 186, Page 119-120 in said Guilford County Registry the following 2 bearing and distances: 1) North 24°04'00" East 183.42 feet to a point; 2) North 24°04'00" East 1165.13 feet to a point, said point being the recorded northwestern property corner of said Granter and also being located on the recorded southern boundary of the "Common Elements of Lilliefield Subdivision, Phase 2, Section 5 and recorded in Plat Book 182, Page 30; thence along the recorded northern property of said Granter and the recorded southern boundary of the said Common Elements of Lilliefield South 88°09'04" East 347.70 feet to a point, said point being located on the recorded western boundary of Lot 37 of Lilliefield Subdivision, Phase 1, Section 4 and recorded in Plat Book 173, Page 17; thence along with one of the recorded eastern boundary lines of said Grantor and said Lot 37's western lot line & Lots 36, 35 and the recorded "Common Elements" of Plat Book 173, Page 17 and Plat Book 170, Page 139 ins said Guilford County Registry South 28°29'07" West 693.07 feet to a point; thence along another recorded northern boundary line of said Granter and the recorded southern boundary of "Lilliefield Subdivision, Phase 1, Section 3" and recorded in said Plat Book 170, Page 139 South 66°00'19" East 586.62 feet to a point, said point being located on the southern boundary of Lot 17 of "Lilliefield Subdivision, Phase 1, Section 2 and recorded in Plat Book 168, Page 120 in said Guilford County Registry; thence along another eastern boundary line of said Grantor and the recorded western boundaries of (now or formerly) Christopher & Laura L. Williard and Sandra & Lance Williard as described in Deed Book 5458, Page 794 and Deed Book 7872, Page 877 in said Guilford County Registry the following 2 bearing and distances: 1) South 24°07'40" West 170.07 feet to a point; 2) South 18°17'02" West 196.44 feet to a point, said point being another recorded southeastern property corner of said Granter and also being known as the recorded southwestern property corner of said Sandra & Lance Williard; thence along another recorded northern property line of said Granter and the recorded southern boundary line of said Sandra & Lance Williard South 65°13'14" East 700.37 feet to a point on the recorded western margin of Barrow Road; thence along said recorded western margin of Barrow Road, Grantor's recorded eastern property line South 40°54'56" West 434.50 feet to the point of beginning, containing an area 26.08 acres, more or less.

SECTION 2. Upon and after **November 18, 2019** 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 the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of November, 2019.

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 19-20  
(Windsor Investment, LLC)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** November 18, 2019

**Public Hearing:** Yes

**Advertising Date:** November 6, 2019, and  
November 13, 2019

**Advertised By:** Planning & Development

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

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### PURPOSE:

A request by Windsor Investment, LLC to rezone approximately 26.04 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. The site is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

### BACKGROUND:

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

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request as outlined in the attached staff report.
- B. On October 22, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-20. The Planning and Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 8-0.



## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Windsor Investments, LLC

### Zoning Map Amendment 19-20

At its October 22, 2019 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximately 26.04 acres to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. All members of the Commission were present except for Mr. Jim Armstrong. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

#### Speaking on the request:

Speaking in favor of the request were Ms. Judy Stalder, 665 N. Main Street, High Point, applicant's representative, and the applicant, Mr. David Michaels, Windsor Investments, LLC, 5603 New Garden Village Drive, Greensboro. Ms. Stalder provided an overview of the proposal to rezone this site in order to develop a single family subdivision. Primary access will be from Barrow Road, a four-lane thoroughfare designed to handle the traffic, and a second access point is to be provided via connection to Sycamore Point Trail, which is an existing stub street constructed to connect to the site. Mr. Michaels stated the proposed development will be designed to minimize land disturbance next to streams, and stormwater management devices are required to collect and treat stormwater runoff from the site.

Also speaking was Mr. Jack McKinley, 4447 Ashton Oaks Court, High Point. He stated he is a General Contractor and that new residential construction must comply with the 2018 North Carolina Building Code, which requires new homes to be more energy efficient. He also stated lot sizes proposed for this project are well within market standards and are consistent with surrounding developments. Homebuyers are opting for smaller properties that require less maintenance.

The following persons spoke in opposition to the request, Mr. & Mrs. Eric & Lynne Watts, 3153 Cranberry Ridge Drive, Mr. Erik Garland, 4367 Cedar Trail Court, Mr. Lee Anderson Soni Jr., a resident of the Walnut Creek subdivision. The speakers noted the following concerns:

- Stormwater runoff – Stormwater runoff from the site will increase flooding risk in the area.
- Traffic & Safety - The development will increase traffic in an area that is already heavily congested and will pose a safety concern for students attending the adjacent Southwest Schools.
- Consistency - Lot sizes should be increased to be consistent with surrounding developments.
- School Expansion - The schools in this area need to be expanded and the zoning site would be a good property for such an expansion.

### Planning and Zoning Commission Action

#### Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-20, as recommended by staff, by a vote of 8-0.

#### Consistency and Reasonableness Statements

The Commission voted 8-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because the zoning site is designated Low Density Residential by adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because the site is primarily surrounded by properties within the corporate limits and surrounded by low density single family residential subdivisions, except for Southwest school complex immediately across Barrow Road.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-19-20  
October 22, 2019**

| <b>Request</b>                                                    |                                                                                   |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Applicant:</b><br>Windsor Investments, LLC                     | <b>Owner:</b><br>Williard Farms, LLC                                              |
| <b>Zoning Proposal:</b><br>To annex and apply initial City zoning | <b>From:</b> AG Agricultural District<br>(Guilford County)                        |
|                                                                   | <b>To:</b> CZ R-5 Conditional Zoning<br>Residential Single Family - 5<br>District |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | The site is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road.                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Tax Parcel Number:</b>              | Guilford County Tax Parcels 171240 and 171234                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Site Acreage:</b>                   | Approximately 26.04 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Current Land Use:</b>               | Single family dwelling and an undeveloped parcel                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Physical Characteristics:</b>       | The site has a gentle to moderate sloping terrain and it is impacted by a perennial and an intermittent stream. The steeper terrain of the site lies along the stream corridors.                                                                                                                                                                                                                                                                                                         |
| <b>Water and Sewer Proximity:</b>      | A 12-inch City water line lies adjacent to the site along Barrow Road. An 8-inch City sewer line lies along the western boundary of the site within the stream corridor.                                                                                                                                                                                                                                                                                                                 |
| <b>General Drainage and Watershed:</b> | The site generally drains in a westerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) 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 two units per acre or more. Within Tier 4 of this WCA, development is limited to two dwelling units per acre or 50% built-upon area. |
| <b>Overlay Districts:</b>              | Oak Hollow Lake Watershed Critical Area, Tier 4<br>Airport Overlay District, Zone 4                                                                                                                                                                                                                                                                                                                                                                                                      |

| <b>Adjacent Property Zoning and Current Land Use</b> |           |                                                                               |                                                                       |
|------------------------------------------------------|-----------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>North:</b>                                        | PDM<br>AG | Planned Development Mixed District<br>Agricultural District (Guilford County) | Single family dwellings                                               |
| <b>South:</b>                                        | PDM       | Planned Development Mixed District                                            | Single family dwellings                                               |
| <b>East:</b>                                         | I         | Institutional District                                                        | High School<br>(across Barrow Road)                                   |
| <b>West:</b>                                         | PDM       | Planned Development Mixed District                                            | Single family dwellings and<br>residential subdivision common<br>area |

| Relevant Land Use Policies and Related Zoning History  |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement</b>               | 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.                                                                                                                                                                                                |
| <b>Land Use Plan Map Classification:</b>               | The site has a Low Density Residential land use designation. This classification includes primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.                                                                                                                                                                                                      |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b> | The following goal and objective of the Land Use Plan are relevant to this request:<br>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.<br>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. |
| <b>Relevant Area Plan:</b>                             | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Zoning History:</b>                                 | There has been no recent zoning activity in this immediate area. The abutting planned development zoning (CU-PDM District) to the north, south and west was established in 2003 as part of a 270-acre (943 unit) mixed residential/commercial/industrial planned development. Other developments along Barrow Road were annexed between the late 1980s through the mid-2000s and developed with a mixture of single family and townhome subdivisions.   |

| Transportation Information     |                                                                                                                                                                                                                                                                           |                |                                                                                                                                                      |                  |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Adjacent Streets:              | Name                                                                                                                                                                                                                                                                      |                | Classification                                                                                                                                       | Approx. Frontage |
|                                | Barrow Road                                                                                                                                                                                                                                                               |                | Minor Thoroughfare                                                                                                                                   | 520 ft.          |
|                                | Sycamore Point Trail                                                                                                                                                                                                                                                      |                | Local Street                                                                                                                                         | 50 ft.           |
| Vehicular Access:              | Via public street connection to Barrow Road and Sycamore Point Trail. A future connection is proposed to Herrell Terrace to the north.                                                                                                                                    |                |                                                                                                                                                      |                  |
| Traffic Counts:                | Barrow Road                                                                                                                                                                                                                                                               |                | 6,200 vehicles<br>(City of High Point 2019, 12-hour traffic count)                                                                                   |                  |
| Estimated Trip Generation:     | An approximate 81-lot single family subdivision is proposed to be developed. Such a development is anticipated to generate approximately 775 daily trips (during a 24-hour time period) with approximately 62 AM peak hour trips and approximately 83 PM peak hour trips. |                |                                                                                                                                                      |                  |
| Traffic Impact Analysis (TIA): | Required                                                                                                                                                                                                                                                                  |                | TIA Comments                                                                                                                                         |                  |
|                                | <u>Yes</u>                                                                                                                                                                                                                                                                | <u>No</u><br>X | A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours. |                  |
| Conditions:                    | <u>Access:</u> The zoning site shall be limited to one (1) point of access to Barrow Road. No lot or dwelling unit shall take direct access (driveway access) onto Barrow Road.                                                                                           |                |                                                                                                                                                      |                  |
| Pedestrian Access:             | Development of the site is subject to the sidewalk requirements of the Development Ordinance.                                                                                                                                                                             |                |                                                                                                                                                      |                  |



| School District Comment                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                               |                                                  |                       |                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------|-----------------------|--------------------------------------|
| Guilford County School District                                                                                                                                                                                                                                                                                                                                                                                                               |                                                               |                                                  |                       |                                      |
| Local Schools:                                                                                                                                                                                                                                                                                                                                                                                                                                | Enrollment:<br>2019 – 2020<br>(20 <sup>th</sup> day of class) | Maximum Design/<br>Built Capacity:<br>2019- 2020 | Mobile<br>Classrooms: | Projected<br>Additional<br>Students: |
| Southwest Elementary                                                                                                                                                                                                                                                                                                                                                                                                                          | 893                                                           | 1,074                                            | 6                     | 22 - 24                              |
| Southwest Middle                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,202                                                         | 1,223                                            | 10                    | 11 - 13                              |
| Southwest High                                                                                                                                                                                                                                                                                                                                                                                                                                | 1,623                                                         | 1,506                                            | 11                    | 10 - 12                              |
| <u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom, and is not inclusive of capacity reduction from programmatic utilization. Overcrowding at Southwest area school continues to be a concern to Guilford County School. |                                                               |                                                  |                       |                                      |

#### Details of Proposal

The property has an Agricultural (AG) District zoning under Guilford County's zoning jurisdiction. The property owner proposes annexation of this land, under annexation petition (AN-19-11), and the applicant has submitted this zoning map amendment application to establish the CZ R-5 District to support development of a single family subdivision.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to limiting the number of access points to Barrow Road and stormwater management controls.

#### Staff Analysis

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below.

Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

#### Consistency with Adopted Policy Guidance

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

**The zoning site is designated Low Density Residential by the adopted Land Use Plan.**

#### Reasonableness/Public Interest:

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

**The site is primarily surrounded by properties within the corporate limits and surrounded by low density single family residential subdivisions, except for the Southwest school complex immediately across Barrow Road.**

### **Compatibility with Surrounding Areas**

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
  - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
  - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The site abuts existing City residential developments to the north, south and west.
  - ❖ The zoning site, along with most of the abutting residential subdivisions, are within Tier 4 of the Oak Hollow Lake Watershed Critical Area, which restricts residential uses to two dwelling units per acre or 35 percent built upon area. Development intensity associated with this site will be compatible with the surrounding area since adjacent lands are also governed by the same watershed standards.
  - ❖ The subject site and surrounding area are designated on the adopted Land Use Map as Low Density Residential, which permits residential development up to five dwellings units per acre. The abutting CU-PDM District was approved with a master plan noting an overall density of 3.5 units per acre. The subject site is anticipated to have a density of approximately 3 units per acre, thus development will be compatible with the adopted land use policy for this area.

### **Mitigation of Impacts**

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

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mitigation #1</b> | <p><b>Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.</b></p> <p>The proposed R-5 District supports single family development. The site is surrounded by similar zoned single family developments.</p>                                                                                                                                                                                                                                                                                                           |
| <b>Mitigation #2</b> | <p><b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat.</b></p> <ul style="list-style-type: none"> <li>❖ The site is within a Watershed Critical Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance. Furthermore, stream buffer standards will apply where streams bisect the site.</li> <li>❖ A condition is proposed to treat off-site stormwater from the two adjacent lots outside the site if those properties are developed in the future.</li> </ul> |
| <b>Mitigation #3</b> | <p><b>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</b></p> <ul style="list-style-type: none"> <li>❖ The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</li> </ul>                                                                                                                                                                                                             |

|                      |                                                                                                                                                                                                                                                                                                                       |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | ❖ Similar to adjacent residential developments, the zoning site have will be limited to one point of access to Barrow Road. As submitted, the conditions restrict individual lots from having direct access to Barrow Road.                                                                                           |
| <b>Mitigation #4</b> | <b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b>                                                                                                                                                                                               |
|                      | Single family developments are adjacent to the north, west and south. These adjacent subdivisions are within a planned development (CU-PDM District) and have developed under similar zoning dimensional standards. The requested CZ R-5 District will produce a development similar to those on adjacent properties. |

#### **Supportive Changes in the Area**

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

There have been no significant changes in land use policy for this portion of the City's planning area. Since 1992, this portion of the City's planning area has been designated for residential development on the Land Use Map at a maximum density of five units per acre.

#### **Promotes a Preferred Development Pattern**

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

Residential developments along Barrow Road consist of residential subdivisions developed under the R-5 and RM-5 District standards of the Development Ordinance. The applicant's request to establish a CZ R-5 District is consistent with established zoning pattern in this area.

#### **Recommendation**

##### **Staff Recommends Approval:**

The Planning & Development Department recommends approval of the request to rezone this 26.04 acre site to the CZ R-5 District. The request is compatible with the surrounding area and in conformance with adopted plans.

#### **Required Action**

##### **Planning and Zoning Commission:**

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

##### **City Council:**

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



### **Report Preparation**

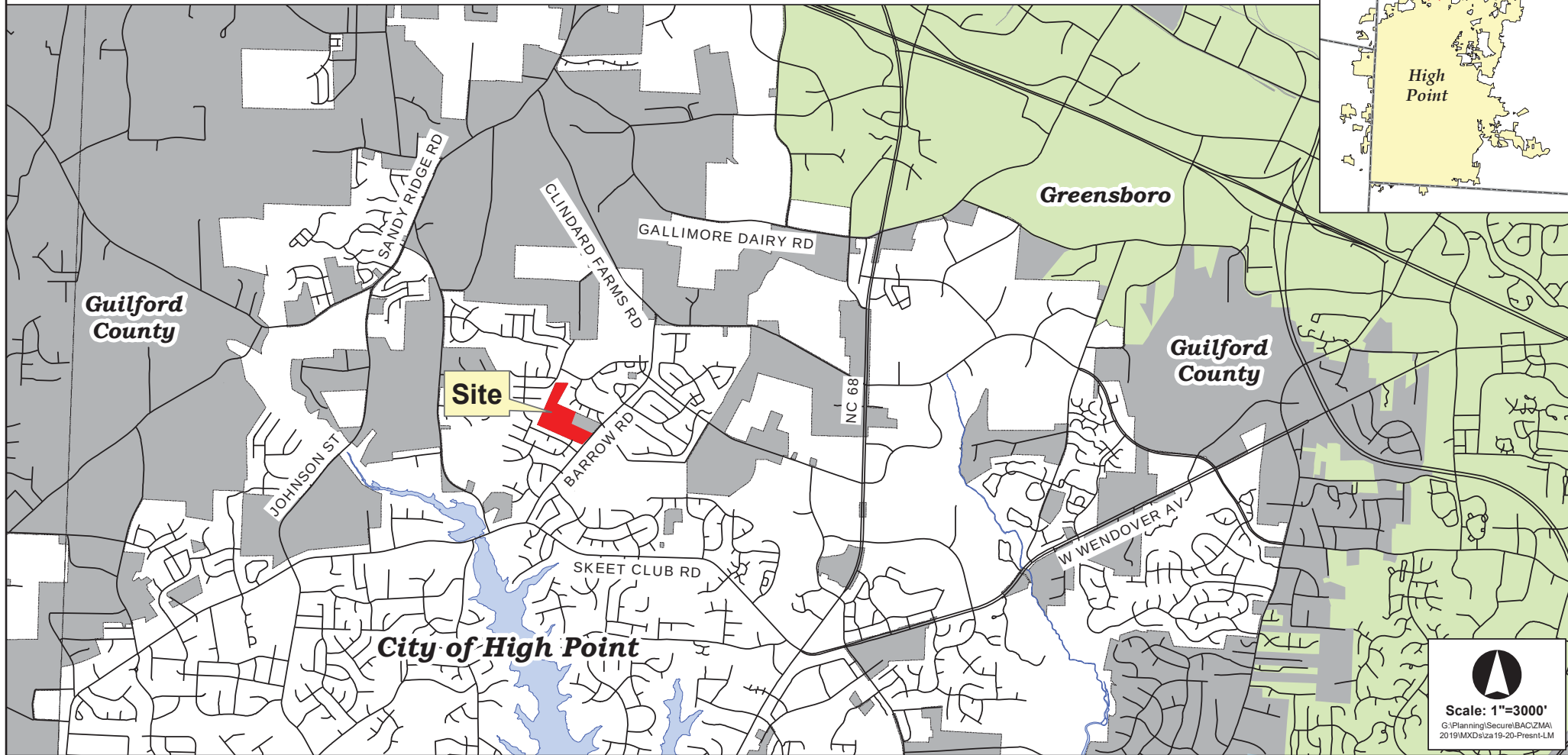
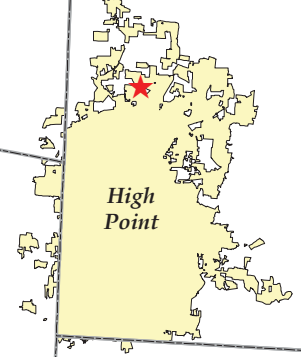
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-20

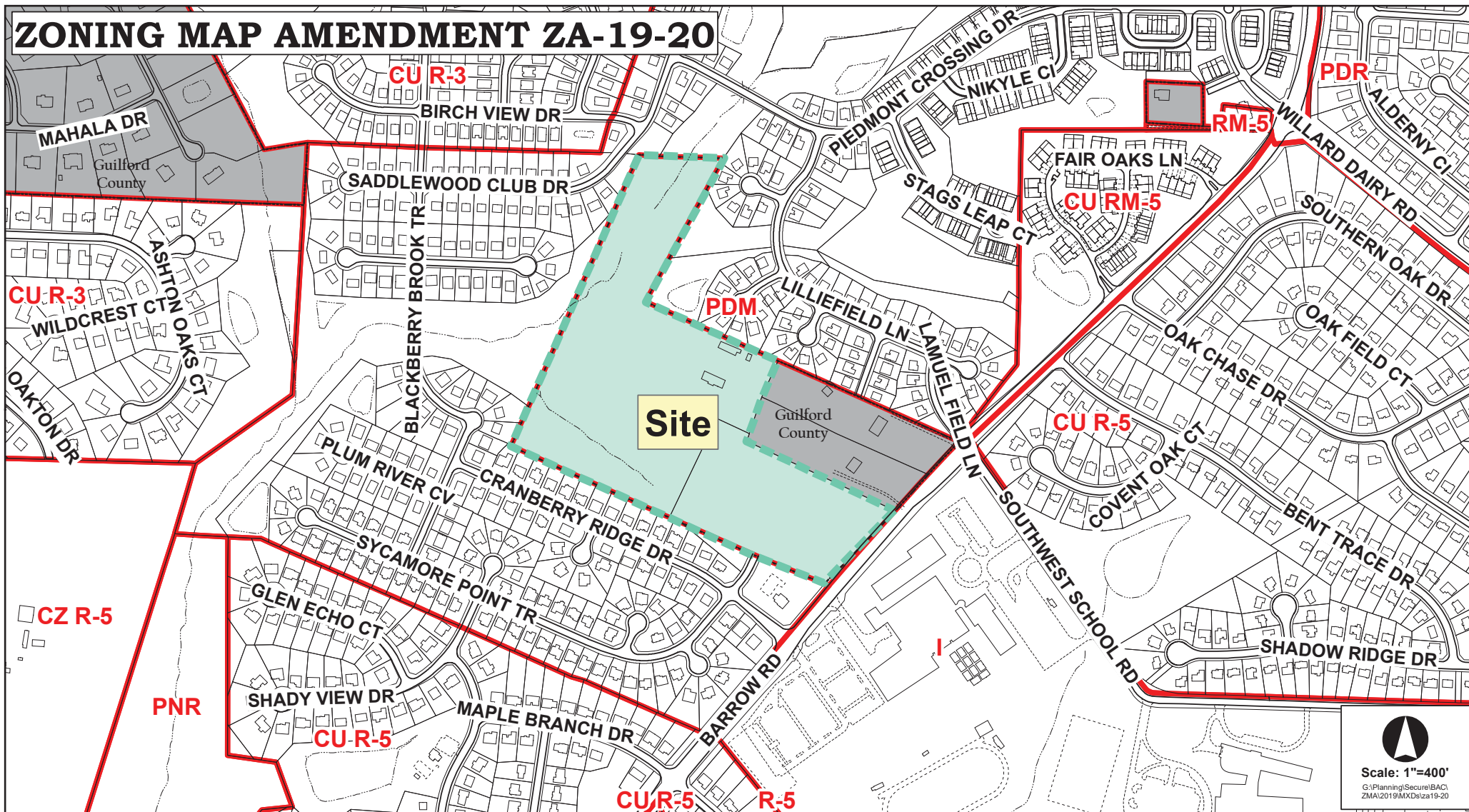
Applicant: Windsor Investments, LLC

## Vicinity Map



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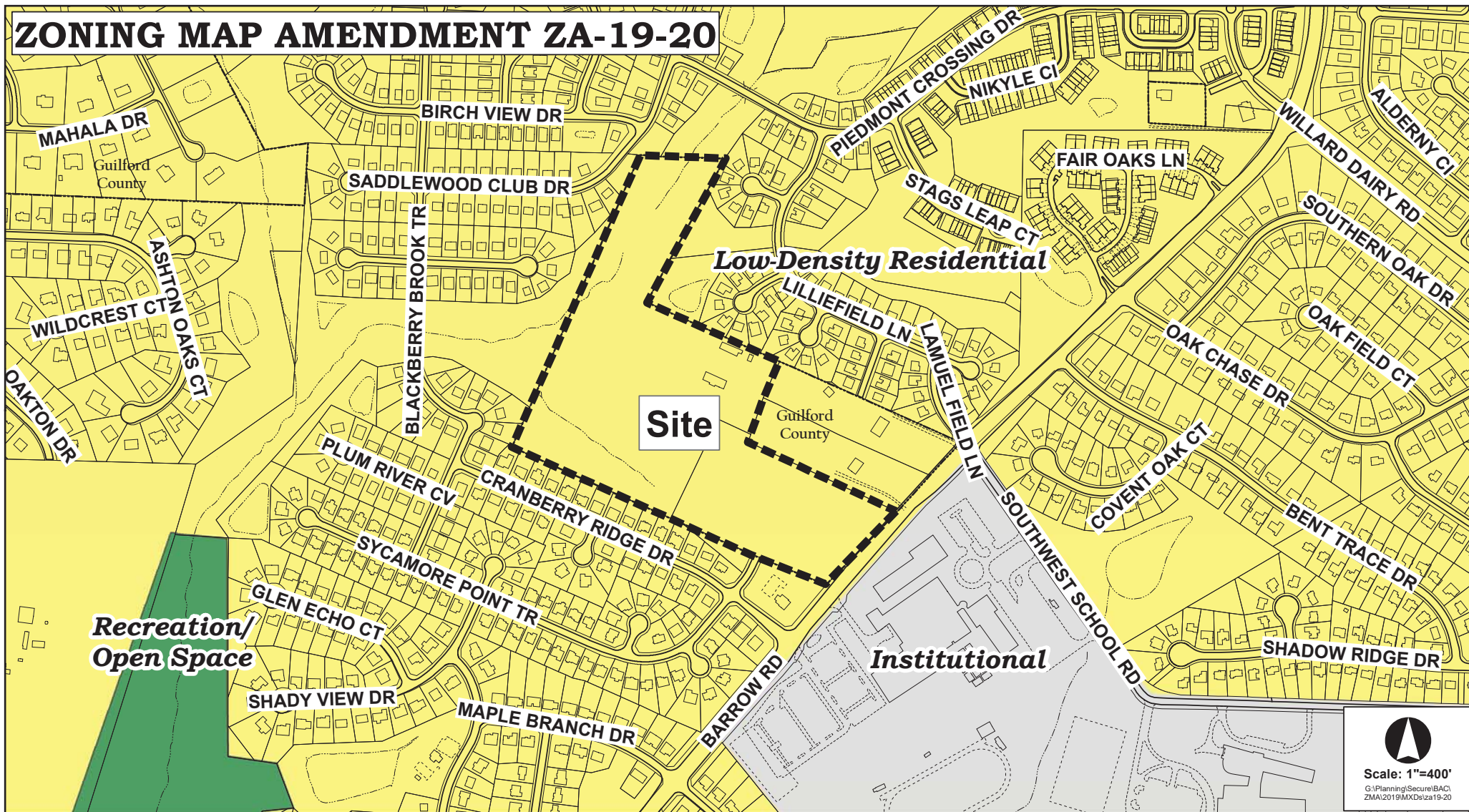
# ZONING MAP AMENDMENT ZA-19-20



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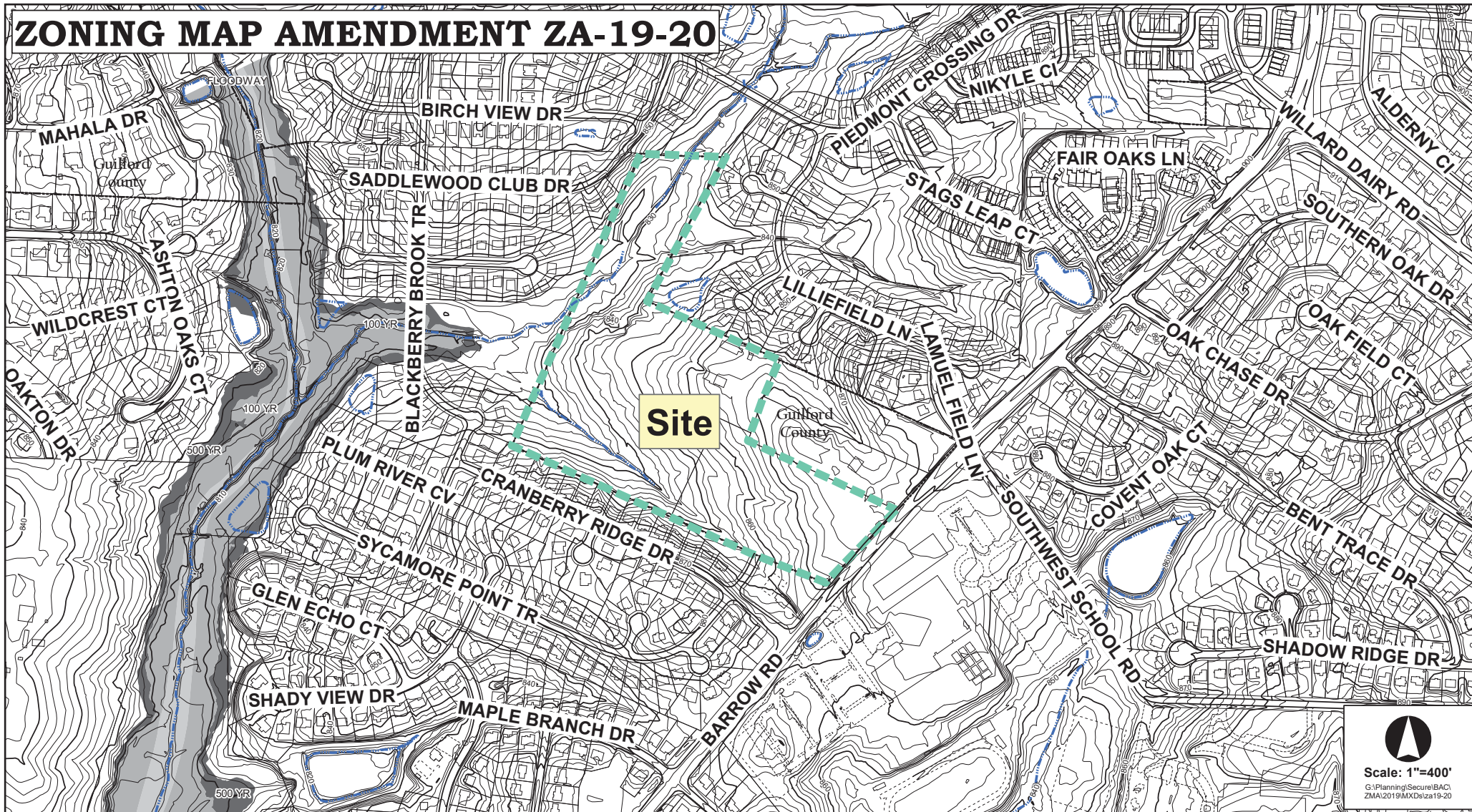


# ZONING MAP AMENDMENT ZA-19-20





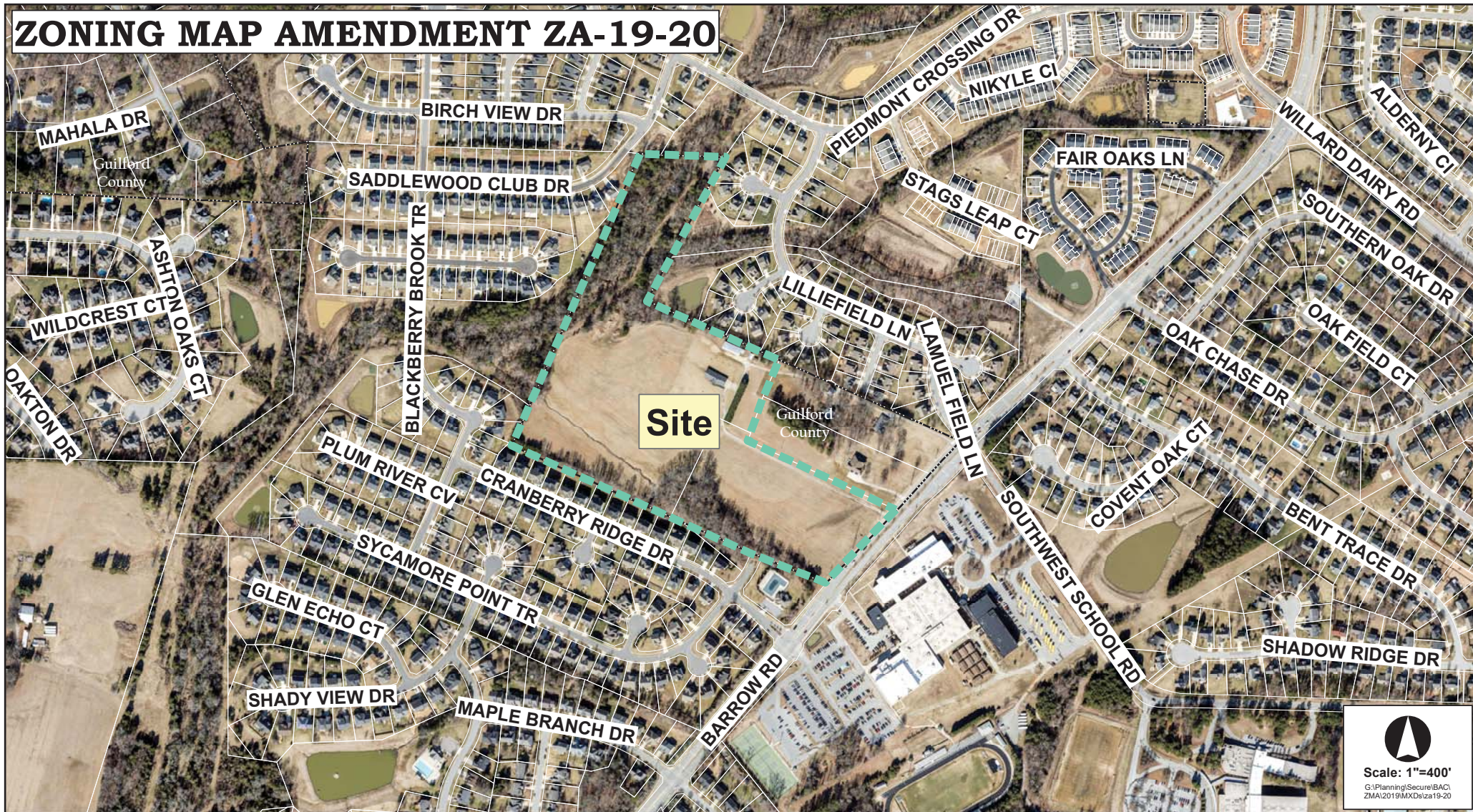
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# ZONING MAP AMENDMENT ZA-19-20



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 22, 2019 and before the City Council of the City of High Point on November 18, 2019 regarding **Zoning Map Amendment Case 19-20 (ZA-19-20)** 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 13, 2019, for the Planning and Zoning Commission public hearing and on November 6, 2019 and November 13, 2019, 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 **November 18, 2019**.

**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 - 5 (CZ R-5) District**. The site is approximately 27 acres and is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. The property is also known as Guilford County Tax Parcels 171240 and 171234.

**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 uses allowed in the Residential Single Family – 5 (R-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Stormwater**

As a part of the land development plan approval, stormwater management device(s) constructed for development of the zoning site shall be sized to accommodate potential runoff from adjoining Guilford County Tax Parcels

171238 & 171241 based on their future development for the single family detached dwelling use type. For the stormwater from development on parcels 171238 & 171241 to be treated from the rezoning site's stormwater management device(s), such development should be subject to the private regional stormwater control program requirement of the Development Ordinance.

B. Transportation Conditions.

1. Access: The zoning site shall be limited to one (1) point of access to Barrow Road. No lot or dwelling unit shall take direct access (driveway access) onto Barrow Road.
2. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council

City of High Point, North Carolina

The xxx<sup>th</sup> day of xxxxxxxxxxxxx, 2019

# **Citizens Information Meeting Report Zoning Map Amendment 19-20**

Submitted by: David Michaels, on behalf of  
Windsor Investments, LLC.



September 27, 2019

Mr. Herbert K. Shannon, Jr., AICP  
Senior Planner/ Zoning Coordinator  
City of High Point  
211 S. Hamilton, Room 316  
High Point, NC 27260

Via email: [herb.shannon@highpointnc.gov](mailto:herb.shannon@highpointnc.gov)

RE: City of High Point Rezoning/Annexation from County AG to COHP CZ R-5 – 26.10  
acres Barrow Road by Windsor Investments, LLC

**Report - Citizen Information Meeting held September 24, 2019 at Southwest High School, 4364 Barrow Rd, High Point**

The meeting began at 6:35 PM

There were 12 property owners in attendance (17 people total) see attached sign in sheet.

Also, in attendance were David Michaels, Kari Mann, and Charlie Hall representing Windsor Homes.

A notification letter was mailed September 16, 2019 to 119 addresses as supplied by the High Point Planning Dept. The letter and the list of parties/addresses to which it was mailed is attached.

The required statement provided by the High Point Planning and Development Dept. included in the mailer and a copy was handed out to all attendees. A copy is attached.

A copy of the agenda as reviewed by Mr. Michaels during the meeting is attached. The agenda explains the purpose of the meeting, the review process, the proposed development and general information about the applicant.

Exhibits were presented showing: the current zoning map, the adopted Land Use Plan, and a preliminary sketch plan of the development and the proposed buildings. A copy of these exhibits is attached.

Mr. Michaels went through the agenda on PowerPoint and answered questions during the discussion and at the end of the presentation.

A summary of the questions and responses is also attached.

The meeting adjourned at 7:45 PM

Submitted by,

David Michaels

4355 & 4361 Barrow Road Rezoning

Citizen Information Meeting – September 24, 2019

Name(s)

Address

Steve & Brenda Withers

3147 Cranberry Ridge Dr. HP NC

Tina & Patrick Murphy

3142 Cranberry Ridge Dr. HP NC

Kyong & Tim Shina

3129 Cranberry Ridge Dr. HP, NC

Brian Marks

3134 Ironwood Flt Dr.

Chad Coltrane

3141 Cranberry Ridge Dr. HP NC

Tanya Stewart

3616 Collesmore Dr HP

Staci Bense

3109 Cranberry Ridge Dr.

Darlene & Joe McLean

3133 Cranberry Ridge Drive

ERIC + Lynne Watts

3153 Cranberry Ridge Dr.

Katherine Lesley

3151 Cranberry Ridge Dr.

Venel Mugi

4313 Holly Orchard Ct

MARCIO COSTIZZO

3483 AMUEL FIELD LANE.

4361/ 4355 Barrow Road – Rezoning

Agenda - Citizens Information Meeting – September 24, 2019  
Southwest High School Media Center

- 1 Introduction - David Michaels, Windsor Homes  
Charlie Hall, Windsor Homes  
Kari Mann, Windsor Homes
- 2 Thank you for attending - please sign one of the attendance records
  - A. High Point requires me to turn in a roster of those in attendance
- 3 Windsor Investments, LLC
  - A. Windsor was started in 2001
  - B. Windsor has developed and built several neighborhoods in High Point and throughout the Triad – most recently Amber Meadows and Copperfield Glen
  - C. I have developed additional sites in High Point including work at Piedmont Centre and St. Charles Place
- 4 Purpose of this meeting:
  - A. Explain the High Point rezoning process
  - B. Advise you of Planning & Zoning Commission public hearing
    - 1) October 22 at 6:00 PM – you will receive notice from High Point
  - C. Provide information about our proposed development
  - D. Receive your comments and concerns – please hold comments to the end
- 5 Handouts & exhibits
  - A. Agenda
  - B. Informational letter from City of High Point (mailed)
  - C. Land Use Plan & current zoning map
  - D. Preliminary sketch plan of proposed development (mailed)
- 6 City of High Point Rezoning Process
  - A. We submit rezoning and annexation applications
  - B. We hold Citizen Information Meeting and file report to staff
  - C. Staff reviews all information and prepares a report and a recommendation to the Planning & Zoning Commission
  - D. Planning & Zoning Commission will hear the case with presentations by staff, the applicant and other interested parties – then they will vote on proposal
  - E. Case will then go to City Council for a similar hearing and they will make a final decision about the proposal
  - F. If the zoning is approved, we will prepare a final subdivision plan and engineering drawings and submit to High Point for review

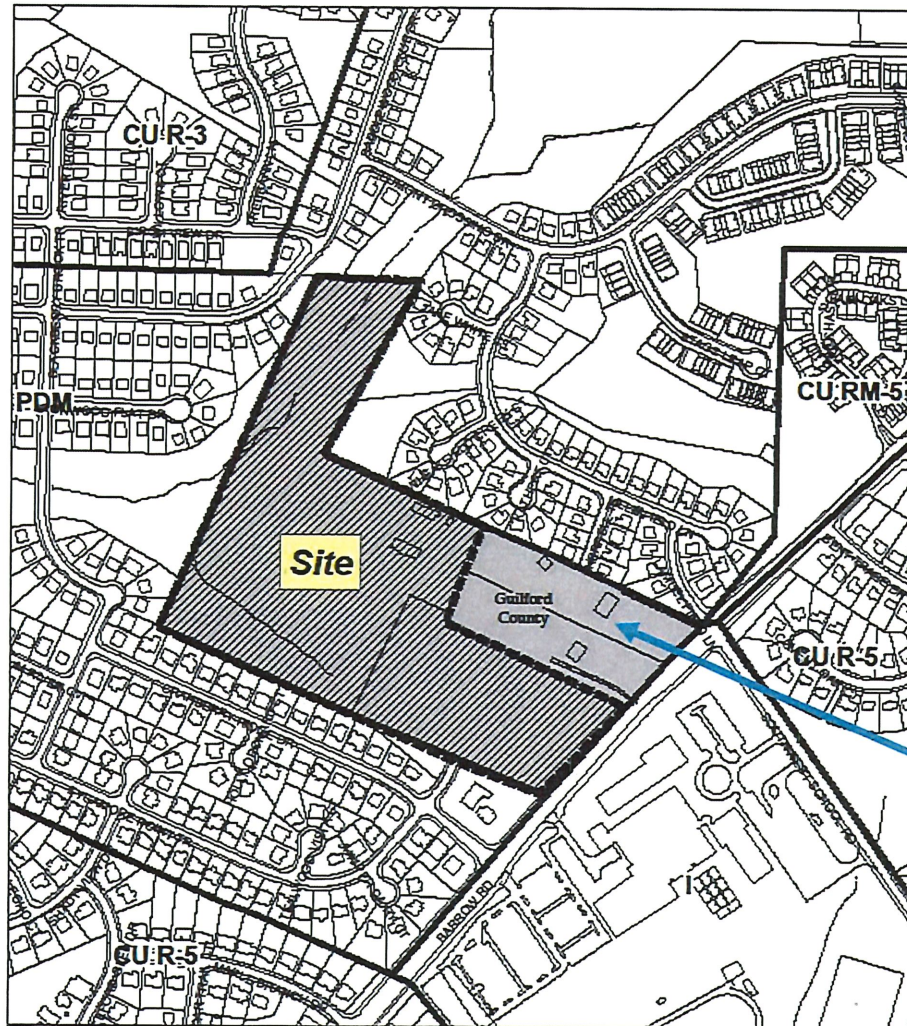


7 Development Proposal – 4361 / 4355 Barrow Road

- A. We are requesting a change in the zoning from county AG to CZ-R5
- B. We are also requesting annexation into the City of High Point
- C. Zoning request is compatible with surrounding developments
- D. This is a Conditional Zoning – we have proposed three conditions for this site:
  - 1) Stormwater management device(s) constructed for development of the subject parcels shall be sized to accommodate potential runoff from adjoining parcels 171238 & 171241 based on their future development at R5 zoning standards.
  - 2) Site shall be restricted to one street connection to Barrow Road with right in and right out turning movements only.
  - 3) A single secondary access shall be provided to adjoining parcels 171238 and 171241.
- E. The site is a total of 26.1 acres
- F. The current Land Use Plan shows this general area as Low Density Residential
- G. Low Density Residential allows up to 5 homes per acre
- H. We are proposing a total of about 82 lots or 3.1 homes per acre
- I. R5 zoning allows 7,000 SF lots on average
- J. Some lot size variance is permitted by the ordinance - 75% to 125% of 7,000
- K. If approved, we intend to construct single family detached homes for sale
- L. We expect the price range of the homes to be in excess of \$300,000
- M. We have submitted a Development Sketch Plan that has been reviewed by COHP
- N. Each homesite will be graded level
- O. About 7.25 acres will be left in open space (28%)
- P. Additional sound insulation will be provided as per Airport Overlay requirements
- Q. We will construct one new storm water device
- R. We show one connection to Barrow Road – right in and right out only
- S. We show one immediate connection to Sycamore Point Trail
- T. We show one future connection to the north – Herrell Terrace – timing depends on future development
- U. All streets will be public and built to City of High Point standards with sidewalks
- V. Utilities will be public - water is at Barrow Road, sewer is onsite
- W. Underground electrical, gas, and internet lines will be installed
- X. We will set up and operate a homeowner's association to maintain retention pond, mailboxes, signage and other common areas

8 Questions & comments?

- A. Please give name and address



Parcels 171238  
& 171241

# **ZONING MAP AMENDMENT ZA-19-20**

From: AG (Guilford County)  
To: CZ R-5

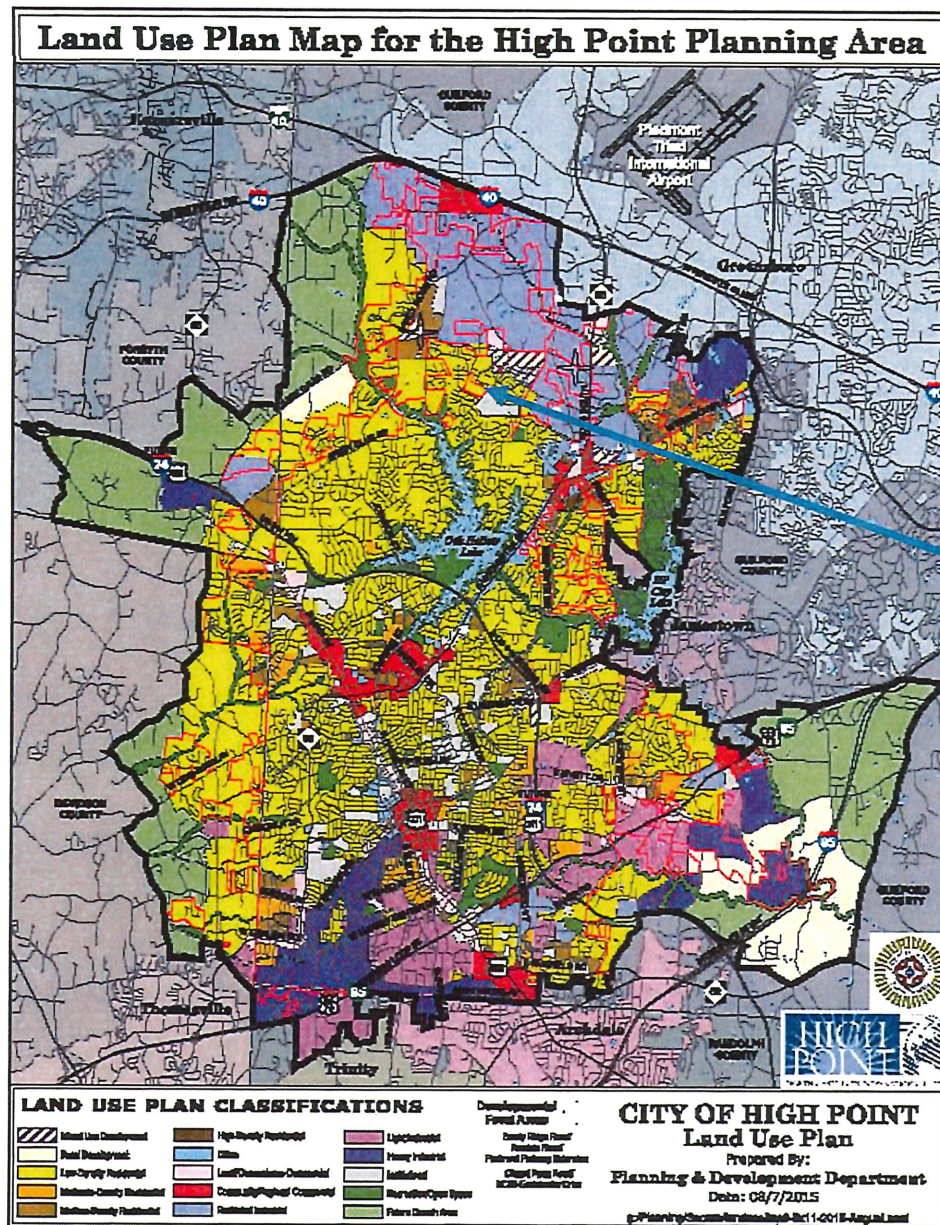
Existing Zoning Boundary  
Subject Property Boundary



Planning & Development  
Department  
City of High Point







Low Density Residential

Up to 5 homes /acre

Site



**Report – Citizen Information Meeting held September 26, 2019 at Southwest High School,  
4364 Barrow Rd, High Point**

**Q & A**

**Tim and Kyong Shina: 3929 Cranberry Ridge Drive**

Q: How will you cross over the creek?

A: We will install a pipe culvert which will be sized by an engineer to pass the flow in the creek channel.

Q: We are concerned with increased traffic within our subdivision. Several accidents at Cranberry Ridge Drive onto Barrow Road. Other neighborhoods cut through to get to school. Children have been injured. What can you do to prevent any future accidents?

A: High Point is requiring us to connect to Cranberry Ridge Drive. High Point transportation department will be made aware of your concerns.

Q: I do not want houses to be squeezed in so closely.

A: R-5 zoning allows 7000 SF lots. Most people are more comfortable with smaller lots than they used to be.

Q: What are you going to do to preserve trees?

A: We will be required to follow the rules for the stream buffers. We will save trees where possible but need to be able to area grade the site.

**Joe McLean: 3133 Cranberry Ridge Drive**

Q: Will a traffic light and speed bumps be added to Cranberry Ridge Drive?

A: We will not. You can ask, but High Point does not typically allow speed bumps on most streets. Perhaps they can install other "traffic calming" devices.

**Lynne Watts: 3153 Cranberry Ridge Drive**

Q: How this affect the school's capacity?

A: The school board handles those matters. Usually not addressed by planning and zoning or city council.

Q: Will trees be conserved? What impact to stream and wetlands?

A: Stream buffers will be protected as per the ordinance. We will have to obtain permits to impact the stream or wetlands with any proposed site improvements.

**Staci Bensel: 3109 Cranberry Ridge Drive**

Q: Can we have a minimum of a 5 ft buffer? Why does the cul-de-sac come so close to the property line?

A: High Point does not allow the cul-de-sac in the stream buffer, so we had to move it very close to the property line. I will look at what trees are near you. Any trees on the property line will be saved.

Q: Also concerned about creek flooding and runoff.

A: Runoff from the site will have to go through the retention pond. This will minimize flooding.

**Katherine Lesley: 3151 Cranberry Ridge Drive**

Q: I had an issue with the stream buffer on our property and we didn't have room to build a deck without encroaching into the buffer. Will you encroach into our property or the stream buffer?

A: The buffer rules have changed over the years. High Point does not currently allow personal improvements in the stream buffer. Buffer areas will be owned and maintained by the HOA.

Q: What is the expected demographic for your neighborhood? If more children, it will impact school capacity.

A: We expect many buyers of these homes to have children.

**Tina Murphy: 3142 Cranberry Ridge Drive**

Q: Lot layout looks too cramped.

A: Sorry, it meets the minimum requirements for this zoning.

**Unknown: 8104 Cranberry Ridge Drive**

Q: Can some land be sold to adjoin neighborhoods?

A: Unlikely.

Q: Can you create a common recreation area?

A: Unlikely.

Q: What can be done to prevent tree removal near the pool?

A: It will depend on the grading plan and permitting.

Q: Net density is more than 3 du/acre.

A: That's true, but overall density is still in compliance with the land use plan.

**Venu Mugi: 4313 Holly Orchard Court**

Q: How will this affect property value and taxes?

A: These will be nice homes and should not have a negative affect on property values.

Q: How will the school board react to this development?

A: Don't know – North High Point continues to grow at a fast rate, and they have responsibility to address it.

**Tonya Stuart: 3616 Cottesmore Drive**

Q: I am hijacking your meeting. I have a huge issue with this community because of the schools. Can you prove to planning and zoning that is an acceptable neighborhood. Encouraged everyone to contact Herb Shannon to oppose this rezoning.

A: The purpose of this meeting is to make you aware of our proposal and the future meetings. You are welcome to contact anyone on High Point staff or the school board. We feel this is a very reasonable request and the requested zoning is compatible with the surrounding neighborhoods.





September 16, 2019

VIA USPS

Property Owners within 300 feet of 4355 & 4361 Barrow Road:

**Citizen Information Meeting Notice:**  
**Southwest High School Media Center**  
**4364 Barrow Road, High Point**

**Tuesday, September 24, 2019 from 6:30 PM to 7:30 PM**

Windsor Investments, LLC has requested a rezoning for the property located at 4355 and 4361 Barrow Road. You are invited to an informational meeting at the location and time set forth above in order to learn more about our proposal. I will be available to answer questions and discuss any concerns you may have about this request. We are requesting zoning from AG to conditional zoning, CZ-R5 classification. The City of High Point will hold a public hearing for this matter on October 22, 2019 and you should receive additional information from them with further details of that meeting. A preliminary layout is attached for your information. However, this is not an approved plan and is subject to further revision.

Site Acreage: 26.10+/- Acres

Proposed Zoning: CZ-R5

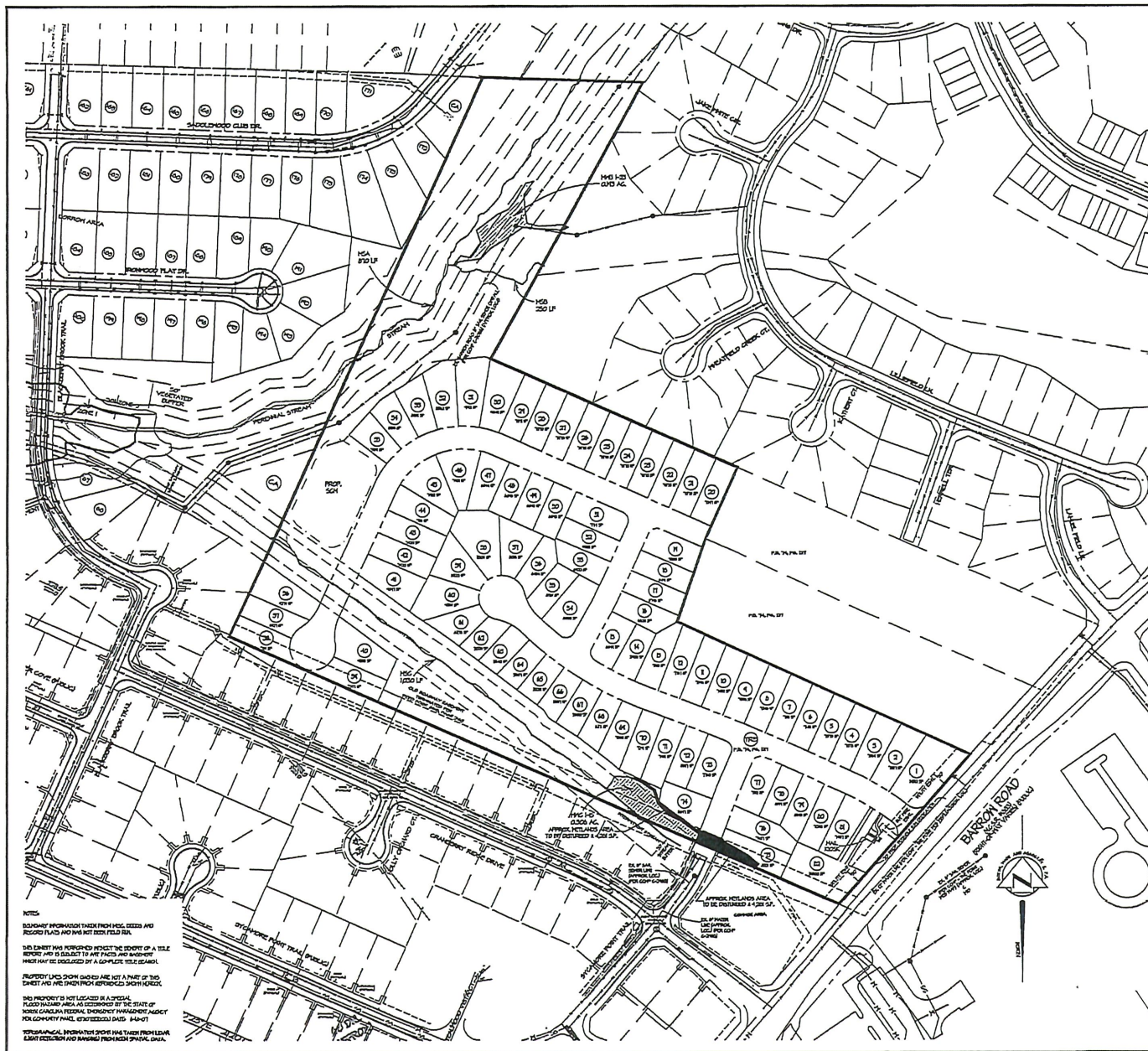
Proposed home sites: 80-82 Total

Approximate Site Density: 3.1 Dwelling Units/Acre

If you cannot attend the meeting on September 24<sup>th</sup>, then you may call me at 336.282.3535 extension 239 with any questions or concerns you may have.

Yours truly,

David B. Michaels  
Company Agent



**NOTES**

BOUNDARY INFORMATION TAKEN FROM RECORDS AND RECORDED PLATS AND HAS NOT BEEN FIELD SURVEYED.

THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY AND IS SUBJECT TO ANY FACTS AND CONDITIONS WHICH MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

PROPERTY LINES SHOWN HEREIN ARE NOT A PART OF THIS DRAWING AND ARE THEREFORE NOT TO BE CONSIDERED A PART OF THIS DRAWING.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE STATE OF NORTH CAROLINA FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COMMUNITY PANEL, FLOOD HAZARD DATA, 1/1/2017.

TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM LIDAR DATA DETECTION AND BARRING FROM SPOT DATA.

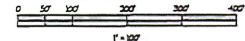
### SITE INFORMATION

|                               |                            |
|-------------------------------|----------------------------|
| TOTAL AREA                    | 41.261 ACRES               |
| ZONING CITY ANNEXATION ZONING | CZ R-5 District (PROPOSED) |
| PROPOSED USE                  | ONE HOLLOW LAKE AREA TRAIL |
| PROPOSED LOT                  | 56666 PARCEL               |
| NUMBER OF LOTS PROPOSED       | 81                         |
| TYPICAL LOT SIZE              | 57' X 140' (1,000 SF)      |
| DENSITY                       | 31 LOTS/ACRE               |
| LINEAL FEET OF HIGH STREET    | 1,200 SF                   |
| BUILT UPON AREA (BUA)         | 1,637 AC. (22.8)           |
| COMMON AREA/OPEN SPACE SHOWN  | 4-1.25 ACRES (20.5)        |
| PARCEL NUMBER                 | 11234 & 11240              |
| DEED REFERENCES               | D.B. 7441, P. 2542         |

### SETBACK REQUIREMENTS (OUTSIDE CORE ASSUMED)

|                                                                                                                             |                   |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------|
| AVG. MINIMUM LOT AREA (SQUARE FEET)                                                                                         | 1,000 SQUARE FEET |
| NOTE: AREA OF LOTS ADJOINING COMMON AREA OR OPEN SPACE MAY BE REDUCED TO 50% OF AVG. MIN. LOT AREA OF 1,000 SF, OR GREATER. |                   |
| MINIMUM LOT WIDTH (FEET)                                                                                                    | 30 FEET           |
| INTERIOR LOT                                                                                                                | 50 FEET           |
| COMMON LOT                                                                                                                  | 25 FEET           |
| MINIMUM STREET SETBACK (FEET)                                                                                               | 15 FEET           |
| FRONT                                                                                                                       | 5 FEET            |
| SIDE                                                                                                                        | 5 FEET            |
| MINIMUM SIDE SETBACK (FEET)                                                                                                 | 30 FEET           |
| MINIMUM REAR SETBACK (FEET)                                                                                                 | N/A               |
| MINIMUM PERIMETER SETBACK (FEET)                                                                                            | 30 FEET           |
| MINIMUM BUILDING HEIGHT (FEET)                                                                                              | 30 FEET           |

### GRAPHIC SCALE



**Engineers**  
**Surveyors**  
**Surveyors**

**Wade and Associates, P.A.**

421 Cape Fear Street, Suite 100, Wilmington, NC 28401  
P.O. Box 11122, Wilmington, NC 28401  
Phone: (910) 343-1111 Fax: (910) 343-1111  
W.C. Wade & Co., Inc.

**PRELIMINARY**  
**DRAWING**  
**NOT FOR**  
**CONSTRUCTION**

PRELIM.

**PRELIMINARY**  
**CONCEPT PLAN**  
**WILLIARD PROPERTY SUBDIVISION**  
**4325 & 4361 BARON ROAD**  
**HIGH POINT, NORTH CAROLINA 27265**  
**DEEP RIVER TOWNSHIP, GUILFORD COUNTY**

OWNER/CLIENT:

**HILLIARD FARMS, LLC**  
**870 HARRIS COUNTRY LANE**  
**RAVENNA, OH 44260**

DESIGNED BY: **W&A**  
DATE: **MAY 21, 2018**  
REVISIONS:

DRAWN BY:

**CONCEPT**  
**PLAN**

FILE NO. **W&A/2018-01** & **ON LARSEN/2018**  
DRAWING SCALE: **1"=100'**  
PLAN SHEET NO. **1**

ADHIKARI, SAFALA;BHATTARAI, SUMAN  
4277 KATHERT CT  
HIGH POINT NC 27265

ALBANESE JR, JAMES A;ALBANESE, EDDIENA A  
3489 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

ALDERBROOK HOMEOWNERS ASSOCIATION INC  
4125-G WALKER AVE  
GREENSBORO NC 27407

AMH NC PROPERTIES LP  
30601 AGOURA RD STE 200  
AGOURA HILLS CA 91301

ANAND, MANIK;SAINI, MONIKA  
3104 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

APOLINARIO, JAMES B;APOLINARIO, NORLEN O  
4508 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

ARMSTRONG, JOSEPH B;ARMSTRONG, SHARON  
LYNN  
3120 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

ASSOCIATION OF HOMEOWNERS OF WALNUT  
CREEK  
1520 UWHARRIE POINT PWY  
NEW LONDON NC 28127

ASSOCIATION OF HOMEOWNERS OF WALNUT  
CREEK INC  
211 JAMES JACKSON AVE  
CARY NC 27513

ASSOCIATION OF HOMEOWNERS OF WALNUT  
CREEK INC  
PO BOX 5065  
HIGH POINT NC 27262

AYERS, DAVID F;AYERS, LAURA  
3451 JAKE WHITE CT  
HIGH POINT NC 27265

BAI, YING;WANG, SHANG  
4520 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

BANDI, SINDHU;MEDARAPU, PHANI KUMAR  
4430 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

BARBEE JR, HARVEY W;BARBEE, MARIANA V  
4274 KATHERT CT  
HIGH POINT NC 27265

BATES JR, RODOLFO;BATES, NORMA ROSE  
3145 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BEAVERS, ROGER  
614 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

BENJAMIN, PAUL MICHAEL;BENJAMIN, KOURTNEY  
NICOLE  
3100 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BENNETT-TITUS, TAMMY;TITUS, JOSHUA B  
4431 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

BENSEL, ANTHONY K;BENSEL, STACI S  
3109 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BORJIGIN, NARASO;GAODU, JIYA  
3137 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BRADLEY, COURTNEY L;BRADLEY, JOSHUA G  
3149 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BRAMBLE, ROBERT L  
P O BOX 165  
BRODHEAD WI 53520

BRANNON, JOSEPH A;BRANNON, KIMBERLY L  
4502 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

BRINEGAR JR, PAUL J;SUITS, JULIE A  
3458 JAKE WHITE CT  
HIGH POINT NC 27265

BULLS, JOI W;BULLS II, WALTER K  
3125 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CARDONA-TORRES, RAUL;ROMERO, SANDRA L  
3156 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CEN, HUI SHEN;LIANG, MEI YAN  
4435 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

CHENG, ADA Q;CHENG, HUA  
154 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CHENG, KAI JEN;LIN, FANG YUN  
3452 JAKE WHITE CT  
HIGH POINT NC 27265

CHOI, ALEXANDER;CHOI, SUN MI  
3127 IRONWOOD FLAT DR  
HIGH POINT NC 27265



CHOI, KUN HO;KIM, JU HEE  
3485 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

COLTRANE, CHAD ALLEN;COLTRANE, TAMERA  
HILL  
3141 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CRAFT, JONATHAN C;CRAFT, LICIA A  
3122 IRONWOOD FLAT DR  
HIGH POINT NC 27265

CRUESS, GREGORY DANIEL;CRUESS, WENDY  
ANNETTE  
3108 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CUMMINGS, ROBERT L;CUMMINGS, MELISSA  
4291 HERRELL TER  
HIGH POINT NC 27265

DEWEESE, RONDA B  
3454 JAKE WHITE CT  
HIGH POINT NC 27265

DIVI, RAGHU;POLISETTI, ARCHANA  
3118 IRONWOOD FLAT DR  
HIGH POINT NC 27265

ESTES, ANTHONY LAMONT  
612 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

EVANS, DANE P;EVANS, NICOLE DIANNE  
4438 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

FEDERICO, DONNA M;FEDERICO, TONY F  
3164 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

FOREMAN, GREGORY L;WHITAKER, KEISHA S  
602 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

FREEDLE, JOHNNY LEE;FREEDLE, ANALYN S  
4506 TREEBARK LN  
HIGH POINT NC 27265

GARVEY, DONNA J  
5804 SCOTLAND OAKS CT  
GREENSBORO NC 27407

GEISLER, JASON A;GEISLER, POLLY  
3126 IRONWOOD FLAT DR  
HIGH POINT NC 27265

GILL, JUGRAJ SINGH;GILL, HARPREET KAUR  
3113 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

GOLAMCO, GLENDON M;GOLAMCO, JENNIFER P  
4446 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

GOLD, KELVIN ANG;GOLD, MINA  
3121 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

GOUR, VISHAL;GOUR, SANYUKTA  
4308 HOLLY ORCHARD CT  
HIGH POINT NC 27265

GUILFORD COUNTY BOARD OF EDUCATION  
712 N EUGENE ST  
GREENSBORO NC 27401

HANOPOLE, JENNIFER PITTS  
2488 BIRCH VIEW DR  
HIGH POINT NC 27265

HARDEN, CAROL;HARDEN, JAMES  
3486 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

HEBLIKAR, AKSHAY SRIKANTH;VIJAYASHANKAR,  
DEEPASHRI  
604 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

HEPFNER, AYLIN;HEPFNER, ROBERT  
4525 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

HU, GUI BAO;SHEN, SHU ZHEN  
4506 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

HUDSON, HAROLD D;HUDSON, KAY B  
3456 JAKE WHITE CT  
HIGH POINT NC 27265

IMMANENI, GANESH SAI;POKALA, ANUPAMA  
3116 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

INMAN, STEPHANIE;INMAN, THOMAS IV  
3487 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

JAMES, KIMBERLY;JAMES, ELIZABETH JAMES  
3450 JAKE WHITE CT  
HIGH POINT NC 27265

JEWELL, CAROLYN L TR;THE CAROLYN L WHITE  
REVOCABLE LIVING TRUST  
6 DEVONSHIRE DR  
GREENSBORO NC 27410

JOSHI, BHUMIT G;JOSHI, HIRAL B  
4521 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

KARAC, RADE;STANISIC, TATJANA  
4283 HERRELL TER  
HIGH POINT NC 27265

KAUR, BALWINDER;KUMAR, BALJINDER  
4516 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

KODOM, PIZEANI  
3123 IRONWOOD FLAT DR  
HIGH POINT NC 27265

KOKAJKO, RYAN;KOKAJKO, HILLARY KOKAJKO  
608 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

LAI, SU O  
3152 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

LAL, ESHWAR;LAL, SHRIMATI  
3131 IRONWOOD FLAT DR  
HIGH POINT NC 27265

LESLEY, JAMES KIRK;LESLEY, KATHERINE MAY  
HARDY  
3151 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

LILLIEFIELD SUBDIVISION OWNERS ASSOCIATION  
INC  
4125 WALKER AVE #G  
GREENSBORO NC 27407

MARKS, AMBER WAGNER;MARKS, BRIAN SCOTT  
3134 IRONWOOD FLAT DR  
HIGH POINT NC 27265

MCCRACKEN, BRETT M;MCCRACKEN, PATRICIA A  
3483 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

MCHAM JR, VERNON E;MCHAM, THEASTER M  
3488 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

MCLEAN, JOE D;WILLIAMS, DARLENE  
3133 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

MOORE JR, JAMES REID;MICHAEL-MOORE,  
CHRISTY J  
4500 TREEBARK LN  
HIGH POINT NC 27265

MUGI, KAVITHA;MUGI, VENUGOPALA R  
4313 HOLLY ORCHARD CT  
HIGH POINT NC 27265

MURPHY, PATRICK M;MURPHY, TINA R  
3142 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

NANDYALA, VEERA R  
4426 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

NGUYEN, GIAU H;NGUYEN, MAI T  
3150 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

OLAN, FRANK;OLAN, EMILY  
4278 KATHERT CT  
HIGH POINT NC 27265

PATEL, BHUPENDRA R;PATEL, MEENAXIBEN B  
3146 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

PAULRAJ, AMUTHARANI;RAGUNATHAN, NANNI  
SENTHIL VELAN  
3130 IRONWOOD FLAT DR  
HIGH POINT NC 27265

PERDOMO, MARIA;QUICENO, LUIS FELIPE  
4439 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

PHOK, KONG  
4504 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

PLENTIE, KELILEA R;PLENTIE, DEVON S  
3455 JAKE WHITE CT  
HIGH POINT NC 27265

POSTON, KATHRYN PAGE  
3942 PALLAS WAY APT 3-F  
HIGH POINT NC 27265

RABADEY, RAJESHKUMAR Y;RABADEY, JAYSHREE  
4309 HOLLY ORCHARD CT  
HIGH POINT NC 27265

RATHJEN, ANTHONY G;RATHJEN, JENNIFER C  
3457 JAKE WHITE CT  
HIGH POINT NC 27265

REYES, EVELYN S;REYES JR, NESTOR M  
4434 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

ROBERSON, GRAYLON;ROBERSON, SHIRLEY  
505 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

ROBINSON, DUANE L;ROBINSON, CHERYL L  
3490 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

RODRIGUES, HELTON I  
4512 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

ROYALS, ADAM N;ROYALS, ELIZABETH T  
3453 JAKE WHITE CT  
HIGH POINT NC 27265

SHARMA, GAURAV;PANDEY, MANASI  
4528 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

SHINA, TIMOTHY JOSEPH;SHINA, KYONG PAE  
3129 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

SIDDIQUI, MUBEEN  
4500 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

SIMIC, TATJANA  
3481 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

SINGH, GAGANDEEP;KAUR, PARAMJIT  
3484 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

SNELL, AARON;SNELL, MELODY  
4275 KATHERT CT  
HIGH POINT NC 27265

SO, NAI POR;SO, YOUNG IN  
4287 HERRELL TERRACE  
HIGH POINT NC 27265

SOTO, EDWARD M;SOTO, PAULA J  
4281 KATHERT CT  
HIGH POINT NC 27265

THOMAS, DAVID W  
610 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

THOR, ALVIN;THOR, KONG YANG  
4312 HOLLY ORCHARD CT  
HIGH POINT NC 27265

TIMMONS, ALAN R;TIMMONS, PATRICIA M  
4442 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

TRAN, PHUONG N;NGUYEN, PHUONG B  
3112 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

TU, LI CHING  
3135 SOUTHAMPTON DR  
JAMESTOWN NC 27282

VIEWMONT INVESTMENT LLC  
757 VIEWMONT DRIVE  
ASHEBORO NC 27205

WATKINS, KELLE E D;WATKINS, TRENT E  
3025 PLUM RIVER CV  
HIGH POINT NC 27265

WATTS, ERIC K;WATTS, LYNNE M  
3153 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

WILLIAMS, TRISTAN NOEL;WILLIAMS, TED  
STEPHEN  
4524 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

WILLIARD FARMS LLC  
670 MARSH COUNTRY LANE  
RANDLEMAN NC 27317

WILLIARD, CHRISTOPHER;WILLIARD, LAURA L  
4371 BARROW RD  
HIGH POINT NC 27265

WILLIARD, SANDRA;WILLIARD, LANCE  
4367 BARROW RD  
HIGH POINT NC 27265

WITHERS, STEVIE G;WITHERS, BRENDA S  
3147 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

WONG, CHRISTINA;WONG, WI HONG  
3160 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

YARBOROUGH, SHERRIE E  
3480 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

YU, ALMIRA R;YU, ERWIN ABORDO  
4279 KATHERT CT  
HIGH POINT NC 27265

YU, XUEJUN;ZHUANG, ZAIXIA  
4501 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265



**City of High Point**  
**Citizen Information Meetings**



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

[www.buildhighpoint.com](http://www.buildhighpoint.com)

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 19-21  
(Years Properties, Inc.)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** November 18, 2019

**Public Hearing:** Yes

**Advertising Date:** November 6, 2019, and  
November 13, 2019

**Advertised By:** Planning & Development

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

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### PURPOSE:

A request by Years Properties, Inc. to rezone approximately 20.84 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. The site is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

### BACKGROUND:

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

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request as outlined in the attached staff report.
- B. On October 22, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-21. The Planning and Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 8-0.



## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Yearns Properties, Inc.

### Zoning Map Amendment 19-21

At its October 22, 2019 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximately 20.84 acres to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. All members of the Commission were present except for Mr. Jim Armstrong. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

#### Speaking on the request:

Speaking in favor of the request was the applicant's representative, Mr. Wiley Sykes, 110 Elgin Place, Greensboro. Mr. Sykes provided an overview of the proposal to rezone this site in order to develop a mixed residential development consisting of townhomes and single family homes.

Speaking in opposition were Mr. David Hagger, 902 Chatfield Drive, High Point; Ms. Judy Nalley, 3309 Warwick Drive, High Point, Mr. Tim Small, 1103 Bales Chapel Road, Jamestown; and Ms. Ann Dixon, 907-A Chatfield Court, High Point. These speakers expressed the following concerns:

- Density – The proposed density of the development is greater than the surrounding area.
- Traffic & Safety – There is limited visibility at the proposed access to Bales Chapel Road and a traffic light should be installed. They recommended a Traffic Impact Analysis be required for this project. Also, they have a problem with vehicles speeding on Chatfield Drive, a lack of sidewalks in the area and this project will add to these safety issue.
- Infrastructure Upgrades - There have been power outages and sewer spills in this area. No additional homes should be developed until the infrastructure is upgraded in this area.

### Planning and Zoning Commission Action

#### Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-21, as recommended by staff, by a vote of 8-0.

#### Consistency and Reasonableness Statements

The Commission voted 8-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because the zoning site is designated Low Density Residential by the adopted Land Use Plan and the proposed CZ-RM-5 District is supported by the plan's goals and objectives. Furthermore, the request is reasonable and in the public interest because the site, as conditioned, will allow residential development that is compatible with the adjacent residential developments and that can be adequately served by municipal services.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-19-21  
October 22, 2019**

| <b>Request</b>                                                 |                                                                                                                   |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>Yearns Properties, Inc.                   | <b>Owners:</b><br>Tim Richardson and Beverly Richardson Graham,<br>on behalf of the Estate of Margaret Richardson |
| <b>Zoning Proposal:</b><br>To rezone approximately 20.84 acres | <b>From:</b> R-3 Residential Single Family-3 District                                                             |
|                                                                | <b>To:</b> CZ RM-5 Conditional Zoning Residential Multifamily-5 District                                          |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | The site is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive                                                                                                                                                                                                                                                                                                                                                             |
| <b>Tax Parcel Number:</b>              | Guilford County Tax Parcels 160169, 160150 (portion) and 160166 (portion)                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Site Acreage:</b>                   | Approximately 20.84 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Current Land Use:</b>               | The site is currently developed with two single family dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Physical Characteristics:</b>       | The site is heavily wooded with a moderate to severely sloping terrain. A perennial stream runs from east to west along the southern boundary of the property. The steeper terrain of the site lies along the stream corridors.                                                                                                                                                                                                                                                       |
| <b>Water and Sewer Proximity:</b>      | A 12-inch and 6-inch City water line lie adjacent to the site along Bales Chapel Road and Chatfield Drive, respectively. An 8-inch City sewer line is adjacent to the site along Chatfield Drive and along the southern boundary of the site with the stream corridor.                                                                                                                                                                                                                |
| <b>General Drainage and Watershed:</b> | The site drains in a general southeasterly direction and development is subject to the Oakdale Reservoir Watershed Critical 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. Within Tier 3 of this WCA, development is limited to two dwelling units per acre or 50% built-upon area. |
| <b>Overlay Districts:</b>              | Oakdale Reservoir Watershed Critical Area (WCA) – Tier 3<br>Oakdale Reservoir General Watershed Area (GWA)                                                                                                                                                                                                                                                                                                                                                                            |

| <b>Adjacent Property Zoning and Current Land Use</b> |              |                                                                                                    |                                                             |
|------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>North:</b>                                        | R-3<br>RS-40 | Residential Single Family-3 District<br>Residential Single Family-40 District<br>(Guilford County) | Religious institution (church) and single family dwellings  |
| <b>South:</b>                                        | R-3          | Residential Single Family-3 District                                                               | Recreational and common area of the Stone Hedge subdivision |
| <b>East:</b>                                         | R-3          | Residential Single Family-3 District<br>(City of High Point ETJ Area)                              | Single family dwellings                                     |

|              |     |                                      |                                                |
|--------------|-----|--------------------------------------|------------------------------------------------|
| <b>West:</b> | R-3 | Residential Single Family-3 District | Single family dwellings and townhome dwellings |
|--------------|-----|--------------------------------------|------------------------------------------------|

| Relevant Land Use Policies and Related Zoning History  |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement:</b>              | This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.                                                                                                                                                                                                                                                                                                                             |
| <b>Land Use Plan Map Classification:</b>               | The site has a Low-Density Residential land use designation. These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.                                                                                                                                                                                                               |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b> | The following goal and objective of the Land Use Plan are relevant to this request:<br>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.<br>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. |
| <b>Relevant Area Plan:</b>                             | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Zoning History:</b>                                 | Except for annexation and rezoning to allow the abutting church office building to connect to city utilities, there has been no recent zoning activity in this area. Adjacent residential developments to the south and west were developed in the 1980s.                                                                                                                                                                                               |

| Transportation Information               |                                                                                                                                                                                                                                                                                                   |                |                                                                                                                                                      |                  |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Adjacent Streets:                        | Name                                                                                                                                                                                                                                                                                              |                | Classification                                                                                                                                       | Approx. Frontage |
|                                          | Bales Chapel Road                                                                                                                                                                                                                                                                                 |                | Minor Thoroughfare                                                                                                                                   | 520 ft           |
| Vehicular Access:                        | Via public street connection to Bales Chapel Road and Chatfield Drive.                                                                                                                                                                                                                            |                |                                                                                                                                                      |                  |
| Traffic Counts:<br>(Average Daily Trips) | Bales Chapel Road                                                                                                                                                                                                                                                                                 |                | 1,500 ADT (NCDOT 2017 traffic count)                                                                                                                 |                  |
| Estimated Trip Generation:               | An approximate 78-lot mixed residential subdivision (single family homes and townhomes) is proposed. Such a development is anticipated to generate approximately 601 daily trips (during a 24-hour time period) with approximately 48 AM peak hour trips and approximately 61 PM peak hour trips. |                |                                                                                                                                                      |                  |
| Traffic Impact Analysis (TIA):           | Required                                                                                                                                                                                                                                                                                          |                | TIA Comments                                                                                                                                         |                  |
|                                          | <u>Yes</u>                                                                                                                                                                                                                                                                                        | <u>No</u><br>X | A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours. |                  |
| Conditions:                              | <u>Access:</u> One (1) point of access to Bales Chapel Road and one (1) point of access to Chatfield Drive.                                                                                                                                                                                       |                |                                                                                                                                                      |                  |
|                                          | <u>Right-of-way dedication:</u> The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way along the Bales Chapel Road frontage of the zoning site, as measured from the existing centerline of Bales Chapel Road.                                                        |                |                                                                                                                                                      |                  |
| Pedestrian Access:                       | Development of the site is subject to the sidewalk requirements of the Development Ordinance.                                                                                                                                                                                                     |                |                                                                                                                                                      |                  |



| School District Comment                                                                                                                                                                                                                                                                                                                            |                                                               |                                                       |                       |                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------|-----------------------|--------------------------------------|
| Guilford County School District                                                                                                                                                                                                                                                                                                                    |                                                               |                                                       |                       |                                      |
| Local Schools:                                                                                                                                                                                                                                                                                                                                     | Enrollment:<br>2019 – 2020<br>(20 <sup>th</sup> day of class) | Maximum Design /<br>Built Capacity:<br>(2019 – 2020): | Mobile<br>Classrooms: | Projected<br>Additional<br>Students: |
| Jamestown Elementary                                                                                                                                                                                                                                                                                                                               | 417                                                           | 810                                                   | 4                     | 22 - 24                              |
| Jamestown Middle                                                                                                                                                                                                                                                                                                                                   | 1,084                                                         | 1,434                                                 | 0                     | 11 - 13                              |
| Ragsdale High                                                                                                                                                                                                                                                                                                                                      | 1,385                                                         | 1,513                                                 | 4                     | 10 - 12                              |
| <b>School District Remarks:</b> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom, and is not inclusive of capacity reduction from programmatic utilization. |                                                               |                                                       |                       |                                      |

### Details of Proposal

The subject site lies outside the eastern limits of the City's corporate limits, within the City of High Point Extraterritorial Jurisdiction (ETJ). The ETJ is unincorporated lands, adjacent to the city limits, where Guilford County has agreed to grant the City of High Point zoning, subdivision and building code authority. Lands in the ETJ typically consist of large parcels served by well and septic systems.

The zoning site and adjacent ETJ lands has a R-3 District zoning designation. The applicant desires to develop a mixed residential development consisting of single family detached homes and single family attached homes (townhomes). City policy does not allow connection to city utilities unless property is annexed. The property owner has submitted an annexation petition to connect to City utilities, and the applicant has submitted this Zoning Map Amendment application to rezone the site to a CZ RM-5 District to support development of a mixed residential development.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to prohibiting multifamily development, right-of-way dedication, limiting the number of access points and to provide higher landscaping standards.

### Staff Analysis

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below.

Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

| <b>Consistency with Adopted Policy Guidance</b>                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance. |
| <b>The zoning site is designated Low Density Residential by the adopted Land Use Plan and the proposed CZ RM-5 District is supported by the plan's goals and objectives.</b>  |

**Reasonableness/Public Interest:**

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

**The site, as conditioned, will allow residential development that is compatible with the adjacent residential developments and that can be adequately served by municipal services.**

**Compatibility with Surrounding Areas**

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
  - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
  - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The site abuts existing townhome subdivisions along its southwestern boundary and along Chatfield Drive.
  - ❖ Single family homes on large lots, in the ETJ, lie to the north (across Bales Chapel Road) and to the east. There is also a single family cluster development to the south. Development of the site will be separated from these abutting uses by the Bales Chapel Road right-of-way and physical features on the site, including a stream and steeper terrain, along the southern and eastern boundary of the site.
  - ❖ To ensure development of the site will be compatible with the development pattern of adjacent lands, which consists of a mixture of single family detached and single family attached homes, the applicant has offered a condition to prohibit multifamily development.

**Mitigation of Impacts**

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

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mitigation #1</b> | <b>Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.</b>                                                                                                                                                                                                                                                                                                                 |
|                      | <ul style="list-style-type: none"><li>❖ The requested CZ RM-5 District, as conditioned, will allow for residential development consistent with adopted policy guidance documents.</li><li>❖ The Development Ordinance and the RM-5 District contain standards to ensure the character of the proposed development is compatible with adjacent residential development; including standards for building height, maximum number of attached townhome units, exterior lighting and landscaping.</li></ul> |
| <b>Mitigation #2</b> | <b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat.</b>                                                                                                                                                                                                                                                                                                                       |
|                      | The site is within a Watershed Critical Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance. Furthermore, stream buffer standards will apply where any stream crosses the site.                                                                                                                                                                                                                                                             |

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mitigation #3</b> | <p><b>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</b></p> <ul style="list-style-type: none"> <li>❖ The site is within an area currently served by City of High Point utilities and municipal services.</li> <li>❖ The applicant has offered conditions to limit the site to one point of access to Bales Chapel Road and one point of access to Chatfield Drive.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Mitigation #4</b> | <p><b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <ul style="list-style-type: none"> <li>❖ The property abuts an institutional use (church) to the north and development is not anticipated to adversely impact that use.</li> <li>❖ Environmental features of the site, consisting of a perennial stream and steep terrain, will sufficiently buffer adjacent lands to the east and south.</li> <li>❖ The property abuts townhome subdivisions to the southwest and along Chatfield Drive. The proposed CZ RM-5 District will produce a development that is similar to those on adjacent properties.</li> <li>❖ The site abuts three single family parcels in the Colony Park subdivision to the west. To mitigate any adverse impacts the applicant has offered a condition to install a minimum 15-foot wide perimeter landscape yard, consisting of 50% evergreen plant materials, if this area is developed with townhome dwellings.</li> </ul> |

#### **Supportive Changes in the Area**

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

There have been no significant changes in land use policy for this portion of the City's planning area. Since the adoption of the 1983 Land Use Plan, and its update in 2000, policy guidance documents have supported residential development up to five units per acre for this area.

#### **Promotes a Preferred Development Pattern**

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

The development pattern in this area consists of a mixture of single family detached and single family attached (townhome) developments. The requested CZ RM-5 District, as conditioned, will allow for similar residential development as exists on adjacent lands.

### **Recommendation**

#### **Staff Recommends Approval:**

The Planning & Development Department recommends approval of the request to rezone this 20.84 acre area to the CZ RM-5 District. As conditioned, the requested CZ RM-5 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**

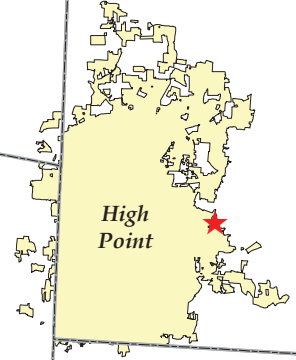
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-21

Applicant: Yearns Properties, Inc.

## Vicinity Map



**City of High Point**

**Davidson County**

**Jamestown**

**Site**

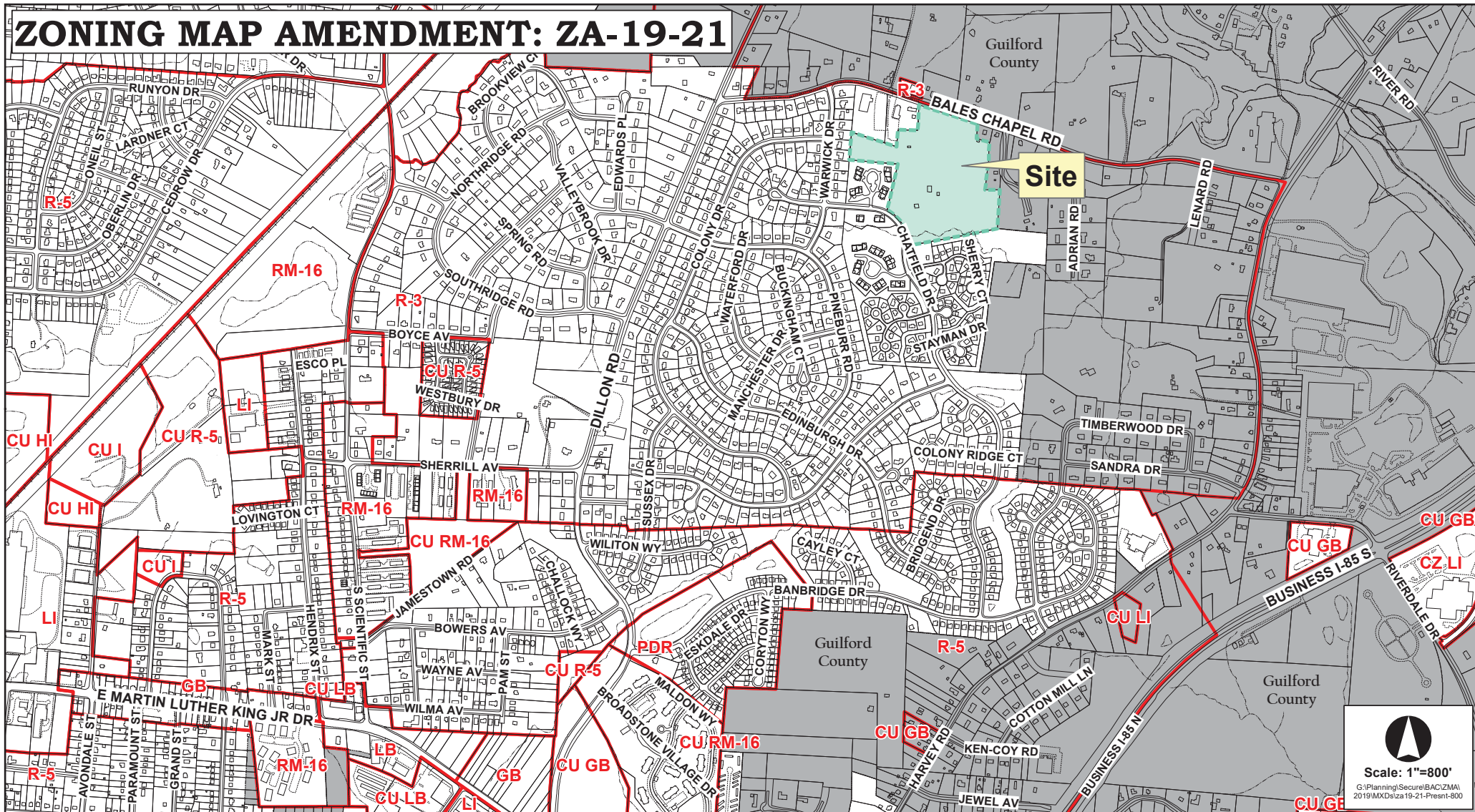
**Guilford County**



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# ZONING MAP AMENDMENT: ZA-19-21

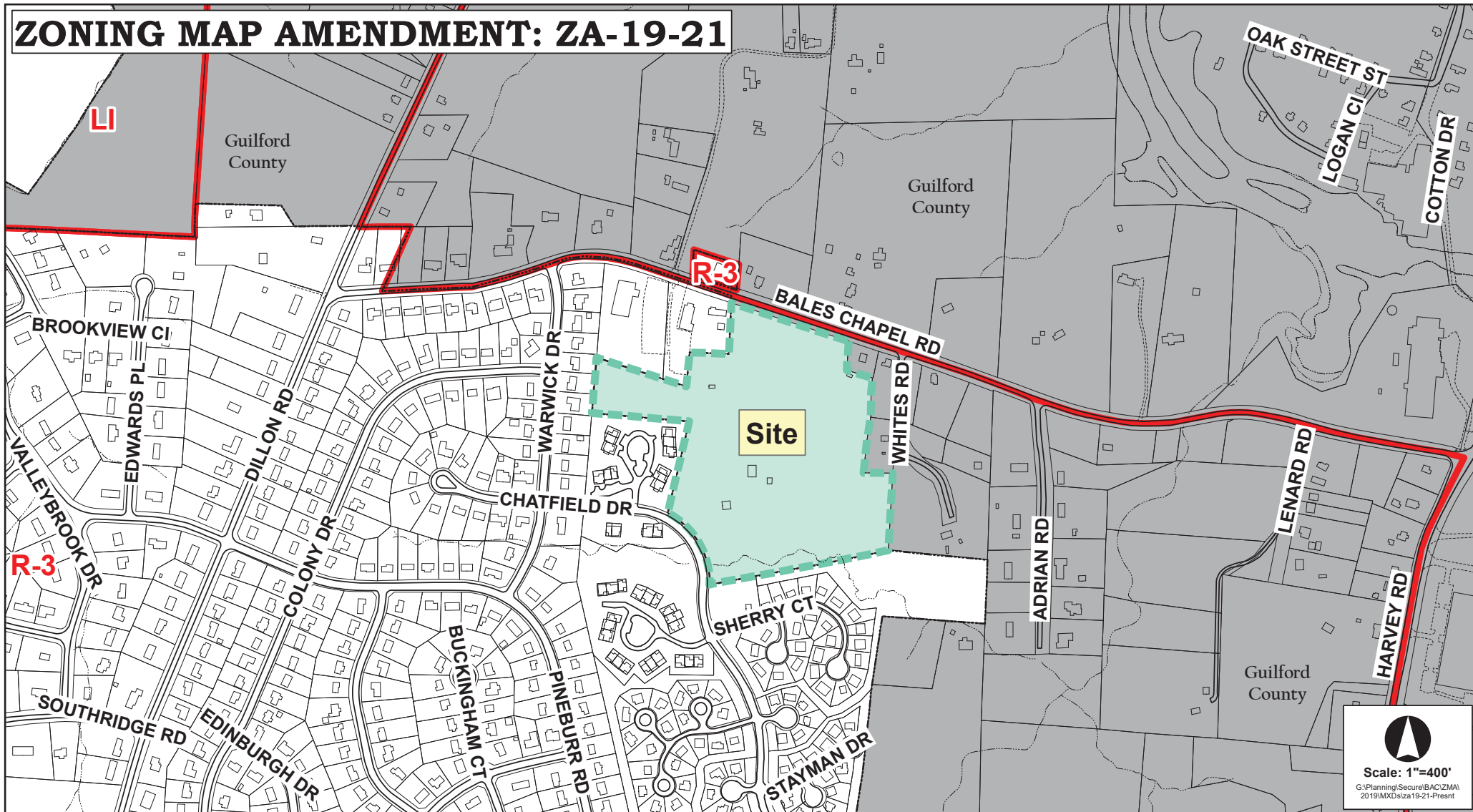


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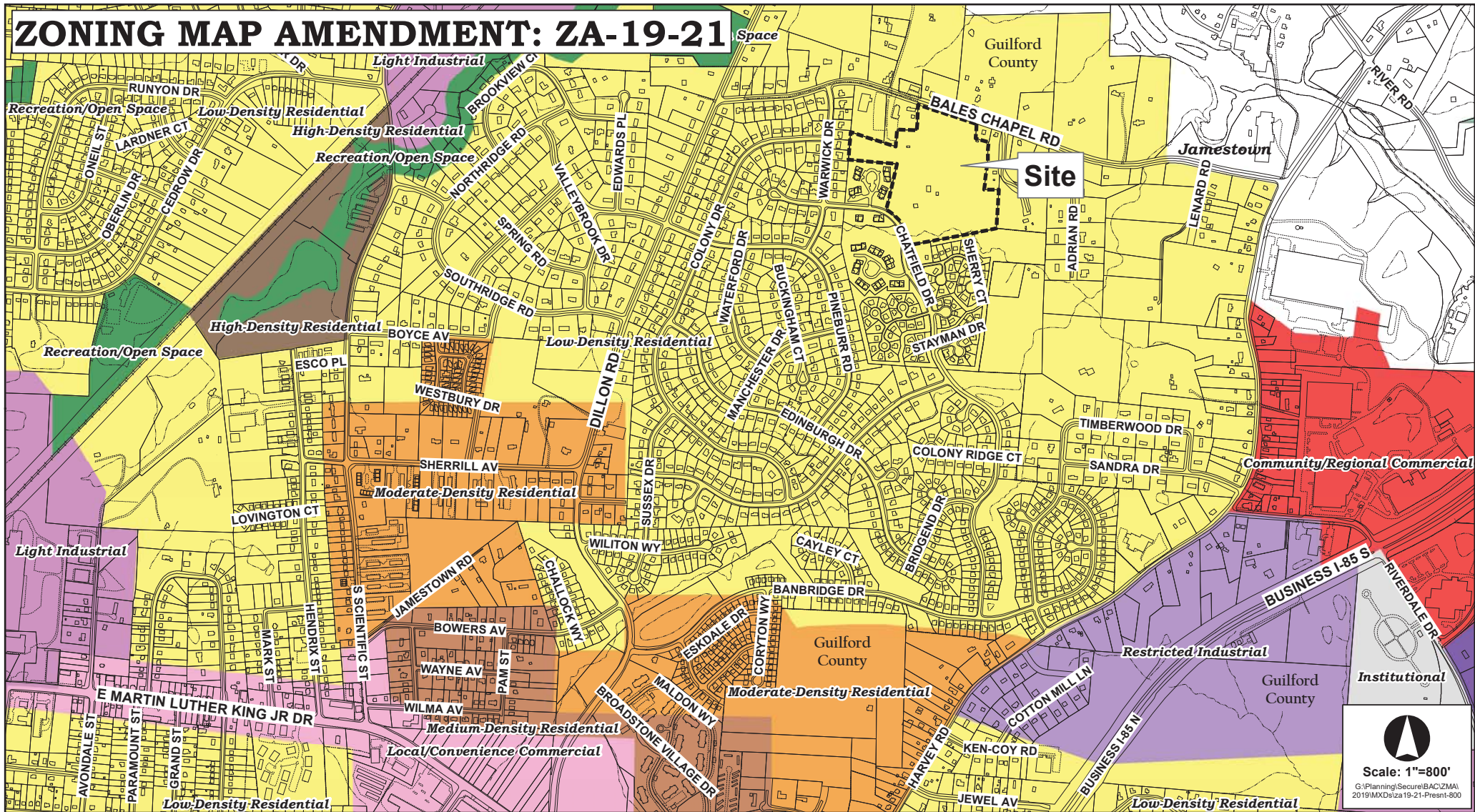
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# ZONING MAP AMENDMENT: ZA-19-21



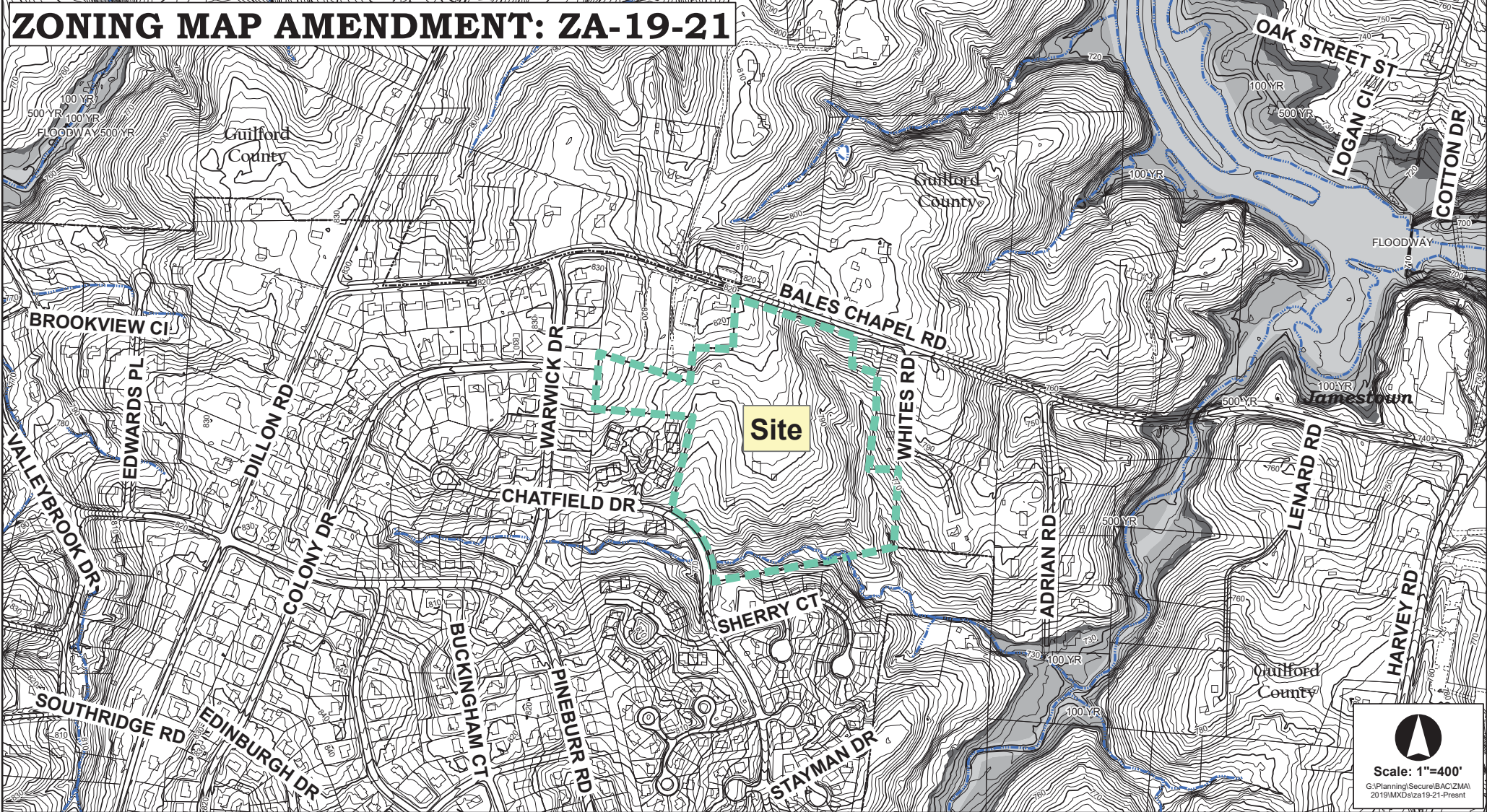
# ZONING MAP AMENDMENT: ZA-19-21



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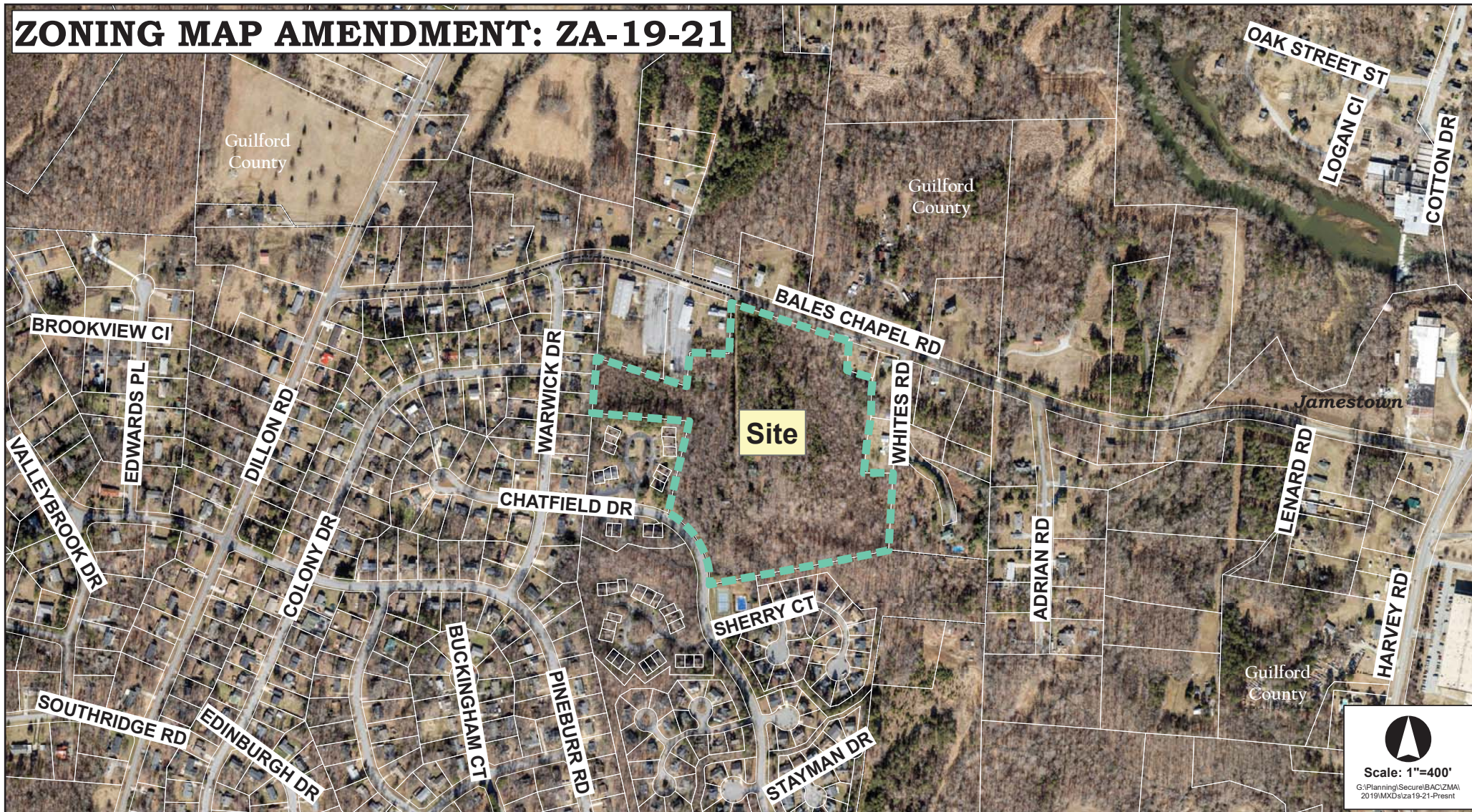


## ZONING MAP AMENDMENT: ZA-19-21





# ZONING MAP AMENDMENT: ZA-19-21



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 22, 2019 and before the City Council of the City of High Point on November 18, 2019 regarding **Zoning Map Amendment Case 19-21 (ZA-19-21)** 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 13, 2019, for the Planning and Zoning Commission public hearing and on November 6, 2019 and November 13, 2019, 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 **November 18, 2019**.

**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 Multifamily - 5 (CZ RM-5) District**. The site is approximately 18.5 acres and is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcels 160169, 160150 (portion) and 160166 (portion).

**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:**

- a) **Permitted Uses:** Any uses allowed in the Residential Multifamily – 5 (RM-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) **Prohibited Uses:** The multifamily dwelling use type shall be prohibited.

Part II. CONDITIONS:

A. Landscaping, Buffers and Screening.

A minimum 15 foot wide perimeter landscape yard shall be provided along the western boundary of the site next to Guilford County Tax Parcels 202000, 201999 and 201998 (rear property lines of 3314, 3316 & 3318 Warwick Drive). Required shrubs and trees in this planting yard shall be 50 percent (50%) or more evergreen plant materials. No encroachment shall be permitted into this portion of the perimeter landscape yard. This landscaping standard shall not apply if the land abutting these parcels is developed with single family detached dwellings.

B. Transportation Conditions.

1. Right-of-way dedication: As a part of the Land Development Permit approval the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way along the Bales Chapel Road frontage of the zoning site, as measured from the existing centerline of Bales Chapel Road.
2. Access: The zoning site shall be limited to one (1) point of access to Bales Chapel Road and one (1) point of access to Chatfield Drive. No lot or dwelling unit shall take direct access (driveway access) onto Bales Chapel Road or to Chatfield Drive.
3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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



SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The xxx<sup>th</sup> day of xxxxxxxxxxxxxx, 2019

By: \_\_\_\_\_  
Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk

# **Citizens Information Meeting Report Zoning Map Amendment 19-21**

Submitted by: Chuck Jones, on behalf of  
Yearn Properties, Inc.

**1006 Bales Chapel Rd**  
**Parcel ID # 160169**  
**Rezoning Citizens Info Meeting**  
**Yearns Properties, Inc.**

- Meeting was held at 6:30 pm, September 30, 2019 at Bales Wesleyan Church Fellowship Hall – 998 Bales Chapel Rd, Jamestown.
- A Notification packet was mailed September 23, 2019. This included the 2-page High Point Citizen Information Meeting Process Notice, The Developer/ Applicant Cover Letters/ Invitation and the GIS subject site map.
- The 76 Landowners list provided by High Point is attached.
- The sign in sheet for 32 Landowner attendees is attached. Those that did not sign in included Carl Pulliam – Pastor of Bales Wesleyan Church (Co Applicant) and Bill Yearn, Arnold Sykes, Chuck Jones (Developer) and Rich Glover (Jamestown Engineering)
- The Development presentation included the 2' x 3' draft site plan on a central easel, as a visual aid. The verbal portion covered thanking our meeting host, The Church. We then covered the specifics of the proposed development; Single Family and Townhome lot quantities, sidewalks, buffers, fences, retention ponds, intersections, time frames, End Product value estimates, Developer/ Builder histories, natural areas, etc.

The Developer also acknowledged flexibility in creating a final plan, help with existing speed limit excesses (3-way STOP signs @ new interchanges). We provided the phone # of High Point Planning & Development and the date of the next zoning meeting.

- The positive attendee comments / question responses included neighborhood interaction with the adjoining Church, help from the developer with the existing speed concerns on Chatfield Dr., suggestions for rear yard buffers, HOA's and the retention pond. Other comments / questions seemingly resolved included property value benefits, the financial stability / track record of the developer / builder, mud on the streets and the limited increase request of proposed units from the existing zoning.

Noted concerns included dirt and dust issues and construction equipment parking, "what it looks like from my back yard?", lost wildlife, additional electricity uses causing a Power system overload, and surrounding neighborhoods taking too long to buildout.

The formal Q & A meeting was over at 7:50 pm followed by several minutes of general conversation.



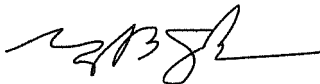
Yeams Properties, Inc  
17 Granville Oaks Ct  
Greensboro, NC 27408  
September 23, 2019

To the residents of Colony Park Subdivision, Stonehedge Townhomes, Bales Chapel Rd and surrounding area.

Yeams Properties, Inc is in the process of acquiring the 20+/- acre tract of land located at 1006 Bales Chapel Rd, owned by the Richardson Estate, and two small tracts from Bales Wesleyan Church with a plan to build a new residential subdivision. Our project proposes building 44 single-family lots and 31 townhome lots along with the new streets, sidewalks and infrastructure to support them. As part of that plan we hope to rezone the property from the current R3 to a CZ-R5 zoning. The current R3 zoning supports 3 single-family units per acre and the Conditional Zoning R5 supports 3.75 single-family and/or townhouses per acre. The adjacent Stonehedge townhome community has a similar density to this and the townhome portion of our project would be located adjacent to those. We are partnering with 2 quality homebuilders for this project, Sagamore Homes, Inc for the single-family homes and Triad Classic Homes, Inc for the townhouses. We anticipate the selling price of the townhouses to be @ \$200,000 each and the single-family to start @ \$250,000 each.

We invite all of you to meet with us for a presentation of our plans and to answer your questions this coming Monday evening, September 30, 2019, at 6:30 PM. We will meet in the Fellowship Hall of Bales Wesleyan Church located at 998 Bales Chapel Rd in Jamestown. We look forward to meeting you.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Yeams", with a stylized flourish at the end.

Bill Yeams  
Yeams Properties, Inc

# BALES WESLEYAN CHURCH

998 Bales Chapel Rd

Jamestown, NC 27282

SEPTEMBER 19, 2019

30

- Rezoning and Annexation of Richardson Estate (19 +/- Acres)
- Rezoning Portion Bales Wesleyan Church (0.25 +/- Acres)

|          | NAME                  | ADDRESS (Optional)                   |
|----------|-----------------------|--------------------------------------|
| 1.       | Danielle Austin       |                                      |
| 2.       | Amy Owens             | 3322 Warwick DR. Jamestown, NC 27282 |
| 3.       | Dave Hagen            | 902B Chatfield Dr. " "               |
| 4.       | Pam Kennedy           | 904B Chatfield Jamestown             |
| 5.       | Elaine Gillis         | 902 B Chatfield Dr. Jamestown        |
| 6.       | CAROL RAYNOR          | 904A Chatfield Dr. "                 |
| 7.       | Lynne Grissett        | 926A Chatfield Dr. "                 |
| (+ 1) 8. | Serry + Elaine Kuffy  | 4025 Sherry Ct.                      |
| 9.       | SWAN NELSON           | 911 Bales Chapel Rd                  |
| 10.      | T.M. Doggett          | 911 Bales Chapel Rd.                 |
| 11.      | Regina Brown          | 5306 Whites Rd.                      |
| 12.      | Laurie Williams       | 4020 Sherry Ct. Jamestown            |
| 13.      | AMY DAVIS             | 4021 Sherry Ct.                      |
| 14.      | Chauwanda Southerland | 1708 Chatfield Dr.                   |
| 15.      | LAREN SMALL           | 1103 Bales Chapel Jamestown          |
| 16.      |                       |                                      |
| 17.      |                       |                                      |
| 18.      |                       |                                      |
| 19.      |                       |                                      |
| 20.      |                       |                                      |
| 21.      |                       |                                      |

# BALES WESLEYAN CHURCH

998 Bales Chapel Rd

Jamestown, NC 27282

SEPTEMBER 19, 2019

30

- Rezoning and Annexation of Richardson Estate (19 +/- Acres)
- Rezoning Portion Bales Wesleyan Church (0.25 +/- Acres)

|     | NAME              | ADDRESS (Optional)        |
|-----|-------------------|---------------------------|
| 1.  | Sheryn Harrell    | 922 C Chatfield Dr.       |
| 2.  | Linda C Lachey    | 922 B " "                 |
| 3.  | Amanda Hendricks  | 3304 Warwick Dr Jamestown |
| 4.  | David Karlok      | 1407 AURORA WAY JAMESTOWN |
| 5.  | John O'Brien      | 820 Bales Chapel Rd       |
| 6.  | Wendy Botos       | 4015 Sherry Ct            |
| 7.  | Richard Botos     | 4015 SHERRY CT            |
| 8.  | Mary Thomas       | 932-A Chatfield           |
| 9.  | Henry Michael     | 3304 Colony               |
| 10. | Rosen Buduskin    | 901 Bales Chapel Rd.      |
| 11. | Debbie Sabala     | 905 Presbury Rd           |
| 12. | Johnnie Miller    | 954 Chatfield Dr.         |
| 13. | Mary Kavanaugh    | 3006 SUSSEX DR.           |
| 14. | Antoinette Harris | 3807 Stayman Dr.          |
| 15. | TIM SMALL         | 1103 BATES CHAPEL RD      |
| 16. | Tonia Johnson     | 4019 Sherry Court         |
| 17. |                   |                           |
| 18. |                   |                           |
| 19. |                   |                           |
| 20. |                   |                           |
| 21. |                   |                           |



BAF 1 LLC  
5001 PLAZA ON THE LAKE STE 200  
AUSTIN TX 78746

BALES MEM WESLEYAN METHODIST CHURCH  
1002 BALES CHAPEL RD  
JAMESTOWN NC 27282

BENFIELD, ROBERT W  
1102 BALES CHAPEL RD  
JAMESTOWN NC 27282

BGH REALTY TRUST  
722 GREYROCK ROAD  
WHITSETT NC 27377

BLUNT, HIAWATHA L;BLUNT, LAWRENCE A  
1403 AURORA WAY  
JAMESTOWN NC 27282

BOTOS, RICHARD A;BOTOS, WENDY  
4015 SHERRY CT  
JAMESTOWN NC 27282

CARDWELL, RICKIE VIRGIL  
5300 ADRIAN RD  
JAMESTOWN NC 27282

CATANESE, COURTNEY JO  
932 C CHATFIELD DR  
JAMESTOWN NC 27282

CHAPPELLE, ELAINE CADLE  
922 CHATFIELD DR #A  
JAMESTOWN NC 27282

CHATFIELD TRUST JOHN W FORD JR STE 113  
5710-K W GATE CITY BLVD #113  
GREENSBORO NC 27407

CHEEK, CAROL WILSON  
920 CHATFIELD DR UNIT A  
JAMESTOWN NC 27282

CHRISTIAN, DONALD SCOTT;CHRISTIAN,  
SHAWANA H  
3316 WARWICK DR  
JAMESTOWN NC 27282

CHUE, MONG  
1014 BALES CHAPEL RD  
JAMESTOWN NC 27282

CLAYTON, FAYE  
907 B CHATFIELD DR  
JAMESTOWN NC 27282

CREGER, JERRY;CREGER, KEO  
3324 WARWICK DR  
JAMESTOWN NC 27282

DAVIS, AMY ELIZABETH  
4021 SHERRY CT  
JAMESTOWN NC 27282

DICK JR, GEORGE W;BRYANT-DICK, TRACY  
5323 ADRIAN RD  
JAMESTOWN NC 27282

DIXON, ANN T  
907 CHATFIELD DR APT A  
JAMESTOWN NC 27282

DOROSIEWICZ, JAMES M;DOROSIEWICZ,  
KATHLEEN S  
5320 WHITES RD  
JAMESTOWN NC 27282

ENGLAND, ANGELA CHRISTINE  
4668 ALPINE DR  
TRINITY NC 27370

FIELD, LEROY JR  
905 CHATFIELD DR APT A  
JAMESTOWN NC 27282

FRANCO, JULIO A;FRANCO, ROSE E  
3311 WARWICK DR  
JAMESTOWN NC 27282

GARDNER, DELBERT ALLEN L/T;BROWN, REGINA  
B L/T;GARDNER, NICHOLAS A  
5306 WHITES RD  
JAMESTOWN NC 27282

GARRETT, SHERYN D  
922C CHATFIELD DR  
JAMESTOWN NC 27282

GILLIAM III, JAMES D;GILLIAM, LAURIE A  
4020 SHERRY CT  
JAMESTOWN NC 27282

GILLIO, ELAINE M  
902B CHATFIELD DR  
JAMESTOWN NC 27282

GONZALEZ, SHARRON A  
3315 WARWICK DR  
JAMESTOWN NC 27282

GREEN, SHARONDA  
4001 INGLEWOOD AVE STE 101  
REDONDO BEACH CA 90278

GRUNENBERG, COREY R;GRUNENBERG, CHERIE  
4028 SHERRY CT  
JAMESTOWN NC 27282

HAITHCOCK, TERRY LEE;HAITHCOCK, SHERRY S  
4027 SHERRY CT  
JAMESTOWN NC 27282

HARDY, KAREN L  
920B CHATFIELD DR  
JAMESTOWN NC 27282

HARGROVE, WILLIS GEORGE  
3326 WARWICK DR  
JAMESTOWN NC 27282

HUDDY, GERALD MICHAEL;HUDDY, G ELAINE  
4025 SHERRY CT  
JAMESTOWN NC 27282

JENKINS, RICHARD;JENKINS, SANDRA  
3308 WARWICK DR  
JAMESTOWN NC 27282

JOHNSON, TONIA ELIZABETH  
4019 SHERRY CT  
JAMESTOWN NC 27282

KARLOK, DAVID J;KARLOK, MARY ANN  
1407 AURORA WAY  
JAMESTOWN NC 27282

KARLOK, MARY ANN HOLLOWELL  
1407 AURORA WAY  
JAMESTOWN NC 27282

KENNEDY, PAMELA K  
904 B CHATFIELD DR  
JAMESTOWN NC 27282

LEONARD JR, JAMES E;LEONARD, RITA Z  
1404 AURORA WAY  
JAMESTOWN NC 27282

MANESS, FAYE S  
920 CHATFIELD DR APT C  
JAMESTOWN NC 27282

MATSUMURA, KAZUKO  
909-A CHATFIELD DR  
JAMESTOWN NC 27282

MATTHEWS, THOMAS SANFORD  
PO BOX 834  
JAMESTOWN NC 27282

MCGOVERN, CAROLE BETH  
4024 SHERRY CT  
JAMESTOWN NC 27282

MONK, JOHN W;MONK, ANNIE F  
3313 WARWICK DR  
JAMESTOWN NC 27282

MONROE, HAZEL L;MODJEWSKI, MEREDITH L  
4011 SHERRY CT  
JAMESTOWN NC 27282

MOSQUEDA, MARGIANA FELIZ  
3333 COLONY DR  
JAMESTOWN NC 27282

MUKUNNEMKERIL, GEORGE M;MUKUNNEMKERIL,  
MARIAMMA  
3318 WARWICK DR  
JAMESTOWN NC 27282

MURRAY, EDWARD M;MURRAY, JESSICA  
CHRISTINE  
4017 SHERRY CT  
JAMESTOWN NC 27282

NALLEY, HAROLD D;NALLEY, JUDITH D  
3309 WARWICK DR  
JAMESTOWN NC 27282

NELSON HALL, SUSAN GAYLE  
PO BOX 155  
JAMESTOWN NC 27282

O'BRIEN, JOHN;O'BRIEN, KAREN  
820 BALES CHAPEL RD  
JAMESTOWN NC 27282

OWENS, AMY KAY;OWENS JR, LEWIS WAYNE  
3322 WARWICK DR  
JAMESTOWN NC 27282

PEGRAM, MARK EDWARD - COMMISSIONER  
100 S ELM ST STE 320  
GREENSBORO NC 27401

PERRY, ANGELA  
1406 AURORA WAY  
JAMESTOWN NC 27282

PERSAL CORP  
PO BOX 2206  
HIGH POINT NC 27261

RAYNOR, CAROL  
904 A CHATFIELD DR  
JAMESTOWN NC 27282

RHODA, LESLIE M;RHODA, FAWN L  
302 MISTY WATERS LN  
JAMESTOWN NC 27282

RICE, MICHAEL W;RICE, SALLY J  
3312 WARWICK DR  
JAMESTOWN NC 27282

Tim Richardson  
MARGARET R. RICHARDSON ESTATE \*  
5333 SUMMIT HEIGHTS DR  
WINSTON SALEM NC 27104

ROCKSON, GILBERT LEON  
922 CHATFIELD DR #B  
JAMESTOWN NC 27282

ROMBACK, JOAN MARIE  
3323 WARWICK DR  
JAMESTOWN NC 27282

ROW, GARY L;ROW, DONNA K  
3310 WARWICK DR  
JAMESTOWN NC 27282

SADIQ, SALEH S;SADIQ, ETTA T  
905C CHATFIELD CT  
JAMESTOWN NC 27282

SHEARER, PATRICIA ANN  
924-C CHATFIELD DR  
JAMESTOWN NC 27282

SMALL, BRIAN TIMOTHY;SMALL, KAREN  
S;BATCHELOR, WILLIAM DAVID  
NEUFER;BATCHELOR, EMILY SMALL  
1103 BALES CHAPEL RD  
JAMESTOWN NC 27282

SMALL, CHRISTOPHER DOUGLAS;SMALL, BRIAN  
TIMOTHY  
1013 BALES CHAPEL ROAD  
JAMESTOWN NC 27282

STETINA JR, JOSEPH L;STETINA, DIANNE M  
905B CHATFIELD DR  
JAMESTOWN NC 27282

STONEHEDGE FOUR HOMEOWNERS  
ASSOCIATION  
PO BOX 8306  
GREENSBORO NC 27419

STONEHEDGE HOMEOWNERS ASSN STE 306  
604 GREEN VALLEY RD  
GREENSBORO NC 27408

STONEHEDGE SWIM & TENNIS CLUB INC  
PO BOX 1311  
JAMESTOWN NC 27282

STRANGE, JASEN A  
1007 BALES CHAPEL ROAD  
JAMESTOWN NC 27284

THOMAS, MARY C  
932 CHATFIELD DR APT A  
JAMESTOWN NC 27282

WEAVER, SHAWNEE  
903 CHATFIELD DR UINT A  
JAMESTOWN NC 27282

WESLEYAN CHURCH & BALES MEM WESLEYAN  
CH  
1002 BALES CHAPEL RD  
JAMESTOWN NC 27282

WILSON, CHRISTOPHER ETHAN  
902 A CHATFIELD DR  
JAMESTOWN NC 27282

WILSON, PEGGY C  
909-B CHATFIELD DR  
JAMESTOWN NC 27282

YEARNs PROPERTIES INC \*  
17 GRANVILLE OAKS CT \*  
GREENSBORO NC 27408

Beverly Richardson Graham  
MARGARET R. RICHARDSON, ESTATE \*  
5333 SUMMIT HEIGHTS DR  
WINSTON SALEM NC 27104

Thomas R. (Rich) Glover,. Jr  
Jamestown Engineering Group, Inc.  
PO Box 365  
JAMESTOWN, NC 27282

Chuck Jones  
Chuck Jones Construction, Inc.  
3705 - Suite A W. Market Street  
Greensboro, NC 27403



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

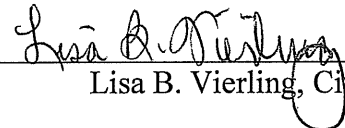


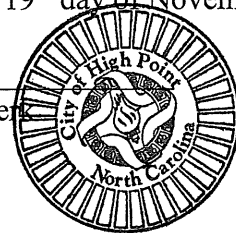
City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

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 18, 2019 and upon approval by City Council will be recorded in Book 94 of the Official Minute Books and Ordinance Book XX, Ordinance No. 7575/19-92, page 204, Legislative File No. 2019-508 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 19<sup>th</sup> day of November 2019.

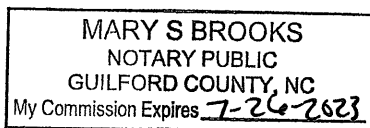
  
Lisa B. Vierling, City Clerk

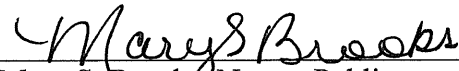


ACKNOWLEDGEMENT

I, Mary S. Brooks, 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 19<sup>th</sup> day of November 2019.



  
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

Return to: JoAnne Caryle, City Attorney  
City of High Point  
P.O. Box 230  
High Point, NC 27261  
Ordinance No. 7575 /19-92

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 5:30 p.m. on the 18<sup>th</sup> day of November, 2019; 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 18, 2019.

**ANNEXATION DESCRIPTION**

Williard Farms, LLC - Annexation Case 19-10

4355 & 4361 Barrow Road, High Point, North Carolina - Friendship Township, Guilford County  
Guilford County Tax Parcel 171240 and 171234  
PIN: 7803770718-000 & 7803684535-000

Beginning at a point, said point is the recorded southeastern property, as shown on a map entitled "Subdivision of Lillie Gordon Property" and recorded in Plat book 74, Page 127 in the Office of the Register of Deeds of Guilford County, N.C., said point also being the recorded southeastern property corner of Granter (now or formerly) Williard Farms, LLC as described and

recorded in Deed Book 7997, Page 2542 in said Guilford County Registry, said point also being the recorded northeastern property corner of (now or formerly) Association of Homeowners of Walnut Creek, Inc. as described and recorded in Deed Book 7631, Page 1858 in said Guilford County Registry; thence, from said point of beginning, along Grantor's recorded southern property line, said northern boundary of Association of Homeowners of Walnut Creek, Inc. and the recorded northern property of the following plats of "Walnut Creek Subdivision, Phase 1, Section 1 & Phase 2, Section 1 and recorded in Plat Book 158, Page 51 and Plat Book 168, pg. 18-19 North 65°55'13" West 1449.09 feet to a point, said point marking Granter's southwestern property corner and being located on the recorded northern boundary of Lot 76 as shown on said Plat Book 168, Page 18-19 in said Guilford County Registry, said point also being the recorded southeastern property corner of Lot 73 as shown on a map entitled "Walnut Creek Subdivision, Phase 3, Section 4 and recorded in Plat Book 79, Page 29 in said Guilford County Registry; thence along the Granter's western boundary line and the recorded eastern property of the following plats of "Walnut Creek Subdivision, Phase 3, Section 1 & Phase 3, Section 4 and recorded in Plat Book 176, Page 61 and Plat Book 186, Page 119-120 in said Guilford County Registry the following 2 bearing and distances: 1) North 24°04'00" East 183.42 feet to a point; 2) North 24°04'00" East 1165.13 feet to a point, said point being the recorded northwestern property corner of said Granter and also being located on the recorded southern boundary of the "Common Elements of Lilliefield Subdivision, Phase 2, Section 5 and recorded in Plat Book 182, Page 30; thence along the recorded northern property of said Granter and the recorded southern boundary of the said Common Elements of Lilliefield South 88°09'04" East 347.70 feet to a point, said point being located on the recorded western boundary of Lot 37 of Lilliefield Subdivision, Phase 1, Section 4 and recorded in Plat Book 173, Page 17; thence along with one of the recorded eastern boundary lines of said Granter and said Lot 37's western lot line & Lots 36, 35 and the recorded "Common Elements" of Plat Book 173, Page 17 and Plat Book 170, Page 139 ins said Guilford County Registry South 28°29'07" West 693.07 feet to a point; thence along another recorded northern boundary line of said Granter and the recorded southern boundary of "Lilliefield Subdivision, Phase 1, Section 3" and recorded in said Plat Book 170, Page 139 South 66°00'19" East 586.62 feet to a point, said point being located on the southern boundary of Lot 17 of "Lilliefield Subdivision, Phase 1, Section 2 and recorded in Plat Book 168, Page 120 in said Guilford County Registry; thence along another eastern boundary line of said Granter and the recorded western boundaries of (now or formerly) Christopher & Laura L. Williard and Sandra & Lance Williard as described in Deed Book 5458, Page 794 and Deed Book 7872, Page 877 in said Guilford County Registry the following 2 bearing and distances: 1) South 24°07'40" West 170.07 feet to a point; 2) South 18°17'02" West 196.44 feet to a point, said point being another recorded southeastern property corner of said Granter and also being known as the recorded southwestern property corner of said Sandra & Lance Williard; thence along another recorded northern property line of said Granter and the recorded southern boundary line of said Sandra & Lance Williard South 65°13'14" East 700.37 feet to a point on the recorded western margin of Barrow Road; thence along said recorded western margin of Barrow Road, Grantor's recorded eastern property line South 40°54'56" West 434.50 feet to the point of beginning, containing an area 26.08 acres, more or less.

SECTION 2. Upon and after **November 18, 2019** 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.

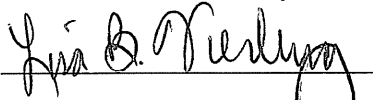
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified 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 the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of November, 2019.

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa B. Vierling, City Clerk



# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Future Sensory Garden at the High Point Public Library**

**From:** Mary Sizemore

**Meeting Date:** 11/18/19

**Public Hearing:** N/A

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

**Attachments:** N/A

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### **PURPOSE:**

A sensory garden is a self-contained area that allows visitors to experience a wide range of sensory experiences – smell, touch, sound, etc., through features such as scented plants, wind chimes, water features, and a variety of textured services. These gardens have a range of educational applications and are especially helpful to special needs children, especially those with autism, and also to adults with Alzheimer's or dementia. The gardens are designed to meet all ADA requirements.

### **BACKGROUND:**

The children's division of the library has been researching a possible sensory garden to in the area near the clock tower on the Sunset Avenue side of the building for several years to enhance that section of the library property and to serve the many special-needs customers who visit the library, as well as the community as a whole. In April 2019, the High Point Public Library Foundation submitted an application on the library's behalf to the Rotary Club of High Point for consideration as the Club's major centennial project in the year 2020. In October 2019, the Rotary board voted unanimously to accept this proposal and to commit revenues from major fundraising events to this project.

**BUDGET IMPACT:** NA

### **RECOMMENDATION / ACTION REQUESTED:**

The library requests Council's endorsement of this project on City property.

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



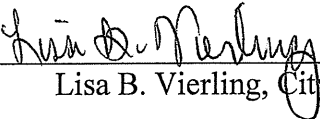
NORTH CAROLINA'S INTERNATIONAL CITY™

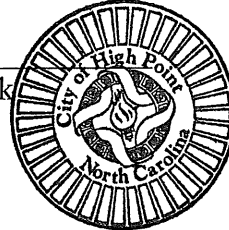
City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

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 18, 2019 and upon approval by City Council will be recorded in Book 94 of the Official Minute Books and Ordinance Book XX, Ordinance No. 7576/19-93, page 205, Legislative File No. 2019-509 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 19<sup>th</sup> day of November 2019.

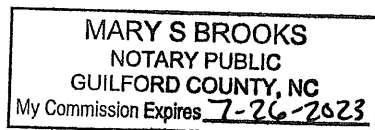
  
\_\_\_\_\_  
Lisa B. Vierling, City Clerk

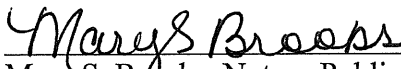


ACKNOWLEDGEMENT

I, Mary S. Brooks, 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 19<sup>th</sup> day of November 2019.



  
\_\_\_\_\_  
Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 22, 2019 and before the City Council of the City of High Point on November 18, 2019 regarding **Zoning Map Amendment Case 19-20 (ZA-19-20)** 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 13, 2019, for the Planning and Zoning Commission public hearing and on November 6, 2019 and November 13, 2019, 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 **November 18, 2019**.

**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 - 5 (CZ R-5) District**. The site is approximately 27 acres and is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. The property is also known as Guilford County Tax Parcels 171240 and 171234.

**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 uses allowed in the Residential Single Family – 5 (R-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Stormwater**

As a part of the land development plan approval, stormwater management device(s) constructed for development of the zoning site shall be sized to accommodate potential runoff from adjoining Guilford County Tax Parcels

171238 & 171241 based on their future development for the single family detached dwelling use type. For the stormwater from development on parcels 171238 & 171241 to be treated from the rezoning site's stormwater management device(s), such development should be subject to the private regional stormwater control program requirement of the Development Ordinance.

B. Transportation Conditions.

1. Access: The zoning site shall be limited to one (1) point of access to Barrow Road. No lot or dwelling unit shall take direct access (driveway access) onto Barrow Road.
2. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

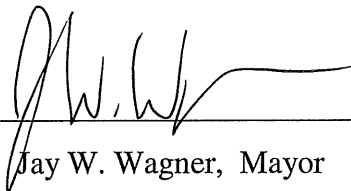
SECTION 5

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

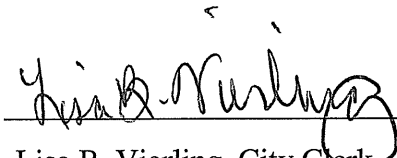
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of November, 2019

By:   
Jay W. Wagner, Mayor

ATTEST:

  
Lisa B. Vierling, City Clerk

