City of High Point

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

Meeting Agenda

Monday, November 16, 2015

5:30 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

CONSENT AGENDA ITEMS

FINANCE COMMITTEE - Mayor Pro Tem Davis, Chair

150366 Contract Renewal - Microsoft Enterprise Agreement
Council is requested to approve the renewal of the Microsoft Enterprise Agreement with SHI in the amount of $430,394.44.

150367 Resolution Approving Donation of Surplus Equipment- Fair Grove Fire Department
Council is requested to adopt a Resolution approving the donation of surplus air truck equipment to the Fair Grove Fire Department, Inc.

REGULAR AGENDA ITEMS

PENDING ITEM (FINANCE COMMITTEE)

150284 Budget Ordinance Amendment- Little Red Schoolhouse
Adoption of a budget ordinance to appropriate funding in the amount of $95,750 to relocate and stabilize the Little Red Schoolhouse to its final location on the High Point Museum Campus.

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Council Member Golden, Chair

150368 Ordinance to Demolish - 618 Cable Street
Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a structure located at 618 Cable Street belonging to Teresa Ann Thomas.

150369 Ordinance to Vacate - 606 Stone Place
Council is requested to adopt an ordinance ordering the inspector to effectuate the vacating of a structure located at 606 Stone Place belonging to Joseph G. Brooks.

PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner, Chair

150370 Resolution of Intent - Street Abandonment Case 15-11
Approval of a Resolution of Intent that establishes a public hearing date of Monday, December 7, 2015 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon a portion of an unimproved right of way lying between N. Centennial Street and Forrest Street, approximately 300 feet north of Charlotte Avenue.

150371 Resolution of Intent - Street Abandonment Case 15-12

Approval of a Resolution of Intent that establishes a public hearing date of Monday, December 7, 2015 at 5:30 p.m. to consider a request by the Technical Review Committee to abandon a portion of an unimproved right of way lying along the west side of Dillon Road, directly opposite of Bales Chapel Road (lying between 3321 & 3403 Dillon Road).

PUBLIC HEARINGS

150372 Ordinance - ANX 15-08 - Keystone Group, Inc.
A request by the Maxine Wallace Heirs and the Bessie Idol Heirs to consider a voluntary non-contiguous annexation request. The proposed annexation site is approximately 114.79 acres, and lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road. The property is addressed as 8809, 8813 & 8819-R1 Boylston Road, and is also known as Guilford County Tax Parcel 0169014, 0169013 and 0168988.

150373 Ordinance - Zoning Case 15-16 - Keystone Group, Inc.
A request by Keystone Group, Inc. to rezone approximately 114.18 acres from an Agricultural (AG) District, within Guilford County's zoning jurisdiction, to the Planned Unit Development - Residential (PDR) District. The site is lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road (8809, 8813 & 8819-R1 Boylston Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair

150376 Proposed Amendment - Downtown Incentives Program
Consideration of an amendment to the Downtown District Incentives Program. (At the November 2, 2015 City Council meeting this item was returned to committee for review.) At the November 11, 2015 Prosperity and Livability Committee meeting, the Committee voted unanimously to make no changes to the Downtown District Incentives Program.

GENERAL BUSINESS AGENDA

150374 Reappointment - Boards & Commissions - Housing Authority
Council is requested to confirm the reappointment of James LeGrande to the High Point Housing Authority Board. Appointment will be effective December 22, 2015 and will expire December 22, 2020.

150375 Approval of the Minutes of Previous City Council Meetings
Planning & Development Committee; October 20th @ 4:00 p.m.
Finance Committee; October 28th @ 4:00 p.m.
Manager's Briefing Session; November 2nd @ 4:00 p.m.
High Point City Council Regular Meeting; November 2nd @ 5:30 p.m.
Finance Committee; November 11th @ 4:00 p.m.

150270 Boards and Commissions - Vacancy Report
Attached is the current list of vacancies for all Boards and Commissions.

ADJOURNMENT

11-16-2015
HPCC

Amendments to CZ Ordinance 15-16

Page 3	Development Density	Reduce maximum number of units allowed in the overall development from 450 to 400 units.
Page 4	Setback standards for townhomes in Tract C, D and E	The following apply to townhome uses in Tract C, D & E Allow a local street setback (front & side corner) of 15 feet. A minimum driveway length of 20 feet, as measured from the property line, shall be provided.
Page 4	Setback standards for townhomes in Tract F	The following apply to townhome uses in Tract F 1) Restrict townhome to 4-units per structure. 2) Provide a minimum 50-foot setback along the eastern and southern boundary of Tract F. 3) Allow a local street setback (front and side corner) of 15 feet. A minimum driveway length of 20 feet, as measured from the property line, shall be provided.
Page 6	Construction Entrance:	Construction entrance and construction traffic to be restricted to utilizing the Boylston Road access point to the site.
Pages 5 & 6	Location of stub street at the western part of the development	Staff recommended amendment. One public street stub shall be provided to either the northern or the western boundary of Tract E, the location of which shall be determined and approved by the Technical Review Committee (TRC) at the time of Preliminary Plat approval for Tract E.

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 27, 2015 and before the City Council of the City of High Point on November 16, 2015 regarding **Zoning Case 15-16** 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 18, 2015, for the Planning and Zoning Commission public hearing and on November 4, 2015 and November 11, 2015, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: A **Planned Unit Development – Residential (PDR) District.** The property is approximately 114.79 acres lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road (8809, 8813 & 8819-R1 Boylston Road). The property is also known as Guilford County Tax Parcel 0169014, 0169013 and 0168988.

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. Tract A:
   1. Only single family detached dwelling units as allowed in the Residential Single Family–9 (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
   2. Clubhouse and recreational amenities customary to residential uses.

B. Tract B: Only single family detached dwelling units as allowed in the Residential Single Family–7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

C. Tract C:
1. Only single family detached dwelling units as allowed in the Residential Single Family–7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

2. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

D. Tract D: Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

E. Tract E-1:
1. Only single family detached dwelling units as allowed in the Residential Single Family–7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

2. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

F. Tract E-2:
1. Only single family detached dwelling units as allowed in the Residential Single Family–7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

2. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

G. Tract F:

1. Clubhouse and recreational amenities customary to residential uses.
2. Only single family detached dwelling units as allowed in the Residential Single Family–9 (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

1 **Development Intensity for each Tract:** A maximum of ~~450~~ **400** dwelling units shall be permitted. Development intensity within each tract shall be as follows:

a. Tract A: A maximum of forty (40) residential dwelling units shall be permitted.
b. Tract B: A maximum of one hundred and twenty (120) residential dwelling units shall be permitted.
c. Tract C: A maximum of eighty (80) residential dwelling units shall be permitted.
d. Tract D: A maximum of one hundred and ten (110) residential dwelling units shall be permitted.
e. Tracts E-1 and E-2: A combined maximum of one hundred and sixty (160) residential dwelling units shall be permitted.
f. Tract F: A maximum of thirty (30) residential dwelling units shall be permitted.

2 **Dimensional requirements: Except as note below, townhome uses shall be subject to the development and dimensional requirements of the Development Ordinance.**

a) Tract C:
   1) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
   2) **Townhome Setbacks (local streets): Regardless of installation of sidewalks, minimum street setbacks (front setback from local street) and minimum side corner street setback (from local street) shall be 15 feet. However, a minimum driveway length of 20 feet, as measured from the property line, shall be provided.**

b) Tract D:
   1) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
   2) **Townhome Setbacks (local streets): Regardless of installation of sidewalks, minimum street setbacks (front setback from local street) and minimum side corner street setback (from local street) shall be 15 feet. However, a minimum driveway length of 20 feet, as measured from the property line, shall be provided.**

c) Tracts E-1 and E-2:
   1) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
   2) **Townhome Setbacks (local streets): Regardless of installation of sidewalks, minimum street setbacks (front setback from local street) and minimum side corner street setback (from local street) shall be 15 feet. However, a minimum driveway length of 20 feet, as measured from the property line, shall be provided.**

d) Tract F:
   1) **Townhome uses shall be limited to a maximum of four (4) dwelling units per structure.**
   2) **A townhome development shall provide a minimum fifty (50) foot setback along the eastern and southern boundary of Tract F.**
   3) **Townhome Setbacks (local streets): Regardless of installation of sidewalks, minimum street setbacks (front setback from local street) and minimum side corner street setback (from local street) shall be 15 feet. However, a minimum driveway length of 20 feet, as measured from the property line, shall be provided.**

B. Open Space and Common Recreation Facilities:

1. The overall development shall have a clubhouse/recreation area in Tract A or F. This shall not preclude the development of additional recreational amenities within other tracts.

2. A minimum 20-foot access easement shall be provided to all common areas.

3. Final plat approval for no more than 200 lots (single family, twin homes and townhomes lots) shall be allowed until such time as open space and common recreational facilities, as required by Section 9-4-3(a)(3)j(6) of the Development Ordinance, are installed. Acreage of open space and common recreational facilities shall be based on number of dwelling units noted in Section II.A of this ordinance.

C. Landscaping ~~, Setback~~ and Buffers: A minimum twenty (20) foot wide Type C Planting yard shall be provided along the Boylston Road frontage of the zoning site. This planting yard shall be within or part of a common area separate from individual residential lots and exclusive of any utility easements, except for perpendicular crossings by utilities and roadways.

D. Fencing & Screening: If fencing is erected along the common areas abutting the Boylston Road right-of-way, then a common fencing plan shall be provided. A common fencing plan shall be provided prior Preliminary Plat approval on the rezoning site.

E. Lot Combination. All parcels within the rezoning site shall be combined into one (1) lot prior to any development.

F. Exterior Lighting: All exterior common area lighting shall be directed away from adjacent properties to avoid spillover lighting.

G. Transportation

1. Vehicular Access:
   a. One point of vehicular access shall be provided to Boylston Road. This access shall extend through the zoning site providing access to the various tracts as generally depicted on the PUD Maser Plan.
   b. One point of vehicular access shall be provided to Quail Meadow Lane consisting of an extension of this public street as generally depicted on the PUD Master Plan. This access shall be installed with the development of Tract B.
   c. One point of vehicular access shall be provided to Sweetmeadow Drive consisting of an extension of this public street as generally depicted on the PUD Master Plan. This access shall be installed with the development of Tract B.
   d. One public street stub shall be provided to **either the northern or** the western property line of Tract E, **the location of which shall be determined and**

approved by the Technical Review Committee (TRC) at the time of Preliminary Plat approval of Tract E.

e. Individual tract with more than 50 dwelling units shall provide at least two point of access to said tract.

2. Pedestrian Access:
   a. A pedestrian access system shall be provided so as to provide safe and convenient pedestrian access to open space/common for all dwelling units.
   b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval for each tract. The location of all sidewalks shall be indicated on plans submitted for approval.
   c. The property owner shall dedicate to the City of High Point a greenway easement for the development of a public greenway trail. Said easement shall be a minimum of fifty (50) feet in width, be a minimum of thirty (30) feet from the top of bank of the streams running through the site. The dedicated area shall also be depicted on the approved development plats for the site.
   d. Internal pedestrian access shall be provided to the Greenway.

3. Roadway and Intersection Improvements
   a. Boylston Road at Site Access Point: The developer or property owners shall install a westbound left turn lane with a minimum of one hundred (100) feet of storage and appropriate bay taper.
   b. All roadway and intersection improvements shall be completed and approved by the City of High Point prior to issuance of Certificate of Occupancy

4. **Construction Entrance: Construction entrance and construction traffic to be restricted to utilizing the Boylston Road access point to the site.**

5. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

H) Signage: The location of signage on the rezoning site shall conform to the approved Common Signage Plan. An overall Common Signage Plan shall be submitted and approved prior to approval of the first preliminary plat approval for this development.

I) Environmental Sensitive Areas:
   1. Any portion of the rezoning site that is within a floodway, floodway fringe, steep slope, wetlands or any other environmentally sensitive areas shall be left in its natural state and undisturbed, except to provide access to the common area, greenways, approved utility extensions, erosion control and stormwater control devices.

   2. Any portion of the site within the 100-year flood plain area, and required stream buffers shall remain as undisturbed areas. However, required water quality devices may be permitted within that portion of the 100-year flood plain area lying outside any stream buffers, subject to the watershed regulations.

J) Owners Association: An owners' association shall be established, in accordance with Section 9-6-10 of the Development Ordinance, prior to the recording of any final plat(s) and shall be responsible for the common areas of the development.

K) Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Zoning Ordinance. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Zoning Ordinance.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.
This ordinance shall become effective upon the date of adoption.
____th day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

Carmen Gnellen #150372 #150373

GRAY'S LAND RD 11/16/15

GRAYS LAND RD 11/16/15

CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Amendment Case 15-16**
(Keystone Group, Inc.)

From: Lee Burnette, Planning & Development Director

Meeting Date: November 16, 2015

Public Hearing: Yes

Advertising Date: November 4 & 11, 2015

Advertised By: Planning & Development

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

PURPOSE:
A request by Keystone Group, Inc. to rezone approximately 114.18 acres from an Agricultural (AG) District, within Guilford County's zoning jurisdiction, to the Planned Unit Development – Residential (PDR) District. The site is lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road *(8809, 8813 & 8819-R1 Boylston Road).* Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

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

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. On October 27, 2015, a public hearing was held before the Planning and Zoning Commission regarding-Zoning Amendment Case 15-16. Staff recommended ***approval*** of this request, with amendments, as outlined in the attached staff report.

B. The Planning & Zoning Commission recommended denial of Zoning Amendment Case 15-16 by a vote of 7-1.

C. **Because this request is being forwarded to City Council with an unfavorable recommendation from the Planning & Zoning Commission, the Development Ordinance requires a 2/3 favorable vote by the City Council (6 members) for this request to be approved.**

PLANNING AND ZONING COMMISSION RECOMMENDATION

Keystone Group, Inc. Zoning Amendment Case 15-16

At its October 27, 2015 public hearing, the Planning and Zoning Commission reviewed this requests. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the zoning request. Staff recommended approval, with amendments as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of Zoning Case 15-16 was the applicant, Mr. Scott Wallace of Keystone Group, Inc., 3708 Alliance Dr., Greensboro, N.C. Mr. Wallace noted that he and his partner, Mark Michael, pride themselves in developing attractive and sustainable developments. He said they held a neighborhood meeting on October 21, 2015 to provide information about the proposed development to those living around the zoning site. He said four people attended the meeting, which was held in one of Keystone's other developments, The Trellises (off Barrow Road). Mr. Wallace also provided a brief slideshow presentation depicting the types of homes Keystone has built in other areas.

Speaking in opposition of the request:

James S. Hedgecock, 8857 Boylston Road; Edwin Beazlie, 800 Westbourne Grove Court; Todd Smith, 8839 Boylston Road; Sandy Woodard, 906 Quail Meadow Lane; Dave Thomas, 911 Quail Meadow Lane; Ed Adams, 801 Westbourne Grove Court; and Ray Gorrell, 919 Quail Meadow Lane. Those in opposition of the request had the following concerns:

1. Traffic:
   a) Inconvenience of more traffic resulting from the new development;
   b) Impact of traffic on roads that were not designed for the amount of traffic that will result from the proposed development; and
   c) Deterioration of roads from heavy construction vehicles; specifically on Sweet Meadow Road and Quail Meadow Lane.
2. Density of development:
   a) Proposed density is too high and inconsistent with the character of the properties in the surrounding area where lot sizes are much larger; and
   b) Requested the applicant be restricted to fewer homes.
3. Impact on area residents' quality of life: Loss of rural character of the area that attracted people to purchase properties in the region near the zoning site.
4. Environmental Impact: Negative impact on the stream (West Fork of the Deep River) and the associated watershed area.
5. Insufficient notification of public hearing: Two weeks advance notice of the public hearing is not enough and mailed notice should have been provided to more property owners, not just those within 300 feet of the zoning site.
6. Location of stub street: Residents dissatisfied with leaving the location of the western stub street undetermined.
7. Airport Noise: Residents felt there should not be any additional homes built in Zone 4 of the Airport Overlay due to the noise of flight traffic

Once the public hearing was closed, the Commissioners discussed the requested and noted the following concerns:

1. Density of the development: Several commissioners expressed concern that the density of the proposed development is too high.
2. Impact of construction traffic on the roads: Commissioners felt construction traffic should be restricted to using the Boylston Road access point to the site.
3. Location of the western stub street is uncertain: Commissioners discussed the two options for the western stub street—which option would be easier and most cost-effective for the developer, and what impact each would have on nearby property owners.
4. PUD Master Plan: The flexibility of the PUD Master Plan leaves uncertainty as to how the zoning site (individual tracts) would be developed

After discussion, the commissioners decided that there were too many unknown factors to recommend approval of the zoning request. The Planning & Zoning Commission recommended ***denial*** of Zoning Amendment Case 15-16 by a vote of 7-1.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING CASE 15-16
November 6, 2015
(Revised)

Request	
Applicant: Keystone Group, Inc.	**Owner(s):** Maxine Wallace Heirs, and Bessie Idol Heirs
Zoning Proposal: To annex and apply initial City zoning to an approximate 114.18 acres	**From:** **AG** Agricultural District *(Guilford County)* **To:** **PDR** Planned Unit Development – Residential District

Site Information	
Location:	Lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road *(8809, 8813 & 8819-R1 Boylston Road).*
Tax Parcel Numbers:	Guilford County Tax parcels 0169014, 0169013 and 0168988
Site Acreage:	Approximately 114.18 acres
Current Land Use:	There is a single family dwelling on the 4-acre parcel fronting along Boylston Road, the remaining portion of the site is undeveloped.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream, the W. Fork Deep River, bisects the western third of the site and a FEMA classified floodway, 100-year flood plain and 500-year flood plain are lying along both sides of the stream. Additionally, a 50-foot wide Piedmont Natural Gas Right-of-Way transects the northeastern corner of the site near Sweetmeadow Road.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Boylston Road and an 18-inch City sewer line runs through the site along the east side of the stream.
General Drainage and Watershed:	The eastern two-thirds of the site drains in a general southwesterly direction toward the stream and the western third of the site drains in an easterly directly towards the stream. Development is subject to the Oak Hollow Lake GWA requirements. Engineered storm water treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed (GWA) Airport Overlay – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	**AG**	Agricultural District *(Guilford County)*	Single family dwellings
South:	**AG**	Agricultural District *(Guilford County)*	Single family dwellings and undeveloped parcels
East:	**RS-40**	Residential Single Family-40 District *(Guilford County)*	Single family dwellings
West:	**AG**	Agricultural District *(Guilford County)*	Undeveloped

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The site currently has three land use designations: • **Low Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. • **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection. • **Future Growth Area:** This classification includes environmentally sensitive lands, rural subdivisions and agricultural or undeveloped areas lacking public water and sewer and other municipal facilities, infrastructure and services. These lands are not intended for development within the five-year timeframe of this adopted Land Use Plan, but shall await reevaluation during the next scheduled Major Five-year Review process or a Plan Amendment before they can be reclassified to an appropriate land use category supportive of urban development. So long as any land remains classified as a Future Growth Area, such land shall not be approved for development by the City nor considered for annexation, the extension of water or sewerage or the provision of other municipal facilities, infrastructure or services.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #4: Ensure that all required public services and facilities are sequenced to meet demands of development. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj.#5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development.

Relevant Area Plan:	Northwest Area Plan: This plan, adopted in 2011, recommends that the ultimate land use designation for the developable portions of the site be Low Density Residential. The following goals and objectives from the plan are also relevant to this request: Goal 1**:** Protect the natural environment and its many features. • Obj. 1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations. Goal 2**:** Achieve high quality development in the built environment. • Obj. 2d: Provide for residential development at a variety of densities and affordability levels. Goal 3: Create a fully integrated transportation system that recognizes and accommodates a wide variety of transportation needs and users. • Obj. 3b: Provide intra-and inter-development transportation connectivity via streets, sidewalks, greenways and less formal trails. The use of conditional zoning, in association with voluntary annexation, is encouraged in order to implement the provisions within the plan.
Community Growth Vision Statement:	The following goals and objectives of the Community Growth Vision Statement are relevant to this request: Obj. 1B: Preserve and link environmentally sensitive lands such as floodplains, wetlands and steep slopes. 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.
Zoning History:	Zoning Case 12-11 (350 South): This zoning case was approved in May 2012 to allow a corporate park/industrial development. The site extends from Sandy Ridge Road to Adkins Road and abuts the northern terminus of Quail Meadow Lane, just to the northeast of the site. Parcels associated with Z12-11 are lying approximately 900 feet north and approximately 1,360 feet east of this current zoning request. Zoning Case 07-23: This zoning case was approved in October 2007 to allow a single family subdivision. The site is lying along the south side of Bame Road, approximately 1,350 feet southeast of this zoning site.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Boylston Road	Minor Thoroughfare	382 ft
	Sweetmeadow Road	Local Street	60 ft (stub street)
	Quailmeadow Road	Local Street	84 ft (stub street)
Vehicular Access:	Boylston Road (public street), Sweetmeadow Road (public street), and Quail Meadow Road (public street)		
Traffic Counts: *(Average Daily Trips)*	Boylston Road	1,850 ADT ("Applicants Traffic Impact Analysis 2015 TIA peak hour count")	
Estimated Trip Generation:	Using the data provided by the applicant, the total ADT is estimated at 3,692 trips per day at maximum build-out of 450 dwelling units.		

Traffic Impact Analysis:	**Required**		**Comment**
	Yes	No	Improvements Recommended Boylston Road, at sites access, provide westbound left turn lane with 100 feet of storage and appropriate taper *(see attached TIA Executive Summary).*
	X		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment					
Guilford County School System					
Local Schools:	**Enrollment:**		**Maximum Design Capacity:**	**Mobile Classrooms:**	**Projected Additional Students:**
	Fall 2014	**Fall 2015**			
Southwest Elementary	716	797	954	6	126
Southwest Middle	1,135	1,018	1,254	10	64
Southwest High School	1,530	1,527	1,595	11	85
School District Remarks: None					

Planned Unit Development (PUD) Overview

Planned Unit Development (PUD) Districts are termed "floating districts" by the Development Ordinance, meaning that they may be applied anywhere within the City, but only pursuant to a specific zoning map amendment request. The purpose of the PUD zoning district is to encourage the most economical and efficient development (or redevelopment) of land under unified ownership. The PUD district emphasizes the placement of residences, employment centers, recreational facilities and retail/service businesses in close proximity to each other, allowing the more efficient provision of public services, a reduction in infrastructure construction and maintenance costs, and the preservation of useable open space and unique site characteristics.

The PUD is an optional form of land development designed to permit multiple housing types or land uses that are planned for and controlled by a master plan called a PUD Master Plan. The main advantage of a PUD is the design flexibility afforded it through the Development Ordinance. Specific Development Ordinance standards pertaining to density; size, location and arrangement of buildings and structures; lot dimensions; and landscaping are set aside and replaced by those specifically approved with the PUD zoning. However, the scale and setbacks of buildings and structures within 150 feet of the perimeter of the PDR district shall be in harmony with development on adjacent lands. In their place, the Development Ordinance regulations for PUDs, site-specific development standards approved in the Conditional Zoning Ordinance and the PUD Master Plan govern the land uses permitted on the site and the manner in which they may develop. All PUD districts are reviewed and approved through the conditional zoning process.

The applicant has requested a Planned Unit Development – Residential (PDR) District, which is intended to accommodate a variety of housing types developed on large tracts in accordance with a PUD Master Plan. The PDR District is required to contain at least 20 contiguous acres of land under unified ownership or control.

Details of Proposal

The applicant is requesting to annex this site and established initial city zoning in order to develop a 450-unit mixed-use residential development consisting of single family detached dwellings and twinhome/townhome dwellings. This equates to a gross density of 3.9 units per acre. Primary access will be from Boylston Road via the construction of a public street that will extend through the site with individual development tracts lying along both sides of this primary street. Due to the number of units proposed, the Development Ordinance requires additional or secondary access points, these will be provided via the extension of Sweetmeadow Road and Quail Meadow Lane, both of which abut the eastern boundary of the site. Additionally, the primary access road will stub to the western boundary of the site for future extension. To allow this mixture of units the applicant has requested a PDR District zoning and submitted a PUD Master Plan that divides the site up into the following six tracts:

Tracts	Acreage	Uses	Units
Tract A	12.2±	Single family dwellings, subject to RS-9 District standards; OR Clubhouse and amenity area	40 dwelling units
Tract B	24± ac	Single family dwellings, subject to RS-7 District standards.	120 dwelling units
Tract C	11.9± ac	Single family dwellings, subject to RS-7 District standards; OR Twinhome/townhome dwellings, subject to RM-8 District standards.	80 dwelling units
Tract D	13.8± ac	Single family dwellings, subject to RS-7 District standards; OR Twinhome/townhome dwellings, subject to RM-8 District standards.	110 dwelling units
Tract E-1 & E-2	24.5± ac	Single family dwellings, subject to RS-7 District standards; OR Twinhome/townhome dwellings, subject to RM-8 District standards.	160 dwelling units
Tract F	11.9± ac	Clubhouse and amenity area; OR Single family dwellings, subject to RS-9 District standards; OR Twin home/townhome, subject to Residential Multifamily 8 District standards.	30 dwelling units
Approximately 90.3 acres are within the individual development Tracts. The remaining 24.4 acres consist of road right-of way and environmentally sensitive areas that will be in a Common Area tract. Although the sum of all units listed above exceeds 450 units, the overall development shall not exceed a maximum 450 dwelling units.			

The proposal includes a Conditional Zoning Ordinance, PUD Master Plan and a Traffic Impact Analysis (TIA). The PUD Master Plan depicts vehicular circulation, access points to tracts, configuration of tracts, density and intensity of the tracts and how the entire PUD will develop. The Conditional Zoning Ordinance outlines higher standards and restrictions to ensure development is in harmony with surrounding uses.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to certain review factors in the evaluation of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the

date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans: **The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans.**
Staff Comments: The proposal is consistent with the Low Density Residential Land Use Plan designation placed on the majority of the site, which limits the overall density of the entire site to a maximum of five dwelling units per acre. While the westernmost portion of the site is part of the Future Growth Area, the Northwest Area Plan recommends that the ultimate land use designation for this area be Low Density Residential. The Recreation/Open Space designation on the site is intended to generally identify areas suitable for environmental protection, in this case due to the flood plain. The proposal is also consistent with the goals, objectives and policies found in a variety of planning documents regarding protection of environmentally sensitive areas, interconnectivity of the street network, both internally and with adjacent roads, and the provision of adequate public infrastructure and services in the area.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: As outlined below in PUD Finding #2 & #4, higher intensity tracts (twinhomes/ townhomes) are being developed toward the interior of the site or next to large perimeter lots to ensure compatibility with surrounding land uses. However, the PUD District notes that the scale and setbacks of buildings in a PDR District, within 150 feet of the perimeter of the PUD, shall be in harmony with development on adjacent lands. To ensure this is being met, higher perimeter building setback standards should be required for twinhome/townhome dwellings in Tract F.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: The applicant has commissioned for a Traffic Impact Analysis, as required by the Development Ordinance, to assess the impact of a 450-unit mixed residential development. Based on that study the applicant has offered a condition to install a westbound left turn lane with 100 feet of storage and appropriate taper at the Boylston Road entrance to the site to mitigate impact from the proposed development. There is a difference in opinion as to the placement of the stub street on the western portion of the site. The Planning & Development Department recommends this stub be provided to the western property line in order to open up the adjacent land locked parcels to the west with street access, and water and sewer connections. However, the Transportation Department recommends the western stub be located to the

	northwestern portion of the property, for future extension back to Boylston Road. Due to an additional stream crossing, the Transportation Department is of the opinion that the northern extension has the best possibility of occurring. The applicants Conditional Zoning Ordinance and their PUD Master Plan notes this stub street being placed at the western property line of the site.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: ❖ A perennial stream and flood plain bisect the site, and environmental regulations of the Development Ordinance limit disturbance near this stream corridor by establishing a 100-foot wide stream buffer along both sides of the stream. ❖ The flood zone area associated with this stream is approximately 350 to 500 feet wide, and the PUD Master Plan depicts this flood zone area within a common area/open space recreation area.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area generally served by City of High Point utilities and services. Except for police service, no new impacts to municipal services have been identified. The Police Department has noted in order to provide a reasonable police response time and to patrol this area would require the addition of an officer per shift, per patrol team and the creation of a new beat. That would mean six new officers would have to be hired, trained and equipped.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: This review factor is addressed below in the PUD Findings.

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

Staff Comments:
Primary changes in this portion of the City's Planning Area have been the extension of City utilities lines (water and sewer lines), which were installed in the late 2000's. The availability of these utilities has opened up this northwestern portion of the City Planning Area to development.

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

Staff Comments:
❖ The adopted Land Use Plan and Heart of the Triad Plan both support residential development at a density up to five units per acre for this area.
❖ Tract F abuts Boylston Road. Requiring a greater building setback and limiting townhomes to a maximum of four units per structure in this tract will ensure the bulk of structures is more

compatible with surrounding structures, and that the development pattern along the Boylston Road frontage of the site is in harmony with adjacent land uses.

PUD FINDINGS

As an additional framework for review of planned unit development proposals, the City has established specific findings, in addition to those normally required for a conditional zoning district, that must be made for approval of a PUD. These findings help ensure that the proposed development will be constructed as a cohesive, unified project; that it will utilize an efficient, attractive, and environmentally sensitive design; and that it will generally be of a higher quality than otherwise required by the application of conventional the Development Ordinance zoning district regulations.

Applications for Planned Unit Development Districts shall be approved only if all of the following findings are made:	
Finding#1	**That application of planned unit development requirements to the property will produce a development of equal or higher quality than otherwise required by the strict application of conventional regulations of districts designated by the adopted Land Use Plan;**
	Staff Comments: ❖ The applicant has offered to provide an active recreation facility in Tract A or F of the development and to install a pedestrian access system that will provide safe and convenient access to open space/common areas. ❖ The Development Ordinance requires a 450-unit PUD to have a minimum of 11.25 acres of active open space and recreational area. Environmentally sensitive areas may account for 50% of this area. The applicant has offered a condition that not more the 200 units shall be permitted until this full 11.25 acres of active open space and recreational area is provided. ❖ Marginal higher standards have been offered, as the above open space/common areas standards are primarily imposed by the Development Ordinance.
Finding#2	**That application of planned unit development requirements to the property will encourage innovative arrangement of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design;**
	Staff Comments: ❖ Rather than having this area develop in a scattered non-related manner, the proposal to assemble this large land area for a PUD will facilitate the creation of a long-range plan for this area to develop in a cohesive and unified manner. Vehicular & pedestrian traffic can be planned and integrated throughout the site; and a single development plan can coordinate an overall unified and attractive residential development. ❖ As single family detached development typically requires more grading to create buildable lots, the single family tracts are being situated on the level or moderately sloping portions of the site. Whereas the steeper terrain areas, especially near the stream corridor, are where the twinhome/townhome tracts are proposed, as they can be developed to work with the terrain with less site grading.

Finding#3	**That application of planned unit development requirements to the property will produce a development functioning as a cohesive, unified project and;**
	Staff Comments: This 114-acre area could be developed individually and not in a unified fashion. Bringing this entire area in as one planned development assists in providing for a unified and cohesive development. The applicant should include standards in their Conditional Zoning Ordinance that guarantee a cohesive unified project that future owners or builders are required to adhere too.
Finding#4	**That application of planned unit development requirements to the property will not substantially injure or damage the use, value, and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the adopted plans and policies of the City.**
	Staff Comments: ❖ The City's adopted Land Use Plan designates this portion of the City's Planning Area for low density residential uses, which generally support residential uses at a density of five units per acre or less. The applicant is proposing a mixed residential development at a density of 3.9 units per acre. As conditioned, the mixed residential development will not substantially injure or damage the use, value or enjoyment of surrounding property. ❖ The PUD Master Plan depicts single-family tracts toward the eastern half of the site next to smaller single family lots (1 to 1½-acre lots) and the more intensive twinhome/townhome tracts being placed toward the interior of the site or next to larger lots (5-acre or larger lot). Having the more intensive uses towards the interior of the site or next to lager perimeter parcels assist in ensuring development will be in harmony with adjacent uses. ❖ Adjacent parcels along the Boylston Road frontage of the site, abutting Tract F, are currently developed with single family dwellings on 1 – 1½ acre parcels. The placement of twinhomes/townhomes on this tract should face the internal street of the PUD, include higher setback and buffering standard from Boylston Road and be limited to a maximum of four units per structure.

Reasonableness/Public Interest:
An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:
In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The request is consistent with the City's Land Use Plan and with City Councils adopted policies for the NW Area Plan. Additionally, the request promotes the policy of Goal #3 of the Land Use Plan to provide a wide range of housing opportunities; 2) Subject to the applicant addressing issues outlined in the analysis pertaining to twinhomes/townhomes in Tract F (structures to face the internal streets of the PUD, higher perimeter setback & buffering standards and limiting townhomes to four units per structure); the configuration of the Tracts, as depicted on the PUD Master Plan, ensures development will be compatible with surrounding uses; 3) To minimize impact of grading the PUD Master Plan places the twinhome/townhome tract near the site's steeper terrains, and places the stream and flood zone areas in a common area tract. This addresses objective #2 of the Land Use Plan to protect and preserve environmentally sensitive areas from inappropriate development; 4) Subject to the applicant addresses issues outlined in the

analysis, bringing this entire area in as one planned development assists in ensuring there will be a unified cohesive development with a planned traffic circulation pattern that not only serves this development, but provides alternate means of access to an adjacent subdivision ; and 5) The assemblage of this large land area will assist in meeting policies of the area plan, will assist in generating employment opportunities and provides the opportunity to expand the tax base for the City.

Recommendation

Staff Recommends Approval With Revisions:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan. However to ensure development of the zoning site will be compatible with adjacent uses and meet PUD findings, the Planning & Development Department recommends the Conditional Zoning Ordinance being amended to:

1. Require twinhomes and townhomes in Tract F to face the internal street of the PUD;
2. Provide a higher perimeter setback & buffering standards for twinhomes and townhomes in Tract F; and
3. Limit townhomes in Tract F to a maximum of four units per structure.

Finally, the applicants Conditional Zoning Ordinance and PUD Master Plan require the primary internal street to extend from Boylston Road and stub to the western property line of the site. The Planning & Development Department support this condition. However, the Transportation Department recommends the western stub be located to the northwestern portion of the property (northern property line of Tract E). Unless amended, via recommended from the Commission and approval by the Council, this condition offered by the applicant for street stub to the western property line will stand as submitted.

Required Action

Planning and Zoning Commission:

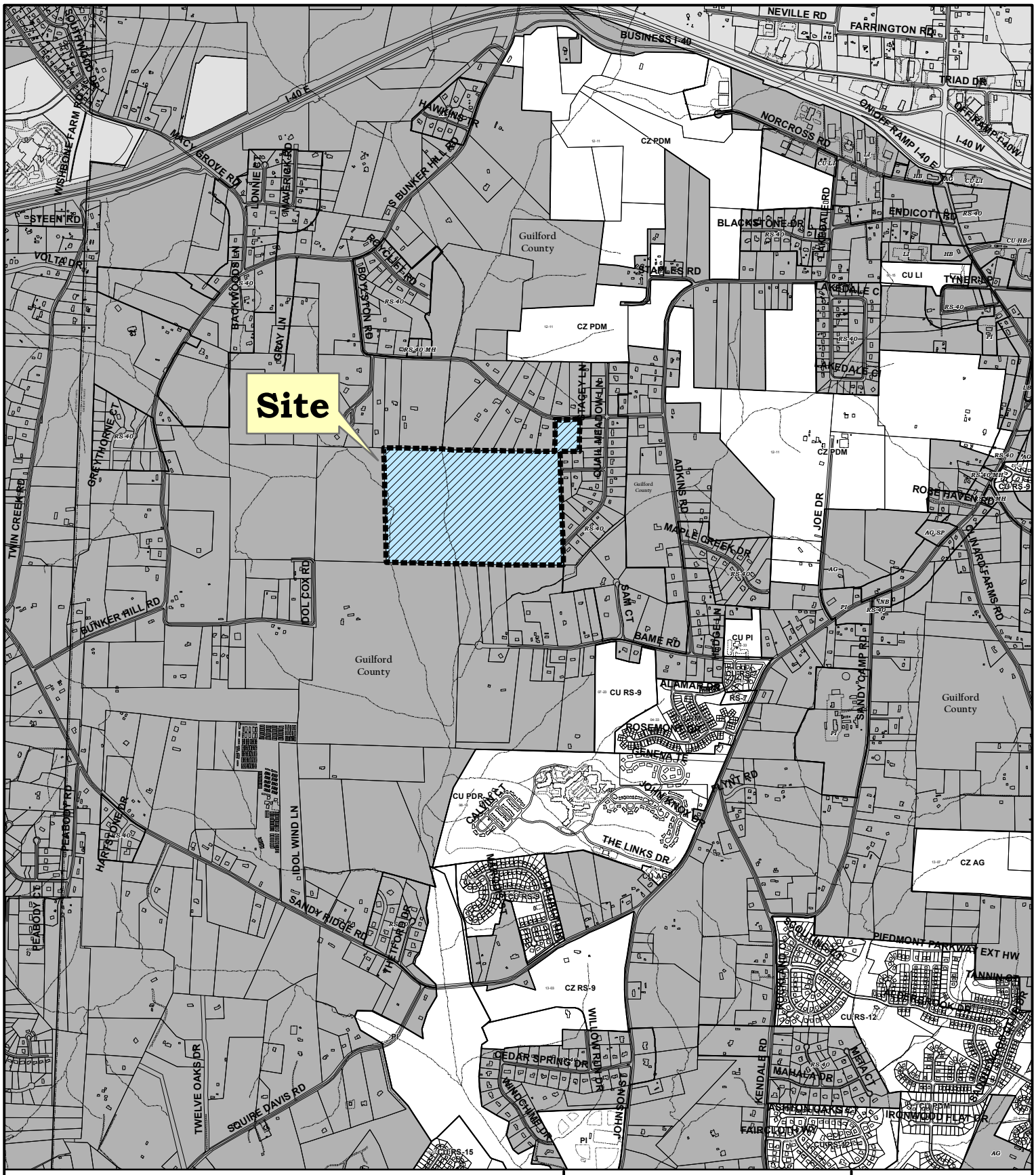
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



ZONING AMENDMENT ZA15-16

From: Agricultural (Guilford County)
To: Planned Unit Development-Residential

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

Planning & Development Department

City of High Point

Date: November 11, 2015

N

Scale: 1"=2000'

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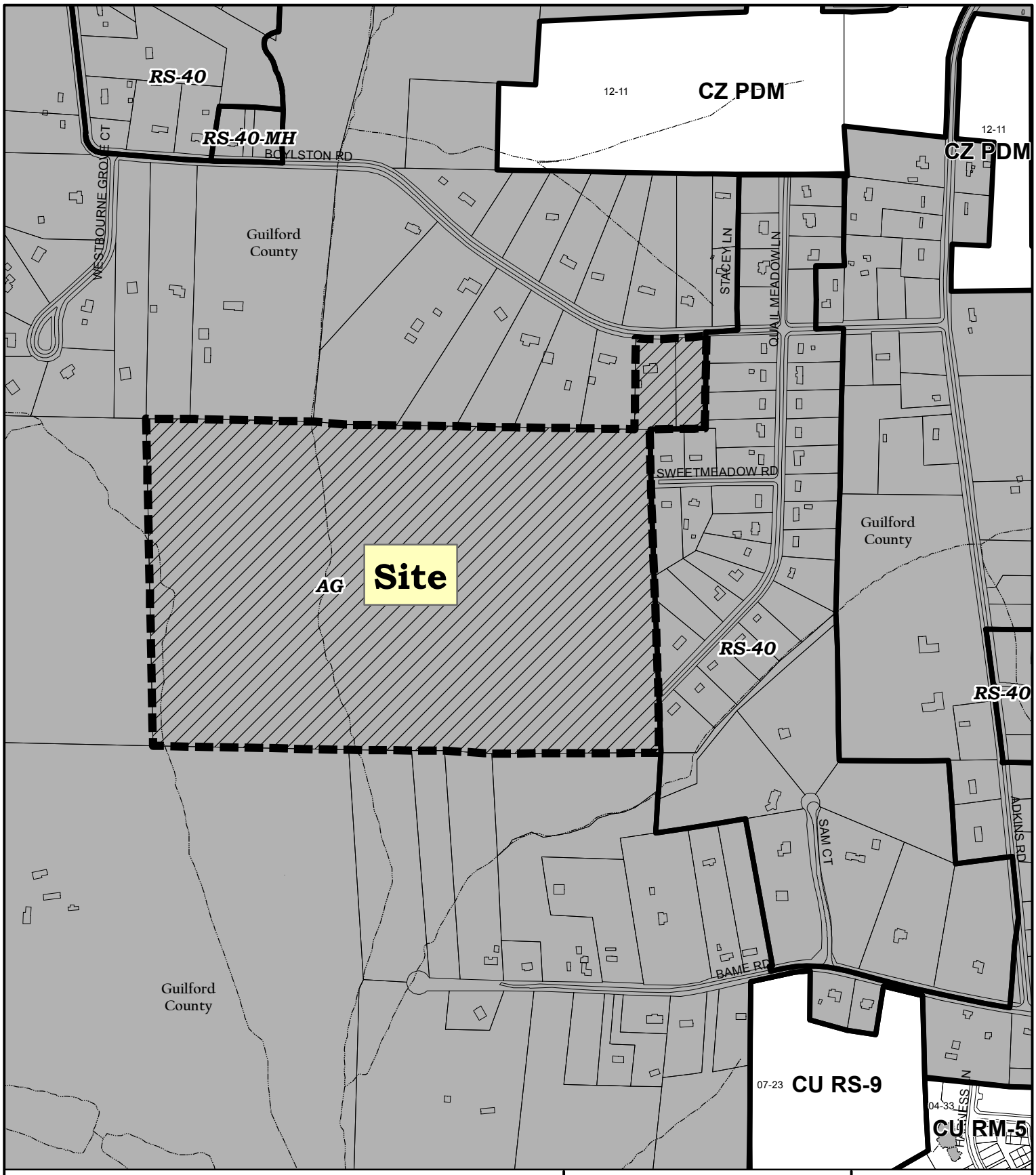

ZONING AMENDMENT ZA15-16

From: Agricultural (Guilford County)
To: Planned Unit Development-Residential

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: October 27, 2015

N

Scale: 1"=700'

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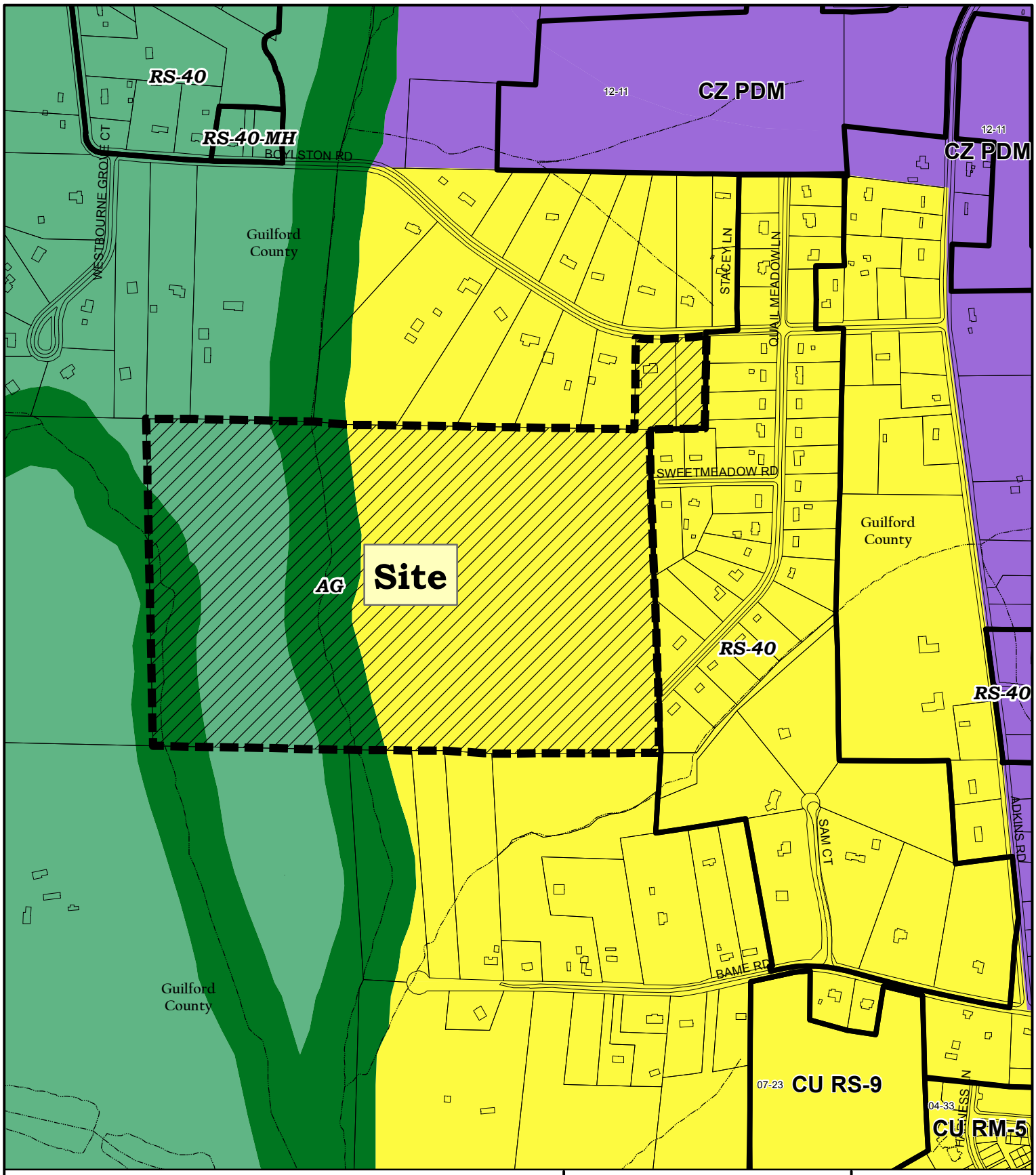

ZONING AMENDMENT ZA15-16

Land Use Plan

- Low-Density Residential
- Restricted Industrial
- Recreation/Open Space
- Future Growth Area

Planning & Development Department

City of High Point

Date: October 27, 2015

N

Scale: 1"=700'

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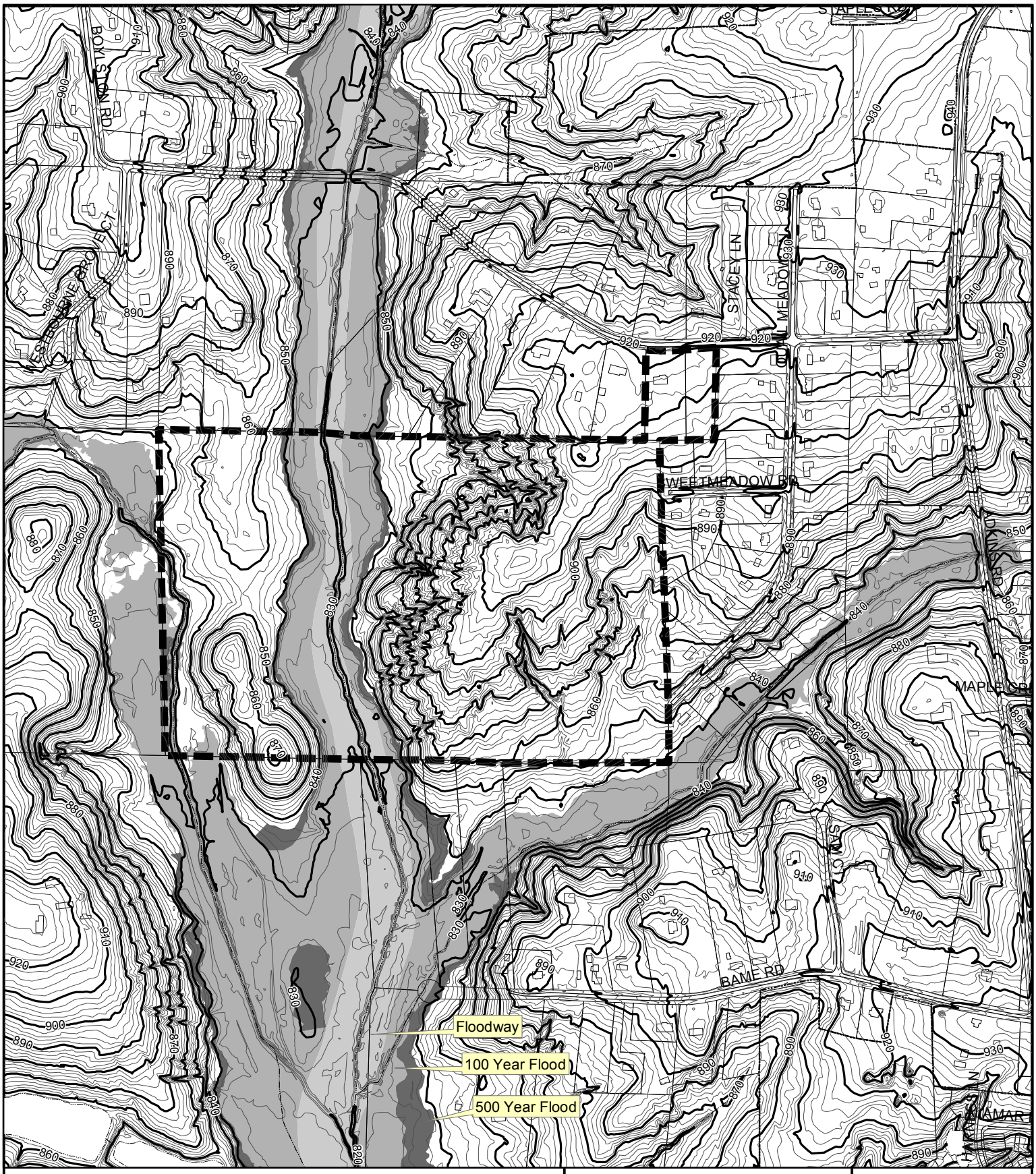

ZONING AMENDMENT ZA15-16

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: October 27, 2015

N

Scale: 1"=700'

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ZONING AMENDMENT ZA15-16

SITE INFORMATION:

1. SITE STREET ADDRESS:
   8819 R1 Boylston Rd
   8813 Boylston Rd
   8809 Boylston Rd

2. SITE ACREAGE: 114.79± Ac.

4. DEED REFERENCE:
   DB. 1956, PG. 50 (PARCEL 0168988)
   DB. 2647, PG. 305 (PARCEL 0169014)
   DB. 2601, PG. 435 (PARCEL 0169013)

5. PARCEL NUMBER: 0168988, 0169013, 0169014

VICINITY MAP SCALE 1"=200'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

(S.R. 1859) BOYLSTON ROAD 60' PUBLIC R/W

PROPOSED 50' R/W

TRACT F
SINGLE FAMILY POD
OR TOWNHOME POD
3.9 AC±

TRACT A
SINGLE FAMILY POD
9,000 S.F. LOTS
12.2 AC±

TRACT E1
SINGLE FAMILY POD
OR TOWNHOME POD
9.7 AC±

TRACT C
SINGLE FAMILY POD
OR TOWNHOME POD
11.9 AC±

TRACT E2
SINGLE FAMILY POD
OR TOWNHOME POD
14.8 AC±

PROPOSED 50' R/W

TRACT B
SINGLE FAMILY POD
7,000 S.F. LOTS
24.0 AC±

TRACT D
TOWNHOME POD
13.8 AC±

(S.R. 1918) SWEETMEADOW RD 60' PUBLIC R/W

QUAILMEADOWS LN 60' PUBLIC R/W

QUAILMEADOWS SECTION II (P.B. 45 PG. 86)

(P.B. 47 PG. 51) QUAILMEADOWS SECTION III

DRAINAGEWAY & OPEN SPACE (P.B. 108 PG. 44)

(P.B. 71 PG. 115) FRED E. BAME AND OTHER SUBDIVISION

BUNKER HILL FOREST SUBDIVISION (P.B. 47 PG. 52)

EXISTING 18" SAN SWR OUTFALL WITH 30' ESMT

100 YEAR FLOOD FIRM PANEL 3710689400K DATED 03/16/09

FLOODWAY FIRM PANEL 3710689400K DATED 03/16/09

APPROX CL OF STREAM SHOWN ON FIRM PANEL 3710689400K DATED 03/16/09

WEST FORK DEEP RIVER TRIBUTARY #1 STREAM #3 APPROX CL OF STREAM SHOWN ON FIRM PANEL 3710689400K DATED 03/16/09

ACCESS POINT

8851 BOYLSTON RD. JAMES DONNIE & SUSAN E. SHIELDS PARCEL: 0169016 PIN: 6894779992 DB. 2854, PG. 341 ZONED: A6 AREA: 8.07 AC.±

8851 BOYLSTON RD. JAMES S. & ELIZABETH A. HEDGECOCK PARCEL: 0169017 PIN: 6894779470 DB. 2751, PG. 693 ZONED: A6 AREA: 2.21 AC.±

4121 DOLL COX RD. H.F. COX & CO., INC. PARCEL: 0169039 PIN: 6894664077 DB. 1607, PG. 402 ZONED: A6 AREA: 147.34 AC.±

8861 R. BOYLSTON RD. H.F. COX & CO., INC. PARCEL: 0168988 PIN: 6894680997 DB. 1956, PG. 50 ZONED: A6 AREA: 45.7 AC.±

REVISIONS

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1975
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 852-8600 ~ FAX: (336) 852-8780

PRELIMINARY FOR REVIEW PURPOSES ONLY

PUD MASTER PLAN
8819 BOYLSTON RD
KEYSTONE HOMES
DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY
NORTH CAROLINA

SCALE:	1" = 100'
DATE:	10/26/2015
PROJECT:	1340-15
DRAWN BY:	TL
SHEET	C1

Oct 26, 2015 F:\Projects\1340-15\DWG\PUD MASTER PLAN.dwg Tab Name: 24x36 SKETCH

NORTH CAROLINA'S INTERNATIONAL CITY™

September 24, 2015 CORRECTED 11/9/2015

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #15-16,** Keystone Group. Property located on the south side of Boylston Road, approximately 1,450 feet west of Adkins Road.

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. This development will generate approximately ~~seven hundred and twenty seven (727) trips in the AM peak hour, seven hundred and sixty one (761) trips in the PM peak hour and a total of 8,759 trips/day.~~ two hundred and eighty-two trips (282) in the AM peak hour, three hundred and fifty-four (354) in the PM peak hour and a total of 3,692 trips.

Access

Three (3) points of access are required.

- One point of access shall be allowed to Boylston Road.
- One point of access shall be allowed to Quail Meadow Lane.
- One point of access shall be allowed to Sweetmeadow Drive.
- One stub street shall be provided to the north of Tract E.
- Two points of access shall be provided from Tract D and two points of access from Tract E to proposed main internal roadway.

Roadway and Intersection Improvements

Boylston Road @ Site Access Point: The Developer shall install a westbound left turn lane with 100 feet of storage and appropriate bay taper.

All roadway and intersection improvements must be completed prior to the issuance of Certificate of Occupancy.

The North Carolina Department of Transportation and the City of High Point Transportation Director shall approve all improvements and construction thereof.

If you have any questions or would like to further discuss this case, please advise.

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 27, 2015 and before the City Council of the City of High Point on November 16, 2015 regarding **Zoning Case 15-16** 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 18, 2015, for the Planning and Zoning Commission public hearing and on November 4, 2015 and November 11, 2015, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: A **Planned Unit Development – Residential (PDR) District**. The property is approximately 114.79 acres lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road (8809, 8813 & 8819-R1 Boylston Road). The property is also known as Guilford County Tax Parcel 0169014, 0169013 and 0168988.

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. Tract A:
   1. Only single family detached dwelling units as allowed in the Residential Single Family–9 (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
   2. Clubhouse and recreational amities customary to residential uses.

B. Tract B: Only single family detached dwelling units as allowed in the Residential Single Family–7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

C. Tract C:
1. Only single family detached dwelling units as allowed in the Residential Single Family–7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

2. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

D. Tract D: Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

E. Tract E-1:
1. Only single family detached dwelling units as allowed in the Residential Single Family–7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

2. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

F. Tract E-2:
1. Only single family detached dwelling units as allowed in the Residential Single Family–7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

2. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

G. Tract F:

1. Clubhouse and recreational amities customary to residential uses.

2. Only single family detached dwelling units as allowed in the Residential Single Family–9 (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

3. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

4. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

1 A maximum of 450 dwelling units shall be permitted. Development intensity within each tract shall be as follows:

a. Tract A:
   1) A maximum of forty (40) residential dwelling units shall be permitted.
   2) Amenity area may be included in this tract.

b. Tract B: A maximum of one hundred and twenty (120) residential dwelling units shall be permitted.

c. Tract C:
   1) A maximum of eighty (80) residential dwelling units shall be permitted.
   2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.

d. Tract D:
   1) A maximum of one hundred and ten (110) residential dwelling units shall be permitted.

2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.

e. Tracts E-1 and E-2:
   1) A combined maximum of one hundred and sixty (160) residential dwelling units shall be permitted.
   2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.

f. Tract F: A maximum of thirty (30) residential dwelling units shall be permitted.

B. Open Space and Common Recreation Facilities:
   1. The overall development shall have a clubhouse/recreation area in Tract A or F. This shall not preclude the development of additional recreational amenities within other tracts.

   2. A minimum 20-foot access easement shall be provided to all common areas.

   3. Final plat approval for no more than 200 lots (single family, twin homes and townhomes lots) shall be allowed until such time as open space and common recreational facilities, as required by Section 9-4-3(a)(3)j(6) of the Development Ordinance, are installed. Acreage of open space and common recreational facilities shall be based on number of dwelling units noted in Section II.A of this ordinance.

C. Landscaping, Setback and Buffers
   1. A minimum twenty (20) foot wide Type C Planting yard shall be provided along the Boylston Road frontage of the zoning site. This planting yard shall be within or part of a common area separate from individual residential lots and exclusive of any utility easements, except for perpendicular crossings by utilities and roadways.

D. Fencing & Screening: If fencing is erected along the common areas abutting the Boylston Road right-of-way, then a common fencing plan shall be provided. A common fencing plan shall be provided prior Preliminary Plat approval on the rezoning site.

E. Lot Combination. All parcels within the rezoning site shall be combined into one (1) lot prior to any development.

F. Exterior Lighting: All exterior common area lighting shall be directed away from adjacent properties to avoid spillover lighting.

G. Transportation

1. Vehicular Access:
   a. One point of vehicular access shall be provided to Boylston Road. This access shall extend through the zoning site providing access to the various tracts as generally depicted on the PUD Maser Plan.
   b. One point of vehicular access shall be provided to Quail Meadow Lane consisting of an extension of this public street as generally depicted on the PUD Master Plan. This access shall be installed with the development of Tract B.
   c. One point of vehicular access shall be provided to Sweetmeadow Drive consisting of an extension of this public street as generally depicted on the PUD Master Plan. This access shall be installed with the development of Tract B.
   d. Once public street stub shall be provided to the western property line of Tract
   e. Individual tract with more than 50 dwelling units shall provide at least two point of access to said tract.

2. Pedestrian Access:
   a. A pedestrian access system shall be provided so as to provide safe and convenient pedestrian access to open space/common for all dwelling units.
   b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval for each tract. The location of all sidewalks shall be indicated on plans submitted for approval.
   c. The property owner shall dedicate to the City of High Point a greenway easement for the development of a public greenway trail. Said easement shall be a minimum of fifty (50) feet in width, be a minimum of thirty (30) feet from the top of bank of the streams running through the site. The dedicated area shall also be depicted on the approved development plats for the site.
   d. Internal pedestrian access shall be provided to the Greenway.

3. Roadway and Intersection Improvements
   a. Boylston Road at Site Access Point: The developer or property owners shall install a westbound left turn lane with a minimum of one hundred (100) feet of storage and appropriate bay taper.
   b. All roadway and intersection improvements shall be completed and approved by the City of High Point prior to issuance of Certificate of Occupancy

4. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

H) Signage: The location of signage on the rezoning site shall conform to the approved Common Signage Plan. An overall Common Signage Plan shall be submitted and approved prior to approval of the first preliminary plat approval for this development.

I) Environmental Sensitive Areas:

1. Any portion of the rezoning site that is within a floodway, floodway fringe, steep slope, wetlands or any other environmentally sensitive areas shall be left in its natural state and undisturbed, except to provide access to the common area, greenways, approved utility extensions, erosion control and stormwater control devices.

2. Any portion of the site within the 100-year flood plain area, and required stream buffers shall remain as undisturbed areas. However, required water quality devices may be permitted within that portion of the 100-year flood plain area lying outside any stream buffers, subject to the watershed regulations.

J) Owners Association: An owners' association shall be established, in accordance with Section 9-6-10 of the Development Ordinance, prior to the recording of any final plat(s) and shall be responsible for the common areas of the development.

K) Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Zoning Ordinance. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Zoning Ordinance.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.
This ordinance shall become effective upon the date of adoption.
____th day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

SITE INFORMATION:

1. SITE STREET ADDRESS:
   8819 R1 Boylston Rd
   8813 Boylston Rd
   8809 Boylston Rd

2. SITE ACREAGE: 114.79± Ac.

4. DEED REFERENCE:
   DB. 1956, PG. 50 (PARCEL 0168988)
   DB. 2647, PG. 305 (PARCEL 0169014)
   DB. 2601, PG. 435 (PARCEL 0169013)

5. PARCEL NUMBER: 0168988, 0169013, 0169014

VICINITY MAP SCALE 1"=200'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

(S.R. 1859) BOYLSTON ROAD 60' PUBLIC R/W

PROPOSED 50' R/W

TRACT F
SINGLE FAMILY POD
OR TOWNHOME POD
3.9 AC±

TRACT A
SINGLE FAMILY POD
9,000 S.F. LOTS
12.2 AC±

TRACT E1
SINGLE FAMILY POD
OR TOWNHOME POD
9.7 AC±

TRACT C
SINGLE FAMILY POD
OR TOWNHOME POD
11.9 AC±

TRACT E2
SINGLE FAMILY POD
OR TOWNHOME POD
14.8 AC±

PROPOSED 50' R/W

TRACT B
SINGLE FAMILY POD
7,000 S.F. LOTS
24.0 AC±

TRACT D
TOWNHOME POD
13.8 AC±

(S.R. 1918) SWEETMEADOW RD 60' PUBLIC R/W

QUAILMEADOWS LN 60' PUBLIC R/W

QUAILMEADOWS SECTION II (P.B. 45 PG. 86)

(P.B. 47 PG. 51) QUAILMEADOWS SECTION III

DRAINAGEWAY & OPEN SPACE (P.B. 108 PG. 44)

(P.B. 71 PG. 115) FRED E. BAME AND OTHER SUBDIVISION

BUNKER HILL FOREST SUBDIVISION (P.B. 47 PG. 52)

EXISTING 18" SAN SWR OUTFALL WITH 30' ESMT

100 YEAR FLOOD FIRM PANEL 3710689400K DATED 03/16/09

FLOODWAY FIRM PANEL 3710689400K DATED 03/16/09

APPROX CL OF STREAM SHOWN ON FIRM PANEL 3710689400K DATED 03/16/09

WEST FORK DEEP RIVER TRIBUTARY #1 STREAM #3 APPROX CL OF STREAM SHOWN ON FIRM PANEL 3710689400K DATED 03/16/09

ACCESS POINT

8851 BOYLSTON RD. JAMES DONNIE & SUSAN E. SHIELDS PARCEL: 0169016 PIN: 6894779992 DB. 2854, PG. 341 ZONED: A6 AREA: 8.07 AC.±

8851 BOYLSTON RD. JAMES S. & ELIZABETH A. HEDGECOCK PARCEL: 0169017 PIN: 6894779470 DB. 2751, PG. 693 ZONED: A6 AREA: 2.21 AC.±

4121 DOLL COX RD. H.F. COX & CO., INC. PARCEL: 0169039 PIN: 6894664077 DB. 1607, PG. 402 ZONED: A6 AREA: 147.34 AC.±

8861 R. BOYLSTON RD. H.F. COX & CO., INC. PARCEL: 0168988 PIN: 6894680997 DB. 1956, PG. 50 ZONED: A6 AREA: 45.7 AC.±

REVISIONS

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1975
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 852-8600 ~ FAX: (336) 852-8780

PRELIMINARY FOR REVIEW PURPOSES ONLY

PUD MASTER PLAN
8819 BOYLSTON RD
KEYSTONE HOMES
DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY
NORTH CAROLINA

SCALE:	1" = 100'
DATE:	10/26/2015
PROJECT:	1340-15
DRAWN BY:	TL
SHEET	C1

Oct 26, 2015 F:\Projects\1340-15\DWG\PUD MASTER PLAN.dwg Tab Name: 24x36 SKETCH

Transportation Impact Analysis

Prepared for Keystone Homes

Project Number: 15-055
8/21/15

Boylston Road Development

High Point, NC

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DAVENPORT

DAVENPORT

Transportation Impact Analysis

Boylston Road Development
High Point, NC

Prepared for Keystone Homes
August 21, 2015

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

Reviewed by: Frank Amenya, P.E., PTOE
F. Royal Hinshaw, P.E.

Sealed by: Dionne C. Brown, P.E.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 040247 ENGINEER DIONNE C. BROWN

9/21/15

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Boylston Road Development – Transportation Impact Analysis
Prepared for Keystone Homes
August 21, 2015

Executive Summary

The proposed Boylston Road Development is located along the southern side of Boylston Road between the intersections of Quailmeadow Lane and Bunker Hill Road in High Point, North Carolina. As currently planned, this development will consist of 270 single family detached homes and 180 townhomes. Figure 1, in the report, presents the sketch plan. Access to the site will available from Boylston Road, Quailmeadow Land and Sweetmeadow Road.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Sandy Ridge Road at Norcross Road
- Sandy Ridge Road at Endicott Road
- Sandy Ridge Road at Bame Road
- Boylston Road at Adkins Road
- Boylston Road at Quailmeadow Lane
- Boylston Road at Bunker Hill Road
- Quailmeadow Lane at Sweeetmeadow Road
- Boylston Road at Site Access

The above-mentioned intersections were analyzed for the following scenarios:

- 2015 Existing Conditions
- 2020 Future No Build Conditions
- 2020 Future Build-Out Conditions
- 2020 Future Build-Out with Improvements (as necessary)

The build-out analysis year for this project was assumed to be 2020. The AM (7-9 am) and PM (4-6 pm) peaks were studied.

The City of High Point and the North Carolina Department of Transportation (NCDOT) were contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Keystone Homes.

Level of Service Results

The results of the study are discussed by intersection below:

Sandy Ridge Road at Norcross Road

This unsignalized intersection currently operates at LOS C in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS E in the AM peak and LOS D in the PM peak. With the addition of site traffic, this intersection is projected to operate at LOS F in the AM and PM peaks. This is typical for a minor street to experience LOS E/F during peak hours due to the lack of gaps to allow turning movements onto the major roadway. This intersection's geometry will be modified during the construction of TIP U-4758 which will make this a right-in/ right-out. The TIP I-5712 could also modify this intersection; therefore, no improvements are recommended for this intersection.

Sandy Ridge Road at Endicott Road

This unsignalized intersection currently operates at LOS C in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS D in the AM peak and LOS C in the PM peak. With the addition of site traffic, this intersection is projected to operate at LOS F in the AM peak and LOS D in the PM peak. This is typical for a minor street to experience LOS E/F during peak hours due to the lack of gaps to allow turning movements onto the major roadway. This intersection's geometry will be modified during the construction of TIP U-4758 which will realign with Piedmont Triad Farmers Market's access. Therefore, no improvements are recommended for this intersection.

Sandy Ridge Road at Bame Road

This unsignalized intersection currently operates at LOS B in the AM peak and LOS C in the PM peak. In 2020 future no build conditions, the analysis indicates LOS C in the AM and PM peaks. With the addition of site traffic, this intersection is projected to operate at LOS C in the AM peak and LOS D in the PM peak. No improvements are recommended for this intersection.

Boylston Road at Adkins Road

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS A in the AM and PM peaks. With the addition of site traffic, this intersection is projected to operate at LOS B in the AM and PM peaks. No improvements are recommended for this intersection.

Boylston Road at Quailmeadow Lane

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS A in the AM peak and LOS B in the PM peak. With the addition of site traffic, this intersection is projected to operate

at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended for this intersection.

Boylston Road at Bunker Hill Road

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS A in the AM and PM peaks. With the addition of site traffic, this intersection is projected to operate at LOS A in the AM peak and LOS B in the PM peak. No improvements are recommended for this intersection.

Quailmeadow Lane at Sweetmeadow Road

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS A in the AM and PM peaks. With the addition of site traffic, this intersection is projected to operate at LOS A in the AM and PM peaks. No improvements are recommended for this intersection.

Boylston Road at Site Access 1

This unsignalized intersection is expected to operate at LOS A in the AM and PM peaks in future 2020 build conditions. Based on the NCDOT “Policy on Street and Driveway Access” guidelines, the westbound left turn volumes warrant a turn lane; therefore, it is recommended to provide a 100 foot storage lane with appropriate taper.

The recommended improvements at the study intersections are illustrated in Figure 9 in the report.

DAVENPORT

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary

AM Peak	2015 Existing	2020 Future No Build	2020 Build	2020 Build with Improvements
Sandy Ridge Road at Norcross Road	C (21.2) EB Approach	E (35.7) EB Approach	F (76.1) EB Approach	
Sandy Ridge Road at Endicott Road	C (19.2) EB Approach	D (30.3) EB Approach	F (53.2) EB Approach	
Sandy Ridge Road at Bame Road	B (14.1) EB Approach	C (18.4) EB Approach	C (17.8) EB Approach	
Boylston Road at Adkins Road	A (9.0) EB Approach	A (9.0) EB Approach	B (11.1) EB Approach	
Boylston Road at Quailmeadow Lane	A (9.2) SB Approach	A (9.3) SB Approach	B (12.6) SB Approach	
Boylston Road at Bunker Hill Road	A (9.4) WB Approach	A (9.5) WB Approach	A (9.6) WB Approach	
Quailmeadow Lane at Sweetmeadow Road	A (8.6) EB Approach	A (8.6) EB Approach	A (9.2) EB Approach	
Boylston Road at Site Access			A (9.6) NB Approach	A (9.6) NB Approach
PM Peak	**2015 Existing**	**2020 Future No Build**	**2020 Build**	**2020 Build with Improvements**
Sandy Ridge Road at Norcross Road	C (19.4) EB Approach	D (32.7) EB Approach	F (52.3) EB Approach	
Sandy Ridge Road at Endicott Road	C (17.5) EB Approach	C (24.1) EB Approach	D (33.3) EB Approach	
Sandy Ridge Road at Bame Road	C (15.2) EB Approach	C (20.8) EB Approach	D (26.2) EB Approach	
Boylston Road at Adkins Road	A (9.3) EB Approach	A (9.4) EB Approach	B (13.2) EB Approach	
Boylston Road at Quailmeadow Lane	A (9.9) SB Approach	B (10.1) SB Approach	C (16.6) SB Approach	
Boylston Road at Bunker Hill Road	A (9.8) WB Approach	A (9.9) WB Approach	B (10.2) WB Approach	
Quailmeadow Lane at Sweetmeadow Road	A (8.6) EB Approach	A (8.6) EB Approach	A (9.2) EB Approach	
Boylston Road at Site Access			A (9.7) NB Approach	A (9.7) NB Approach

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Summary and Conclusion

The proposed Boylston Road Development is located along the southern side of Boylston Road between the intersections of Quailmeadow Lane and Bunker Hill Road in High Point, North Carolina. As currently planned, this development will consist of 270 single family detached homes and 180 townhomes. Access to the site will available from Boylston Road, Quailmeadow Land and Sweetmeadow Road.

The trip generation indicates that based on the current site plan the proposed project is projected to generate a net total of 3,692 trips per day, 282 AM peak hour trips and 354 PM peak hour trips.

Table B summarizes the recommended improvements for the 2020 future build scenario. Improvements are shown in Figure 9 in the report.

In conclusion, this analysis has been conducted based on NCDOT and City of High Point guidelines and has determined the potential traffic impacts of this development. With the build-out of the site, the analysis indicates there will be adequate capacity to accommodate future traffic. Note that the site accesses should to be designed according to NCDOT standards as appropriate.

Table B - Recommended Improvement Summary	
Boylston Road at Site Access	• Provide westbound left turn lane with 100 feet of storage and appropriate taper
All other intersections	No improvements recommended

Citizens Information Meeting Report
Zoning Amendment Case 15-16

Submitted by: Scott Wallace on behalf of
Keystone Group, Inc.

October 10, 2015

Re: 8809, 8813, and 8819-R1 Boylston Road, Colfax NC 27235

We are writing because you own property that is nearby or adjacent to 8809, 8813, and/or 8819-R1 Boylston Road, Colfax NC 27235 ("Property").

We are seeking to rezone the Property, consisting of approximately 114 acres, to City of High Point's Conditional Use Planned Unit Development-Residential (CU-PDR) district in order to allow for the construction of a first-class Residential Planned Unit Development consisting of single family homes and townhomes.

In a short time, from the City of High Point, you will likely receive (or have already received) a rezoning notice outlining these above mentioned plans.

In order to share our plans and answer any questions that you may have, we cordially invite you to an information meeting on Wednesday, October 21, 2015 at 6:00pm at 747 Piedmont Crossing Drive, High Point, NC 27265. This is the address of our current furnished model home within our Trellises Community of which is generally located at the intersection of Barrow Road and Willard Dairy Road.

If you are unable to attend this information meeting and have questions, please do not hesitate to contact me at 336-362-1997, or if you prefer, you can email me at swallace@gokeystone.com. I will be happy to personally meet and share information with you regarding this Property.

Sincerely,

W. Scott Wallace
President

Information Meeting regarding Proposed Development at 8809, 8813, and 8819-R1 Boylston Road, Colfax, NC

October 21, 2015

Name(s)	Address	Telephone #s	Email Address
Brad Biegl	3477 Lillefield Ln.	336-669-3682	bbiegl@hotmail.com
Scott Wallace	3708 ALLIANCE Dr. GSO NC 27407	336-362-1997	swallace@gokeystone.com
DAVE THOMAS	911 QUAIL MEADOW LANE	336 497 4606	DTKT04@ATT.NET *
Lucalice Harding	912 Quailmeadow Lane	336 993-3204	lucalice@aol.com *
Sharon Young	8865 Boylstn Rd. Colfax	816-4922	sharonayoung@Coldwell bankeri.com
"Jim"-Did not Sign-IN			

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4723 CRICKLEWOOD DR
GREENSBORO NC 27407

ADAMS, GEORGE EDWIN ; ADAMS, SHERRI L B ADAMS
801 WESTBOURNE GROVE CT
COLFAX NC 27235

BAER, RONALD J ; PIERCE, JAYE M
712 STACEY LN
COLFAX NC 27235

BAL, EMILY J ; BAL, FORTINO N ; CRUZ, ELIZABETH T
8706 SWEETMEADOW RD
COLFAX NC 27235

BAME, CURTIS C ; BAME, BETTY W
8610 ADKINS RD
COLFAX NC 27235

BAME, FRED R
8744 BAME RD
COLFAX NC 27235

BRACKETT, STEVEN C ; BRACKETT, PEGGY Y
8831 BOYLSTON ROAD
COLFAX NC 27235

BROWN, ALISON D ; BROWN, MICAH A
8704 SWEETMEADOW RD
COLFAX NC 27235

CARTER, GRAYLIN W ; CARTER, GINGER BYRD
8705 SWEERMEADOW RD
COLFAX NC 27235

CHELLEW, JOHN ALAN ; CHELLEW, ELIZABETH E
910 QUAILMEADOW LN
COLFAX NC 27235

COX W F & CO INC
907 S BROAD ST
WINSTON SALEM NC 27101

COX, DANNY LLOYD
1478 CURRY RD
KERNERSVILLE NC 27284

EDWARDS, DAVID K
904 QUAILMEADOW LANE
COLFAX NC 27235

GANSMAN, JOHN R ; GANSMAN, WHITNEY
8861 BOYLSTON RD
COLFAX NC 27235

GORRELL, LESTER R
919 QUAILMEADOW LANE
COLFAX NC 27235

GUILFORD COUNTY
PO BOX 3427
GREENSBORO NC 27402

HARDING, JEFFREY ALLAN ; HARDING, LUEALICE P
912 QUIALMEADOW LANE
COLFAX NC 27235

HARTZFELD, EARL G ; HARTZFELD, MILDRED M
8827 BOYLSTON RD
COLFAX NC 27235

HEDGECOCK, JAMES S ; HEDGECOCK, ELIZABETH A
8857 BOYLSTON RD
COLFAX NC 27235

HILL, EUGENE R ; HILL, LINDA K
8818 BOYLSTON RD
COLFAX NC 27235

HUTCHENS, GILBERT R ; HUTCHENS, ANNIE B
8760 BAME RD
COLFAX NC 27235

IDOL, BESSIE S HEIRS
4798 ELLISBORO RD
STOKESDALE NC 27357

JACKSON, THOMAS C ; JACKSON, BRENDA L
8814 BOYLSTON RD
COLFAX NC 27235

JOHNSON, JONATHAN D ; JOHNSON, TERESA M
2815 289TH ST S
ROY WA 98580

KIVETT, VIRGINIA E HEIRS
8810 BOYLSTON RD
COLFAX NC 27235

LITTLE, DOUGLAS HAMPTON JR ; LITTLE, DEBRA W
915 QUAILMEADOW LN
COLFAX NC 27235

MANN, CASANDRA C
800 QUAILMEADOW LN
COLFAX NC 27235

MAZZA, KIRSTEN
8707 SWEETMEADOW RD
COLFAX NC 27235

MENIUS, JAMES L
926 SAM CT
COLFAX NC 27235

NEWSOME, LINUS WILSON ; NEWSOME, VICKI S
8817 BOYLSTON RD
COLFAX NC 27235

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NORMAN, HULDA A
902 QUAILMEADOW LN
COLFAX NC 27235

POTOCKI, JOHN J
808 QUAILMEADOW LN
COLFAX NC 27235

PUTNAM, GREGORY L ; PUTNAM, MAUREEN O
917 QUAILMEADOW LANE
COLFAX NC 27284

SHIELDS, ELIZABETH B ; SHIELDS, RICHARD SHIELDS
9016 STACK RD
COLFAX NC 27235

SHIELDS, JAMES DONNIE ; SHIELDS, SUSAN E
8859 BOYLSTON RD
COLFAX NC 27235

STOUT, ROBERT M ; STOUT, CAROLE B
804 QUAILMEADOW LN
COLFAX NC 27235

TREXLER, RICHARD C JR ; TREXLER, WANDA J
8823 BOYLSTON RD
COLFAX NC 27235

~~WALLACE, MAXINE W~~
~~PO BOX 177~~
~~COLFAX NC 27235~~

WILBORNE, JAMES R ; WILBORNE, PATRICIA M
802 QUAILMEADOW LN
COLFAX NC 27235

WOODARD, LARRY M ; WOODARD, SANDRA S
906 QUAILMEADOW LN
COLFAX NC 27235

YARBOROUGH, STEVE LYNN ; YARBOROUGH, DONNA G
908 QUAILMEADOW LN
COLFAX NC 27235

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CITY OF HIGH POINT
AGENDA ITEM

Title: **Resolution of Intent (ROI) for Street Abandonment Case 15-11**
(unimproved right-of-way)

From: Lee Burnette, Planning & Development Director

Meeting Date: November 16, 2015

Public Hearing: No

Advertising Date/ Advertised By: Not applicable

Attachments:
A. Resolution of Intent (ROI) for Street Abandonment Case 15-11
B. Map of right-of-way proposed to be abandoned

PURPOSE:
Approval of a Resolution of Intent that establishes a public hearing date of December 7, 2015, to consider a request to abandon a portion of an unimproved right-of-way lying between N. Centennial Street and Forrest Street, approximately 300 feet north of Charlotte Avenue.

BACKGROUND:
Resolution of Intent for Street Abandonment Case 15-11 is enclosed.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends City Council set a public hearing date of Monday, December 7, 2015 to hear this request.

Publish four (4) consecutive weeks: **November 20 & 27, 2015 and December 2 & 6, 2015**

RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENT
(Case # SA15-11)

WHEREAS, the City Council has been petitioned to abandon a portion of an unimproved right-of-way lying between N. Centennial Street and Forrest Street, approximately 300 feet north of Charlotte Avenue.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-way above described and sets Monday, December 7, 2015, at 5:30 p.m. as the date for said public hearing before the Council in the Council Chamber of the Municipal Building in High Point.

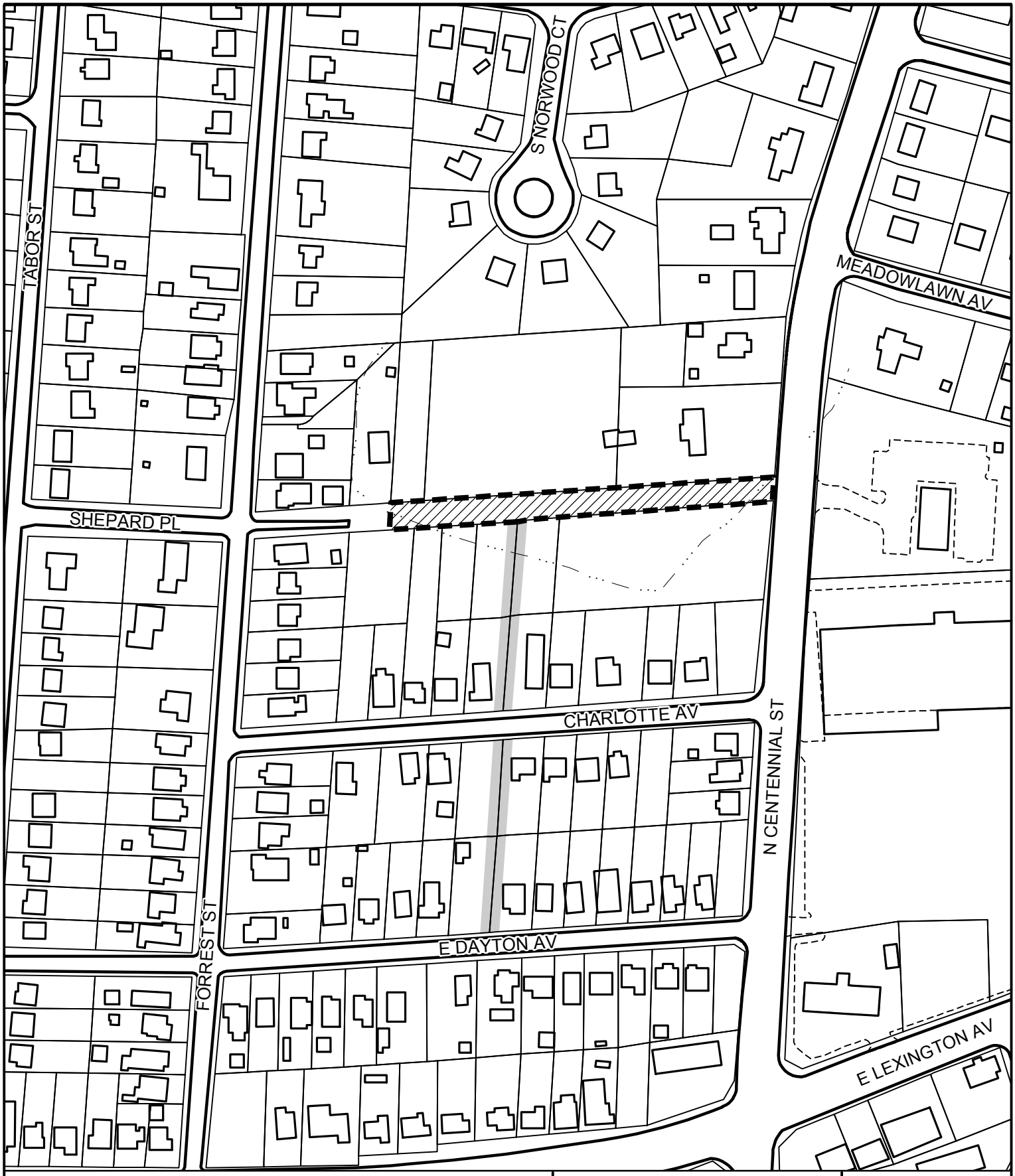
Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

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

By Order of the City Council
This the 16th day of November, 2015.

Lisa B. Vierling, City Clerk

Petition Submitted By: City of High Point Technical Review Committee



STREET ABANDONMENT REQUEST SA15-11

Applicant: City of High Point

Area: 0.56 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: October 30, 2015

N

Scale: 1"=200'

G:/Planning/Secure/ba-pz/2015/pz/sa15-11.mxd

Submitted by: Brittney Ney 11-16-2015 HP CC

Didn't show townhomes or twin homes

Petition for Guilford County
In regards to 8809, 8813, 8819 R1 Boylston Road
Citizens of Colfax oppose the building of the neighborhood built by Keyston Custom Homes.

Opposing Reasons:

- 15 to 20 minute lead time for county services to respond to emergency's (i.e. sheriff department)
- Traffic Flow will increase dramatically.
- Overcrowding of Colfax Elementary, South West Middle, and South West High School
- Hackett Properties built 216 luxury apartments on Gray Lane Road in Guilford County, which will also have children going to Colfax Elementary, South West Middle, and South West High School.
- Pollution to our wells and natural life.
- Construction Equipment damaging personal and county property.
- Utility services cut or damaged during construction.

These above are just a few of the reasons why this neighborhood should not be built.

Below are the signatures are residents in the community who will be affected by this change:

Name:	Address:	Phone Number:
R L Williams	603 S Bunker Hill Rd Colfax NC	336 993 5257
Carol Williams	"	"
Matt Douglas	8880 Boylston Rd Colfax, NC	336 992-3760
Allison Douglas	8880 Boylston Rd Colfax NC	336 992-3760
Kathy Edwards	8868 Boylston Rd Colfax NC	336-996-1968
[illegible]	812 Westbourne Grove Ct, Colfax	336 992 0480
[illegible]	812 Westbourne Grove Ct., Colfax, NC	336 992 0480
Deborah MacKenzie	808 Westbourne Grove Colfax NC	336.337.3124

Name:	Address:	Phone Number:
Tom MacKenzie	808 Westbourne Grove Ct. Colfax, NC 27235	336 337-0954
Phyllis Shuptrine	804 Westbourne Grove Ct Colfax NC 27235	336-782-4920
Ed Shuptrine	804 Westbourne Grove Ct. Colfax N.C. 27235	336 782-4920
Linda Beazlie	800 WESTBOURNE GROVE Ct. COLFAX, NC 27235	336-337-5854
Gene Beazlie	" "	3366883531
Thomas B Adams	801 Westbourne Grove Court Colfax NC	336-996-1920
E Adams	"	"
Debra VanHook	807 Westbourne Grove Ct Colfax, NC	336-993-7770
Peter Inglis	807 Westbourne Grove Ct Colfax, NC	336-993-7770
Charlie Mell	8864 Boylston Rd COLFAX, N.C	996-5519
Steve Peggy Brown	8831 Boylston Rd COLFAX, NC	345-2615
Ted Thomas	8839 BOYLSTON RD COLFAX, NC 27235	336-303-8633
Duke White	915 Quailmeadows Colfax NC 27235	336-993-1259
Dan Tillis	915 Quailmeadows LN. Colfax N.C. 27235	336 993 1259
CARMEN CHERLEN	910 QUAILMEADOW LN COLFAX, NC 27235	336-996-4482
Don Lyerbarg	908 Quailmeadow Colfax NC 27235	336-993-0999

Name:	Address:	Phone Number:
Stan L. Sabaraugh	908 Quailmeadow Ln. Colfax, N.C. 27235	Home 336-993-0999 Cell 336-688-4975
Larry M Woodard	906 Quailmeadow Ln Colfax, NC 27235	336 996 4659
Sandy Woodard	906 Quail Meadow Ln Colfax NC 27235	336-996-4659
[illegible]	904 Quail Meadow Ln Colfax NC 27235	336-687-6790
Lisa Edwards	904 Quailmeadow Ln Colfax NC 27235	"
Dave Thomas	911 QUAIL MEADOW LANE COLFAX 27235	3364974606
Kelly Thomas	911 QUAIL MEADOW LANE COLFAX 27235	" "
Adam Meeks	907 Quailmeadow LN Colfax 27235	336-497-7307
Maria Mach	907 Quailmeadow Ln Colfax 27235	336-497-7501
[illegible]	800 Westbourne Grove Ct. Colfax, NC 27235	502-386-8204
Casandra Mann	800 Quailmeadow Lane Colfax, N.C. 27235	336-993-4327
Ray Lorrell	919 Quailmeadow LN. Colfax, NC 27235	336-337-7454
Anne DiPiazza	717 Lakedale Rd. Colfax NC 27235	336-996-5565
Brent Warble	744 Quailmeadow Ln Colfax NC 27235	336-456-8419
Sarah Gross	903 Quailmeadow Lane Colfax, NC 27235	336-996-5167
James Gross	903 Quailmeadow Lane Colfax, NC 27235	336-996-5167

Name:	Address:	Phone Number:
Kathi Torok	8317 Lakedale Circle Colfax, NC 27235	993-4187
Daniel Torok	8317 Lakedale Circle Colfax NC 27235	993-4187
Edisherri Adams	801 Westbourne Grove Ct. Colfax, NC 27235	996.1920 (Hm) 689.5473 (Cell-Sherri)
Joshua Wayne Atkins	9039 Stack Rd. Colfax, NC 27235	336 601-2176
Eddie Gray	408 Gray Ln. Colfax, NC 27235	336 996.1770
A.L. Smith	722 S. Bunkerhill Rd Colfax, N.C.	336 391-8778
Evelyn S Gray	725 S Bunker Hill. Colfax	336 993.3573
Brittney Ply	708 S. Bunker Hill Rd	336-870-8790
Donald Paul Ply	708 S. Bunker Hill Rd	336 8472687

Boylston Road Development

(8809, 8813, & 8819-R1 Boylston Road)

High Point City Council Meeting – November 16, 2015

Meets Land Use Plan Goals, Objectives, and Policies

"Meets low density (defined as 5 or less homes per gross acre) residential guidelines; only constructing 3.48 homes per acre"

"Ensures that development respects the natural environment"

"Provides a wide range of housing opportunities for families of all income levels"

"Ensures that all required public services and facilities are sequenced to meet demands of development"

"Promotes an urban growth pattern that occurs in an orderly fashion and conserves land resources of the city and its planning area"

"Protects and preserves environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development"

"Maintains 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 this development"

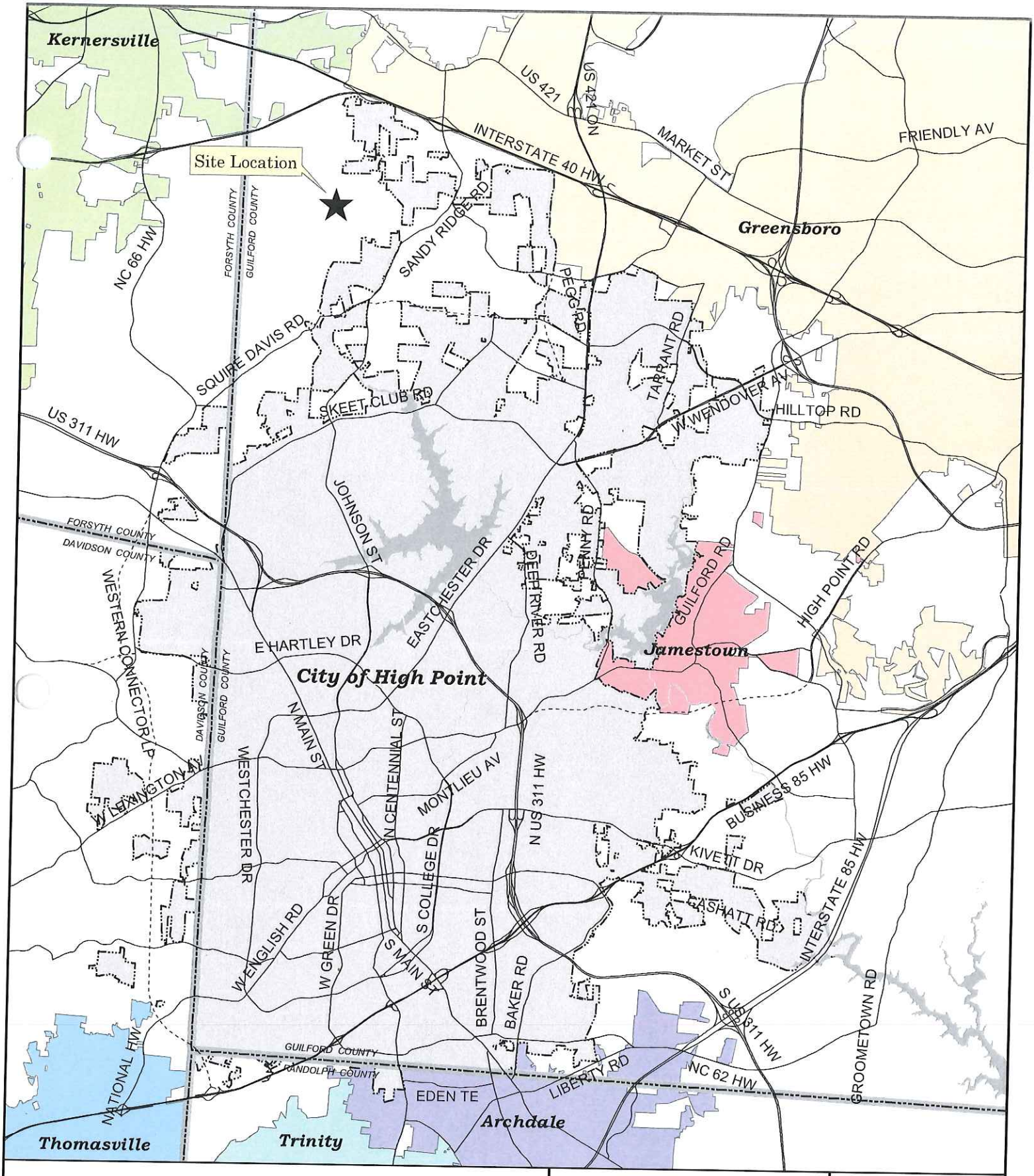
SINCE 1996 Keystone HOMES

The Piedmont Triad's Premier Home Builder.

Revised Conditions for Zoning Case 15-16

November 16, 2015

Concerns	Revised Conditions
Traffic: Inconvenience of more traffic, impact on roads that were not designed for this amount of traffic, and deterioration of roads from heavy construction vehicles; specifically on Sweetmeadow Road and Quail Meadow Lane. Commissioners and Neighbors requested construction traffic be limited to Boylston Road entrance due to concerns that heavy construction vehicles may damage Sweetmeadow Road and Quail Meadow Lane.	REVISED CONDITION: Construction Entrance: Construction Entrance and construction traffic to be restricted to utilizing the Boylston Road Access Point to the site.
Density of Development: Commissioners and Neighbors expressed concern that the density of the proposed development is too high and inconsistent with the character of the Guilford county properties is the surrounding area.	REVISED CONDITION: Reduced total number of homes from 450 homes to 400 homes. This is less than 3.5 homes per gross acre.
Within Tract F of PUD-PRD, City Staff recommend that twin homes and townhomes should face the internal street, provide a higher perimeter setback, and limit townhome building sizes to four homes per townhome building.	REVISED CONDITION: Twin homes and townhomes will face the internal street, provide a higher perimeter rear setback of 50 feet, and be limited to four homes per structure.
Location of stub street: Residents dissatisfied with leaving the location of the western stub street undetermined.	REVISED CONDITION: One public street stub shall be provided to either the northern or western boundary of Tract E, the location will be determined and approved by the Technical Review Committee (TRC) in the future, at the time of Preliminary Plat approval for Tract E.



ANNEXATION REQUEST AN15-08

Applicant: Maxine Wallace Heirs and Bessie Idol
Area: 114.18 acres (approximate)

Planning & Development Department

City of High Point

Date: September 15, 2015

N

Scale: 1"=8,500'

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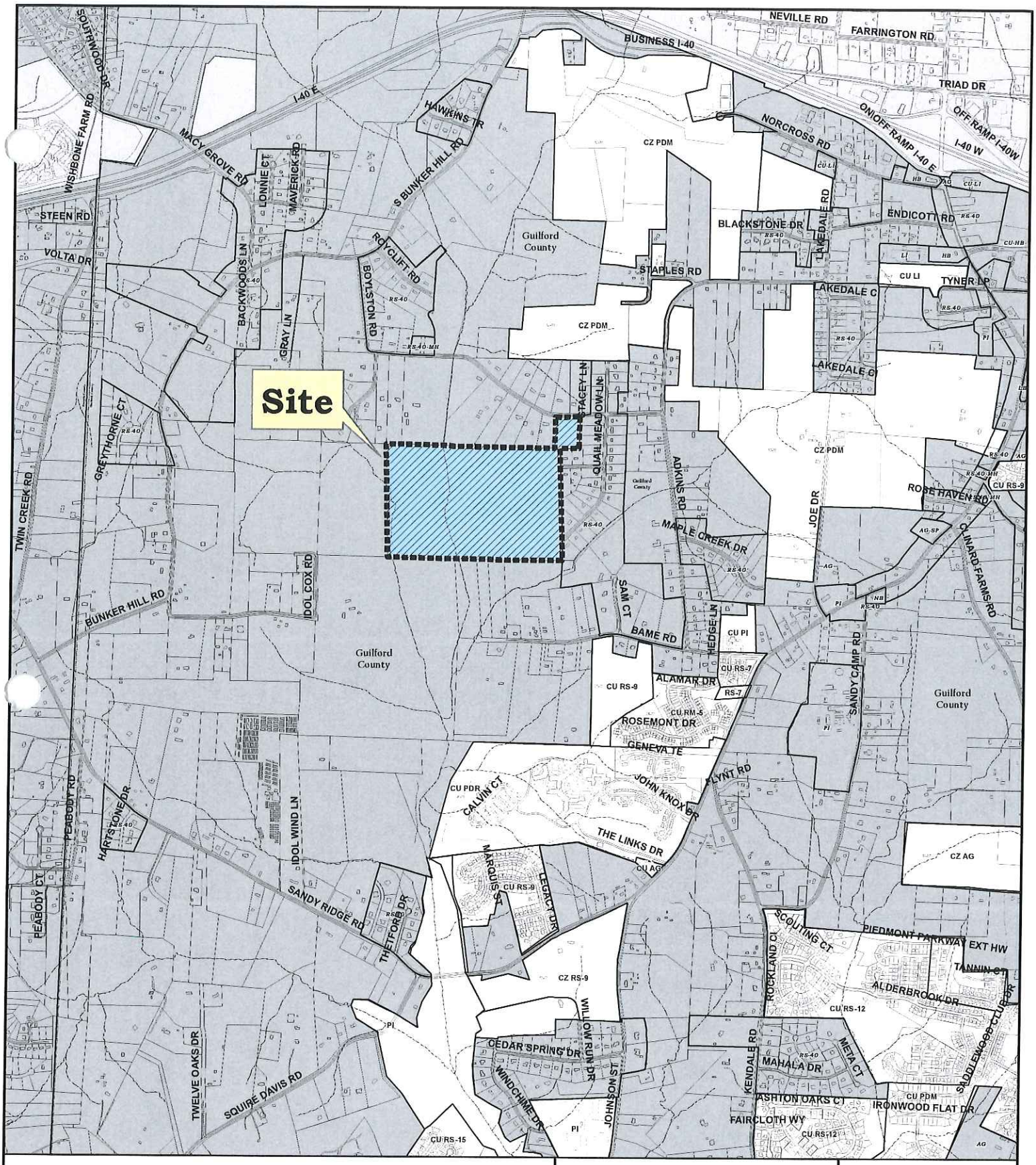

ANNEXATION REQUEST AN15-08

Applicant: Maxine Wallace Heirs and Bessie Idol
Area: 114.18 acres

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: November 11, 2015

N

Scale: 1"=2000'

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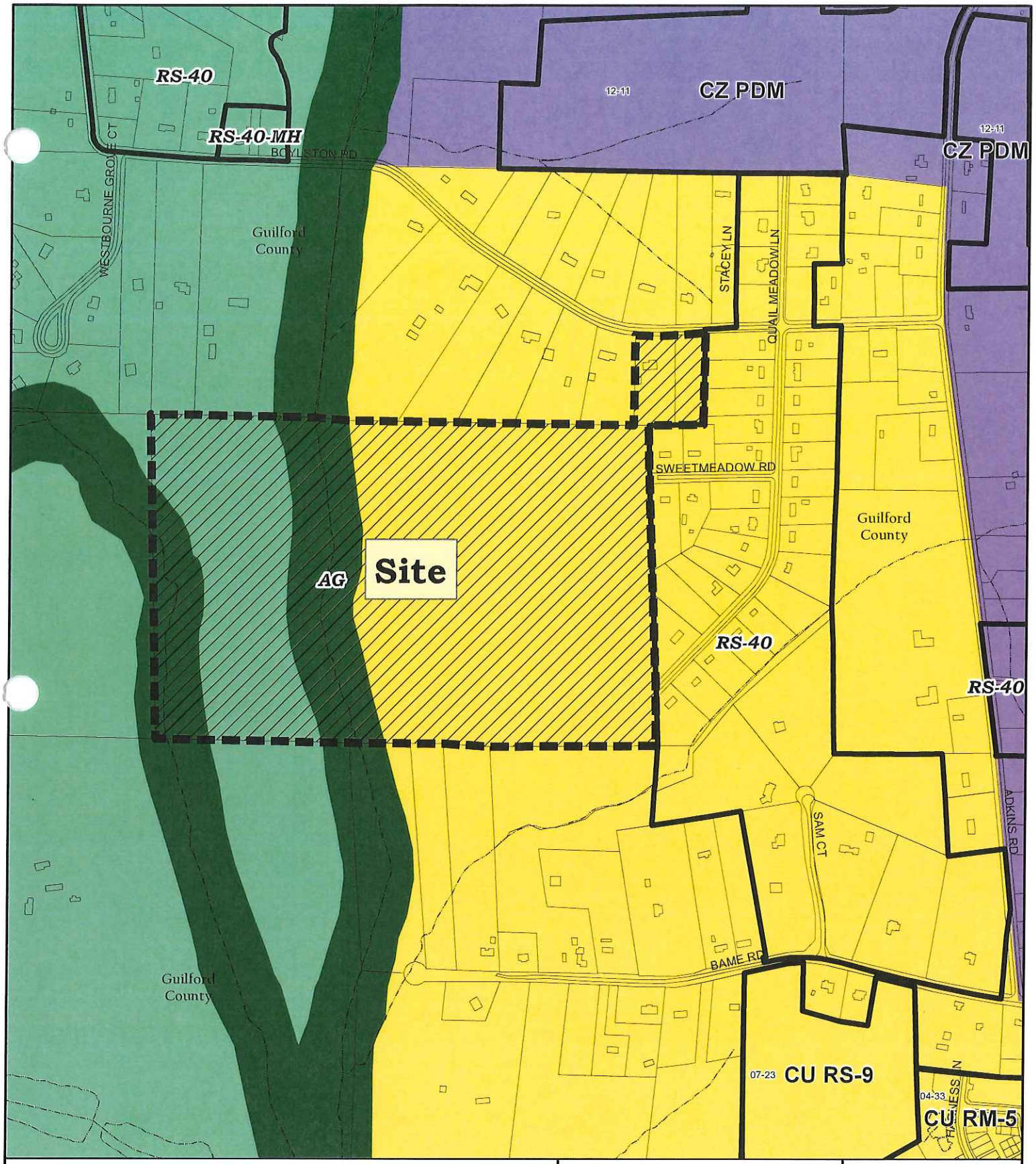

ZONING AMENDMENT ZA15-16

Land Use Plan

- Low-Density Residential
- Recreation/Open Space
- Restricted Industrial
- Future Growth Area

Planning & Development Department

City of High Point

Date: October 27, 2015

N

Scale: 1"=700'

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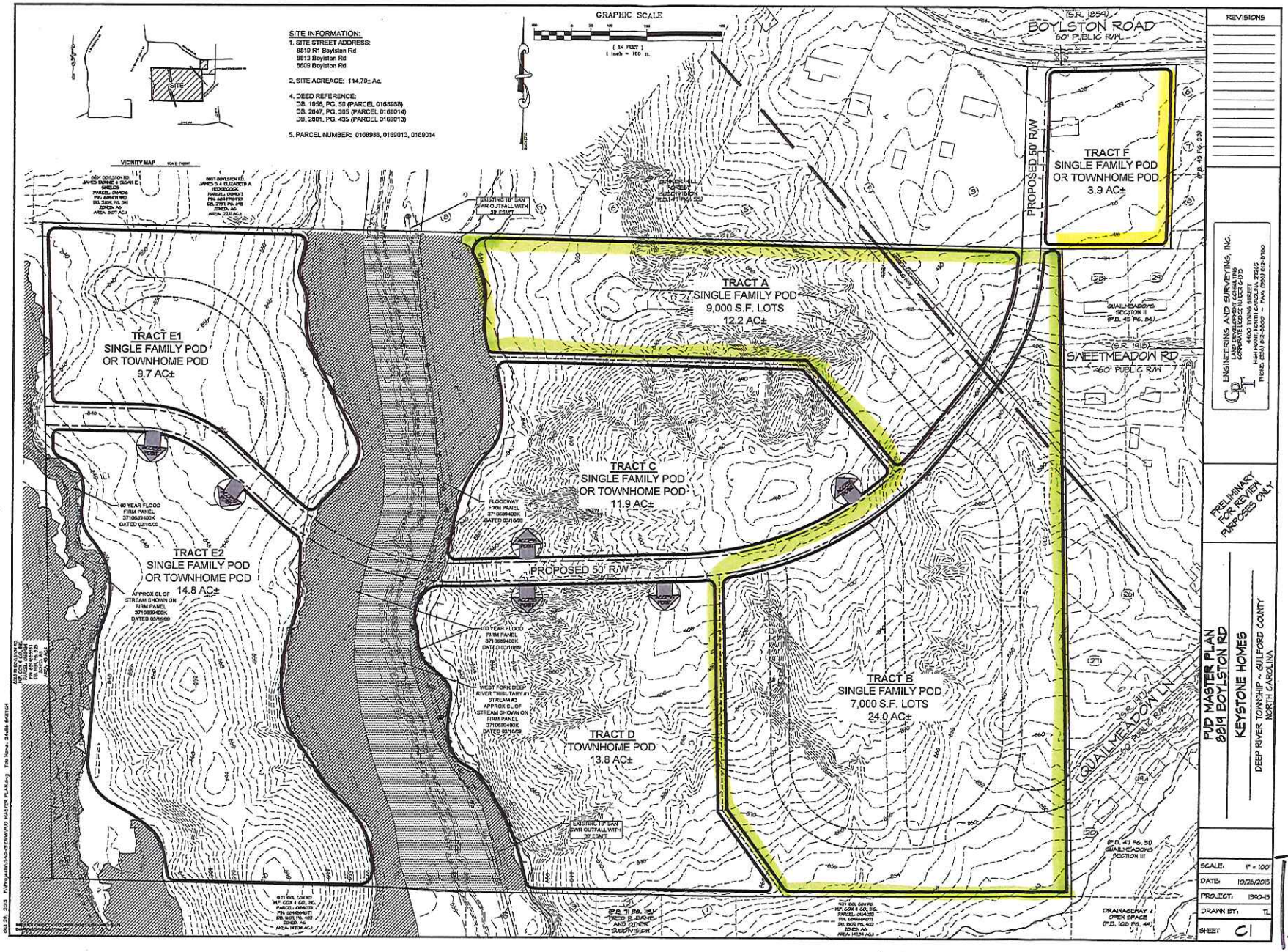
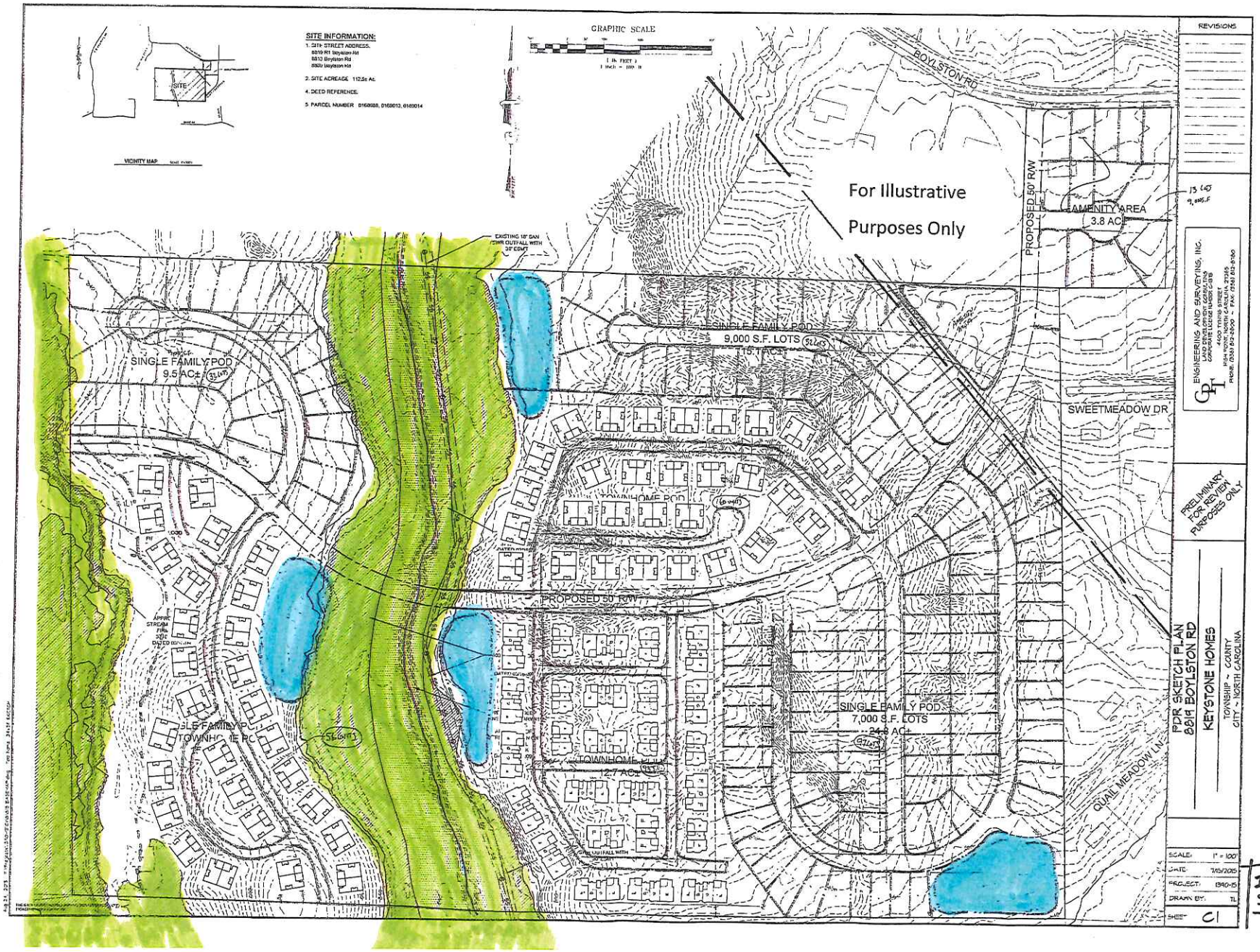


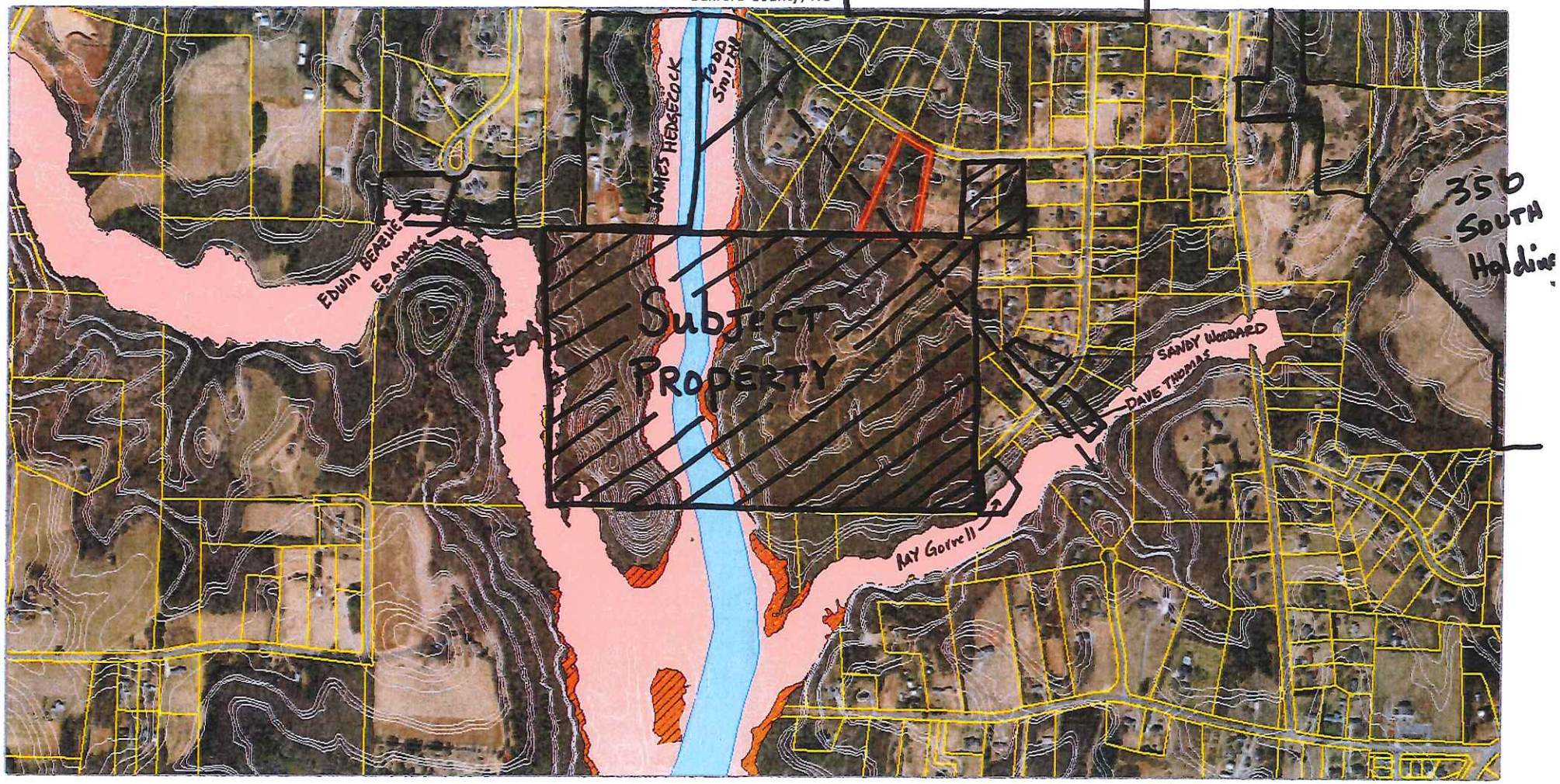
PUD MASTER PLAN



ILLUSTRATIVE SITE PLAN

Guilford County, NC

350 SOUTH HOLDINGS



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Map Scale
1 inch = 608 feet
5/28/2015

AERIAL MAP

Transportation Impact Analysis

Prepared for Keystone Homes

Project Number: 15-055
8/21/15

Boylston Road Development

High Point, NC

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DAVENPORT

DAVENPORT

Transportation Impact Analysis

Boylston Road Development
High Point, NC

Prepared for Keystone Homes
August 21, 2015

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

Reviewed by: Frank Amenya, P.E., PTOE
F. Royal Hinshaw, P.E.

Sealed by: Dionne C. Brown, P.E.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 040247 ENGINEER DIONNE C. BROWN

9/21/15

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DAVENPORT

Boylston Road Development – Transportation Impact Analysis
Prepared for Keystone Homes
August 21, 2015

Executive Summary

The proposed Boylston Road Development is located along the southern side of Boylston Road between the intersections of Quailmeadow Lane and Bunker Hill Road in High Point, North Carolina. As currently planned, this development will consist of 270 single family detached homes and 180 townhomes. Figure 1, in the report, presents the sketch plan. Access to the site will available from Boylston Road, Quailmeadow Land and Sweetmeadow Road.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Sandy Ridge Road at Norcross Road
- Sandy Ridge Road at Endicott Road
- Sandy Ridge Road at Bame Road
- Boylston Road at Adkins Road
- Boylston Road at Quailmeadow Lane
- Boylston Road at Bunker Hill Road
- Quailmeadow Lane at Sweeetmeadow Road
- Boylston Road at Site Access

The above-mentioned intersections were analyzed for the following scenarios:

- 2015 Existing Conditions
- 2020 Future No Build Conditions
- 2020 Future Build-Out Conditions
- 2020 Future Build-Out with Improvements (as necessary)

The build-out analysis year for this project was assumed to be 2020. The AM (7-9 am) and PM (4-6 pm) peaks were studied.

The City of High Point and the North Carolina Department of Transportation (NCDOT) were contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Keystone Homes.

Level of Service Results

The results of the study are discussed by intersection below:

Sandy Ridge Road at Norcross Road

This unsignalized intersection currently operates at LOS C in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS E in the AM peak and LOS D in the PM peak. With the addition of site traffic, this intersection is projected to operate at LOS F in the AM and PM peaks. This is typical for a minor street to experience LOS E/F during peak hours due to the lack of gaps to allow turning movements onto the major roadway. This intersection's geometry will be modified during the construction of TIP U-4758 which will make this a right-in/ right-out. The TIP I-5712 could also modify this intersection; therefore, no improvements are recommended for this intersection.

Sandy Ridge Road at Endicott Road

This unsignalized intersection currently operates at LOS C in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS D in the AM peak and LOS C in the PM peak. With the addition of site traffic, this intersection is projected to operate at LOS F in the AM peak and LOS D in the PM peak. This is typical for a minor street to experience LOS E/F during peak hours due to the lack of gaps to allow turning movements onto the major roadway. This intersection's geometry will be modified during the construction of TIP U-4758 which will realign with Piedmont Triad Farmers Market's access. Therefore, no improvements are recommended for this intersection.

Sandy Ridge Road at Bame Road

This unsignalized intersection currently operates at LOS B in the AM peak and LOS C in the PM peak. In 2020 future no build conditions, the analysis indicates LOS C in the AM and PM peaks. With the addition of site traffic, this intersection is projected to operate at LOS C in the AM peak and LOS D in the PM peak. No improvements are recommended for this intersection.

Boylston Road at Adkins Road

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS A in the AM and PM peaks. With the addition of site traffic, this intersection is projected to operate at LOS B in the AM and PM peaks. No improvements are recommended for this intersection.

Boylston Road at Quailmeadow Lane

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS A in the AM peak and LOS B in the PM peak. With the addition of site traffic, this intersection is projected to operate

at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended for this intersection.

Boylston Road at Bunker Hill Road

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS A in the AM and PM peaks. With the addition of site traffic, this intersection is projected to operate at LOS A in the AM peak and LOS B in the PM peak. No improvements are recommended for this intersection.

Quailmeadow Lane at Sweetmeadow Road

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2020 future no build conditions, the analysis indicates LOS A in the AM and PM peaks. With the addition of site traffic, this intersection is projected to operate at LOS A in the AM and PM peaks. No improvements are recommended for this intersection.

Boylston Road at Site Access 1

This unsignalized intersection is expected to operate at LOS A in the AM and PM peaks in future 2020 build conditions. Based on the NCDOT "Policy on Street and Driveway Access" guidelines, the westbound left turn volumes warrant a turn lane; therefore, it is recommended to provide a 100 foot storage lane with appropriate taper.

The recommended improvements at the study intersections are illustrated in Figure 9 in the report.

DAVENPORT

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary

AM Peak	2015 Existing	2020 Future No Build	2020 Build	2020 Build with Improvements
Sandy Ridge Road at Norcross Road	C (21.2) EB Approach	E (35.7) EB Approach	F (76.1) EB Approach	
Sandy Ridge Road at Endicott Road	C (19.2) EB Approach	D (30.3) EB Approach	F (53.2) EB Approach	
Sandy Ridge Road at Bame Road	B (14.1) EB Approach	C (18.4) EB Approach	C (17.8) EB Approach	
Boylston Road at Adkins Road	A (9.0) EB Approach	A (9.0) EB Approach	B (11.1) EB Approach	
Boylston Road at Quailmeadow Lane	A (9.2) SB Approach	A (9.3) SB Approach	B (12.6) SB Approach	
Boylston Road at Bunker Hill Road	A (9.4) WB Approach	A (9.5) WB Approach	A (9.6) WB Approach	
Quailmeadow Lane at Sweetmeadow Road	A (8.6) EB Approach	A (8.6) EB Approach	A (9.2) EB Approach	
Boylston Road at Site Access			A (9.6) NB Approach	A (9.6) NB Approach
PM Peak	**2015 Existing**	**2020 Future No Build**	**2020 Build**	**2020 Build with Improvements**
Sandy Ridge Road at Norcross Road	C (19.4) EB Approach	D (32.7) EB Approach	F (52.3) EB Approach	
Sandy Ridge Road at Endicott Road	C (17.5) EB Approach	C (24.1) EB Approach	D (33.3) EB Approach	
Sandy Ridge Road at Bame Road	C (15.2) EB Approach	C (20.8) EB Approach	D (26.2) EB Approach	
Boylston Road at Adkins Road	A (9.3) EB Approach	A (9.4) EB Approach	B (13.2) EB Approach	
Boylston Road at Quailmeadow Lane	A (9.9) SB Approach	B (10.1) SB Approach	C (16.6) SB Approach	
Boylston Road at Bunker Hill Road	A (9.8) WB Approach	A (9.9) WB Approach	B (10.2) WB Approach	
Quailmeadow Lane at Sweetmeadow Road	A (8.6) EB Approach	A (8.6) EB Approach	A (9.2) EB Approach	
Boylston Road at Site Access			A (9.7) NB Approach	A (9.7) NB Approach

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Summary and Conclusion

The proposed Boylston Road Development is located along the southern side of Boylston Road between the intersections of Quailmeadow Lane and Bunker Hill Road in High Point, North Carolina. As currently planned, this development will consist of 270 single family detached homes and 180 townhomes. Access to the site will available from Boylston Road, Quailmeadow Land and Sweetmeadow Road.

The trip generation indicates that based on the current site plan the proposed project is projected to generate a net total of 3,692 trips per day, 282 AM peak hour trips and 354 PM peak hour trips.

Table B summarizes the recommended improvements for the 2020 future build scenario. Improvements are shown in Figure 9 in the report.

In conclusion, this analysis has been conducted based on NCDOT and City of High Point guidelines and has determined the potential traffic impacts of this development. With the build-out of the site, the analysis indicates there will be adequate capacity to accommodate future traffic. Note that the site accesses should to be designed according to NCDOT standards as appropriate.

Table B - Recommended Improvement Summary	
Boylston Road at Site Access	• Provide westbound left turn lane with 100 feet of storage and appropriate taper
All other intersections	No improvements recommended

CITY OF HIGH POINT
AGENDA ITEM

Title: Reappointment – Housing Authority Board – James LeGrande

From: Mayor Bencini

Meeting Date: November 16, 2015

Advertising Date / Advertised By:

Public Hearing: N/A

Attachments:

PURPOSE:
To reappoint James LeGrande to the Housing Authority Board.

BACKGROUND:
Mayor Bill Bencini is recommending the reappointment of James LeGrande to the Housing Authority Board.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
Council is requested to confirm the reappointment of James LeGrande to the Housing Authority Board. Appointment will be effective December 22, 2015 and will expire December 22, 2020.

Angela G. McGill
Chief Executive Office

HOUSING AUTHORITY OF THE CITY OF HIGH POINT

November 3, 2015

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

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

Dear Honorable Bencini:

I am requesting a reappointment of the current Housing Authority of the City of High Point's (HPHA) Commissioner James LeGrande. Mr. LeGrande's current commission appointment expires on December 22, 2015.

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

Thank you in advance for considering my request to maintain Mr. James LeGrande on the HPHA Board of Commissioners.

Respectfully,

Angela G McGill

Angela McGill
Chief Executive Officer

500 East Russell Avenue • Post Office Box 1779 • High Point • North Carolina 27261-1779
Phone (336) 878-2300 • TDD/Voice • Fax (336) 887-2414 • www.HPHA.net

CITY OF HIGH POINT
AGENDA ITEM

Title: Microsoft Enterprise Agreement

From: Steve Lingerfelt, Director of Information Technology Services

Public Hearing: No

Attachments: Formal Bid Recommendation

Meeting Date: November 16, 2015

Advertising Date / Advertised By:

PURPOSE:
The City needs to renew the Microsoft Enterprise Agreement adding the Office 365 component. This is a three year contract.

BACKGROUND:
Information Technology Services is recommending the City of High Point renew the three year Microsoft Enterprise Agreement adding the Office 365 component to efficiently provide email archival storage and take advantage of cloud based services.

This contract includes the software advantage feature which allows for product upgrades as they are released by Microsoft without any additional cost. This agreement also includes the employee purchase program.

BUDGET IMPACT:
The City of High Point will use existing funds in the FY 2015-16 budget to purchase the Microsoft Enterprise Agreement. The total cost of the agreement is $430,394.44 annually for three years. This purchase utilizes the USETPA contract number 1214032032 pricing.

RECOMMENDATION / ACTION REQUESTED:
The Department of Information Technology Services recommends approval of the contract and that the appropriate City official be authorized to execute all necessary documents.

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Information Technology Services

COUNCIL AGENDA DATE: November 16, 2015

BID NO.: | CONTRACT NO.: USETPA | DATE OPENED:

DESCRIPTION:

This is the Microsoft Enterprise Agreement for the City of High Point. It is a three year contract that licenses the Microsoft products used by the City.

PURPOSE:

This agreement licenses the Office 365 product suite as well as SQL server used by the City. It also includes software assurance for product updates.

COMMENTS:

USETPA Cooperative contract number 1214032032

RECOMMEND AWARD TO: SHI | AMOUNT: $430,394.44

JUSTIFICATION:

Microsoft requires licensing to use it's office and server products. Utilizing an Enterprise Agreement reduces the cost of the licensing.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101241	527216			$430,394.44
TOTAL BUDGETED AMOUNT				$430,394.44

DEPARTMENT HEAD: Steve Lingerfelt — Digitally signed by Steve Lingerfelt DN: cn=Steve Lingerfdt, o=City of High Point, ou=Information Technology, email=steve.lingerfelt@highpointnc.gov, c=US Date: 2015.11.02 14:05:06 -05'00' | DATE: November 2, 2015

The Purchasing Division concurs with recommendation submitted by the IT Department and recommends award to the lowest responsible, responsive bidder SHI in the amount of $ 430,394.44.

PURCHASING MANAGER: Tarinda Chappell — Digitally signed by Tarinda Chappell DN: cn=Tarinda Chappell, o=City of High Point, ou=Purchasing, email=tarinda.chappell@highpoint.gov, c=US Date: 2015.11.04 10:50:14 -05'00' | DATE: Nov 4, 2015

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore — Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2015.11.04 14:26:42 -05'00' | DATE: Nov 4, 2015

CITY MANAGER: Greg Demko — Digitally signed by Greg Demko DN: cn=Greg Demko, o, ou, email=greg.demko@highpointnc.gov, c=US Date: 2015.11.04 14:39:06 -05'00' | DATE:

Submitted by Brittney Ney
11-16-2015 HPCC

Petition for Guilford County
In regards to 8809, 8813, 8819 R1 Boylston Road
Citizens of Colfax oppose the building of the neighborhood built by Keyston Custom Homes.

Opposing Reasons:

- 15 to 20 minute lead time for county services to respond to emergency's (i.e. sheriff department)
- Traffic Flow will increase dramatically.
- Overcrowding of Colfax Elementary, South West Middle, and South West High School
- Hackett Properties built 216 luxury apartments on Gray Lane Road in Guilford County, which will also have children going to Colfax Elementary, South West Middle, and South West High School.
- Pollution to our wells and natural life.
- Construction Equipment damaging personal and county property.
- Utility services cut or damaged during construction.

These above are just a few of the reasons why this neighborhood should not be built.

Below are the signatures are residents in the community who will be affected by this change:

Name:	Address:	Phone Number:
Stephen Wade	8417 Adkins Rd	336 554 6994
Susan Rayford	8417 Adkins Rd	252 241-3396
[illegible]	8326 LAKEDALE CR	336-996-5659
David Annuan	439 Nancy Grace Rd	—
Susan McLaughlin	8329 Lakedale Cir COLFAX NC 27235	336-996 15441
Edith Hohig	807 Quailmeadow Lane	993 5436
D.F. Letler	801 quail meadow ln	993-8754
Micah Brown	8704 Sweetmeadow Rd	336-740-1572

Name:	Address:	Phone Number:
Amy Purcell	416 Grayson Colfax, NC 27235	336 706-3316
Ann K. Shaw	8331 Lakedale Circle Colfax, NC.	292-5805
Robert Hecht	8331 Lakedale Circle Colfax NC	
Joyce Olinick	8345 Lakedale Cir Colfax	994 7687

CITY OF HIGH POINT
AGENDA ITEM

Title: **Annexation Case 15-08**
Voluntary Non-Contiguous Annexation
(Maxine Wallace Heirs and Bessie Idol Heirs)

From: Lee Burnette, Planning & Development Director

Meeting Date: November 16, 2015

Public Hearing: Yes

Advertising Date: November 6, 2015

Advertised By: Planning & Development

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

PURPOSE:
A request by the Maxine Wallace Heirs and the Bessie Idol Heirs to consider a voluntary non-contiguous annexation request. The proposed annexation site is approximately 114.18 acres, and lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road. The property is addressed as 8809, 8813 & 8819-R1 Boylston Road, and is also known as Guilford County Tax Parcel 0169014, 0169013 and 0168988.

BACKGROUND:
Staff report and recommendation is enclosed.

BUDGET IMPACT:
The Police Department reports that to provide a reasonable police response time and to patrol this area the addition of an officer per shift, per patrol team and the creation of a new patrol beat would be needed. That would result in six new officers being hired, trained and equipped.

<u>Police Department Estimate</u>
Estimated cost of one officer is $45,000 for equipment and vehicle, and $50,000 for salary and benefits (total of $95,000 per officer first year).

Every year after that it would just be the $50,000 for salary and benefits.
Year One – 6 x $95K = $570,000
Year Two and after – 6 x $50,000 = $300,000

RECOMMENDATION / ACTION REQUESTED:
Staff recommends ***approval*** of Annexation Case 15-08.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ANNEXATION CASE 15-08
November 16, 2015

Request	
Applicant: Maxine Wallace Heirs and Bessie Idol Heirs	**Owners:** Maxine Wallace Heirs and Bessie Idol Heirs
Proposal: Voluntary (non-contiguous) annexation of approximate 114.18 acres.	**Effective Date:** May 13, 2015
	Associated Zoning Case: Zoning Amendment Case 15-16

Site Information	
Location:	Lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road *(8809, 8813 & 8819-R1 Boylston Road)*
Tax Parcel Numbers:	Guilford County Tax parcels 0169014, 0169013 and 0168988
Site Acreage:	Approximately 114.18 acres
Current Land Use:	There is a single family dwelling on the 4-acre parcel fronting along Boylston Road; the remaining portion of the site is undeveloped.
Current Fire District:	Colfax Fire District: The High Point Fire Department has contracted with the Colfax Fire District to provide services to the unincorporated rural areas lying south of I-40.
Proposed Development:	A 450 unit mixed-use development consisting of single family detached dwellings, twinhomes dwellings and townhome dwellings.
Proposed Unit Type, Number and Average Value:	The applicant has estimate and average selling price of approximately $200,000 per dwelling unit.
Proposed Build-out Schedule:	The applicant has estimate a build-out schedule of approximately five years (90 units per year).
Proposed City of High Point Council Ward:	Nearby parcels, within the City limits, are within Ward 5. If approved, the annexation area will be part of Ward 5.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream, the W. Fork Deep River, bisects the western third of the site and a FEMA classified floodway, 100-year flood plain and 500-year flood plain are lying along both sides of the stream. Additionally, a 50-foot wide Piedmont Natural Gas Right-of-Way transects the northeastern corner of the site near Sweetmeadow Road.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Boylston Road and an 18-inch City sewer line runs through the site along the east side of the stream.
General Drainage and Watershed:	The eastern two-thirds of the site drains in a general southwesterly direction toward the stream and the western third of the site drains in

	an easterly directly towards the stream. Development is subject to the Oak Hollow Lake GWA requirements. Engineered storm water treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed (GWA) Airport Overlay – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	**AG**	Agricultural District *(Guilford County)*	Single family dwellings
South:	**AG**	Agricultural District *(Guilford County)*	Single family dwellings and undeveloped parcels
East:	**RS-40**	Residential Single Family-40 District *(Guilford County)*	Single family dwellings
West:	**AG**	Agricultural District *(Guilford County)*	Undeveloped

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Boylston Road	Minor Thoroughfare	382 ft
	Sweetmeadow Road	Local Street	60 ft (stub street)
	Quailmeadow Road	Local Street	84 ft (stub street)
Vehicular Access:	Boylston Road (public street), Sweetmeadow Road (public street), and Quail Meadow Road (public street)		

City Department Comment Summary	
Public Services:	Short and Long Term Impact. 1. Streets Division – No issues serving development. 2. Stormwater Division – No issues serving development. 3. W/S Mains – No issues serving development. 4. Environmental Services – There is a current revision submitted to the city ordinances in reference to dumpsters being required for twinhomes and townhome developments. The streets and cul-de-sacs need to be designed to allow adequate turning radius and passage of larger service vehicles. This development may include smaller lots which raises concerns with regard to front lot width and on street parking. Tract "B" is 24 acres and estimating 120 lots with a minimum lot size of 7,000 square feet. This is similar other neighborhoods where we have issues on recycling week (Cottesmore Subdivision near Barrow Rd). That said, between mailboxes, green toters and brown toters (with an occasional parked car on the street) we have a tough time with safe/adequate passage. If they have clustered mailboxes it would help with the toter issue. My preference for the twinhomes and townhome tracts is to require a dumpster for both recycling and garbage.

Police:	Short and Long Term Impact. In order to provide a reasonable police response time and to patrol this area would require the addition of an officer per shift, per patrol team and the creation of a new patrol beat. That would mean six new officers would have to be hired, trained and equipped. Even in the early construction phase, there would be a need for a patrol. The developer could hire some off-duty officers or some other security officers during construction to reduce that short term impact until properties are sold. Estimated cost of one officer is $45,000 for equipment and vehicle and $50,000 for salary and benefits (total of $95,000 per officer first year). Every year after that it would just be the $50,000 for salary and benefits. Year One – 6 x $95K = $570,000 Year Two and after – 6 x $50,000 = $300,000 See the attached October 8, 2015 memorandum from the police chief for more detailed information.
Fire:	Short and Long Term Impact. The High Point Fire Department has contracted with the Colfax Fire District to provide services to the unincorporated rural area lying south of I-40. As we are already serving this area there are no new impacts.
Transportation:	Short and Long Term Impact. No comments, transportation condition in the associated zoning application (ZA15-16) address our departments concerns.
Engineering Services:	Short Term Impact & Long Term Impact. City of High Point water and sanitary sewer lines are located in this general area. Utility line extensions into the proposed development shall be required to serve individual parcels and future development sites.

Details of Proposal

This annexation application is associated with Zoning Amendment Case 15-16 to develop a 450-unit mixed-use residential development. The applicant has requested voluntary annexation to obtain access to city utilities for this residential development. This annexation petition represents a logical progression of the City's annexation policy based on the following:

- Proximity to existing High Point Corporate Limits:
  Existing City Corporate limits have been established in this general area approximately 900 feet to the north at the northern terminus of Quail Meadow Lane, approximately 1,360 feet east along the east side of Adkins Road and approximately 1,350 feet southeast of the site along the south side of Bame Road.

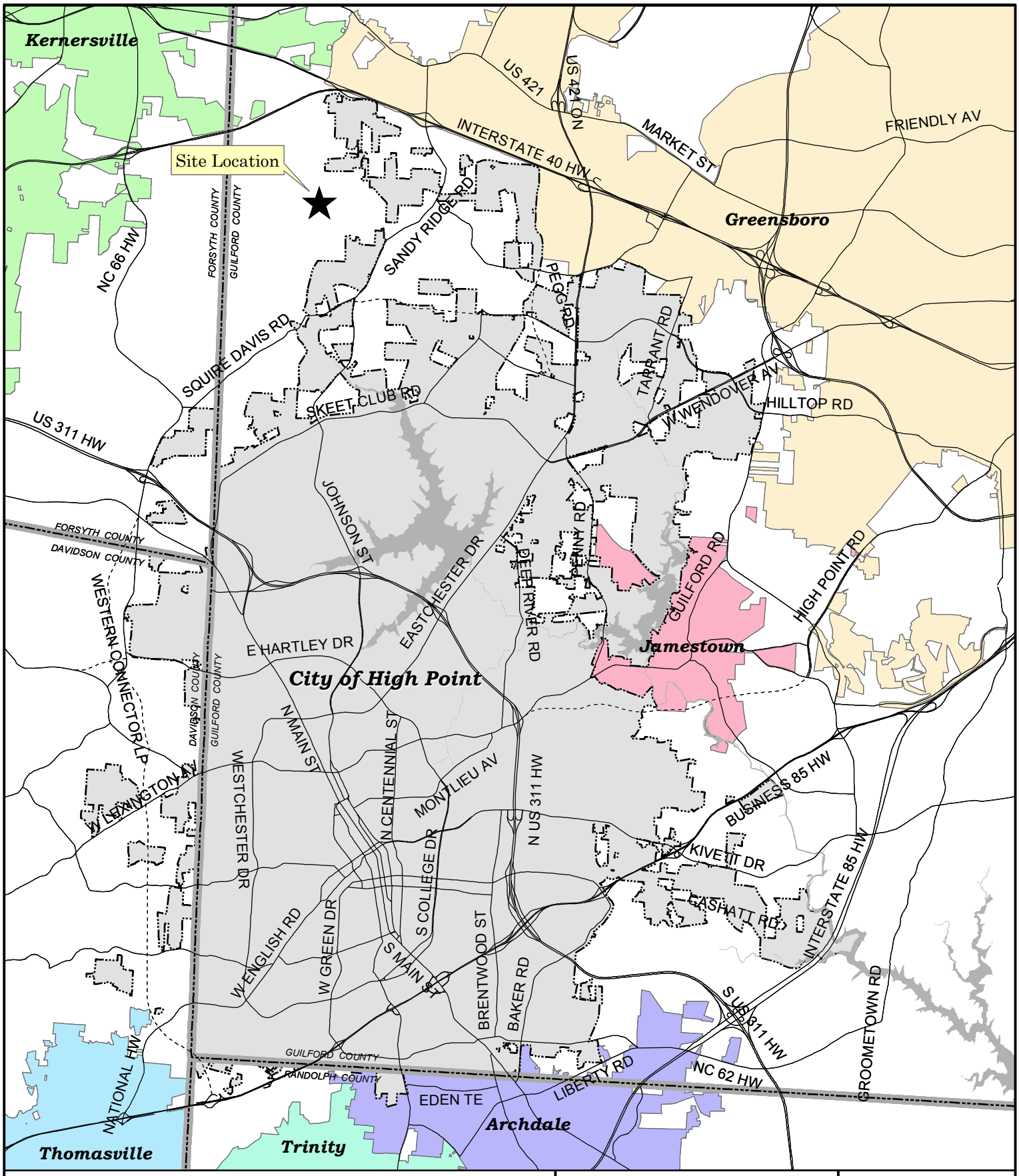
- Adopted Annexation Agreement with adjacent municipalities:
  Annexation agreements have been established with the City of Greensboro and with the Town of Kernville. Based on these agreements the City's Planning area, where annexation may occur, extents northward to I-40, and approximately one mile east of this current site to Twin Creek Road, just over the Guilford/Forsyth County line.

- Proximity to City Utilities and Services:
  City utility lines, both water and sewer, have already been established in this area. As noted in the information portion of this report a City water line lies adjacent to the site along Boylston Road and a City sewer line runs through the site. City service vehicles are already present in this general area, along Bame Road, and the scale of the proposed development will assist to offset the impact of additional travel time to serve the proposed development. This will be further reduced as additional parcels in this portion of the City's Planning area are voluntary annexed.

- Impact to City Services:
  Except for budget concern noted from the Police Department, no additional service concerns have been noted from City Departments. The Police Department has noted that this annexation will trigger the need for Council to support the hiring of additional officers to maintain appropriate levels of service in this area for High Point citizens.

Report Preparation

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



ANNEXATION REQUEST AN15-08

Applicant: Maxine Wallace Heirs and Bessie Idol
Area: 114.18 acres (approximate)

Planning & Development Department

City of High Point

Date: September 15, 2015

N

Scale: 1"=8,500'

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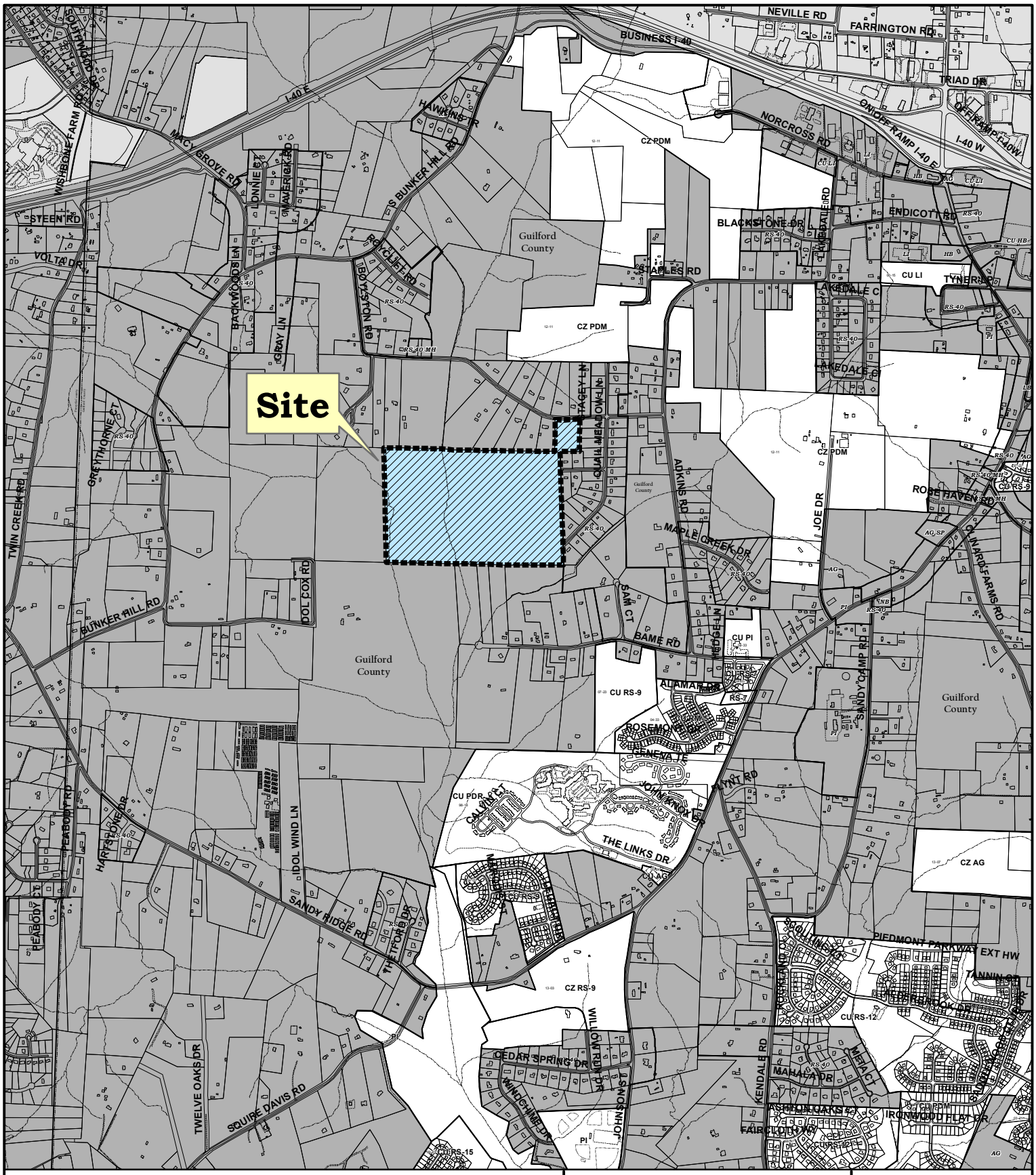

ANNEXATION REQUEST AN15-08

Applicant: Maxine Wallace Heirs and Bessie Idol
Area: 114.18 acres

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

Planning & Development Department

City of High Point

Date: November 11, 2015

N

Scale: 1"=2000'

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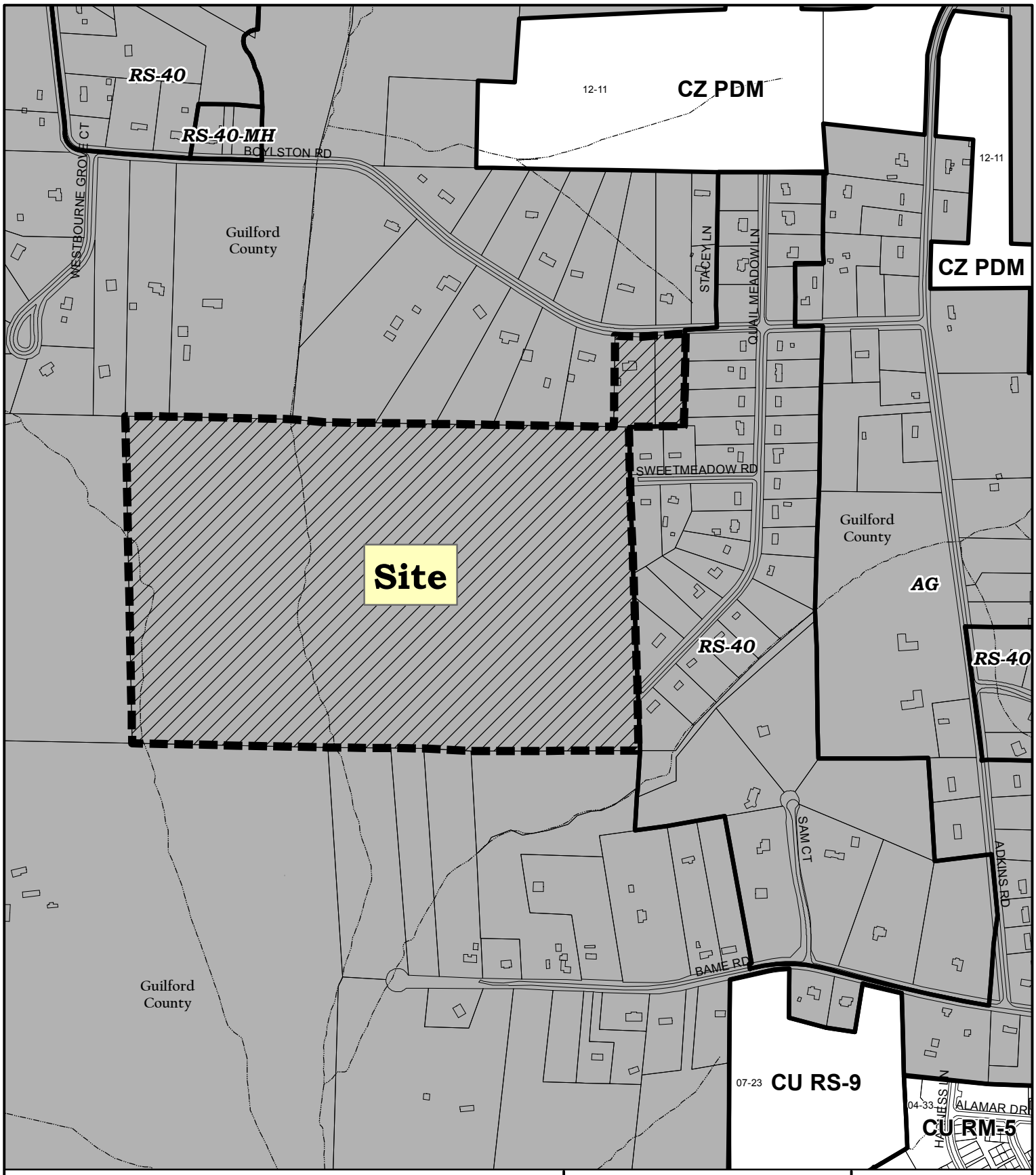


ANNEXATION REQUEST AN15-08

Applicant: Maxine Wallace Heirs and Bessie Idol
Area: 114.18 acres

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: November 2, 2015

N

Scale: 1"=700'

G:/Planning/Secure/ba-pz/2015/pz/an15-08.mxd

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

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HIGH POINT, NORTHCAROLINA

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30p.m. on the 16th day of November, 2015; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **May 13, 2016.**

ANNEXATION DESCRIPTION
Maxine Wallace Heirs and Bessie Idol Heirs
Annexation Case 15-08

BEING the combined property comprised of parcel number 0168988, as described in Deed Book 1956, Page 50, and parcel numbers 0169014 and 0169013, as shown as lots 1 and 2

respectively of Plat Book 47 Page 53, Guilford County Registry, more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Plat Book 47 Page 53, a common corner with Lot 6 of Plat Book 45 Page 33 in the southern Right of Way line of Boylston Road; THENCE, with the east line of said Lot 1, S01-50-00W, 498.66 feet to an axle, the southeast corner of said Lot 1, a corner with Lot 9 of Plat Book 45 Page 33 in the northern line of Lot 29 of Plat Book 45 Page 86; THENCE, with the northern line Lot 29, and Lot 28 of Plat Book 45 Page 86, N89-37-50W, 290.35 feet to an existing iron pipe, the northwest corner of Lot 28 of Plat Book 45 Page 86, the northeast corner of parcel number 0168988 in the southern line of Lot 2, Plat Book 47 Page 53; THENCE, with the eastern line of parcel number 0168988, being the western line of Lot 28 of Plat Book 45 Page 86, the right of way terminus of Sweetmeadow Road, the western line of Lot 31 of Plat Book 46 Page 61, the western line of Lots 26 & 27 of Plat Book 48, Page 61, the western terminus of Quailmeadow Lane, and the western line of Lot 20 of Plat Book 47 Page 51, S00-55-53E , 1732.87 feet to a stone, the southeast corner of parcel number 0168988, the southwest corner of Lot 20 of Plat Book 47 Page 51, the northwest corner of the Drainageway and Open Space as shown on Plat Book 108, Page 49, and the northeast corner of Parcel Number 0169033; THENCE, with the northern line of Parcel Number 0218873, N89-36-34W, 898.92 feet to an existing iron pipe, being the Northwest corner of Parcel Number 0218873, and the northeast corner of Lot 1 of Plat Book 71 Page 115; THENCE, with the northern line of Lots 1, 2, and 3 of Plat Book 71 Page 115, N88-37-23W, 725.00 feet to a point in the center of the Deep River Branch, the northwest corner of Lot 3 of Plat Book 71 Page 115, and the northeast corner of Parcel Number 0169033; THENCE, with the northern line of Parcel Number 0169033, N86-09-34W, 200.28 feet to a stone with an iron pipe witness, and N00-36-09W, 1756.54 to an iron rod set being the southeast corner of Parcel Number 0168989 in the northern line of Parcel Number 0169033; THENCE, with the eastern line Parcel Number 0168989, N88-03-22W, 905.53 feet to an existing iron pipe, the northeast corner of Parcel Number 0168989 in the southern line of Parcel Number 0169016; THENCE, with the southern line of Parcel Numbers 0169016, S 88-04-04E, 225.47 to an existing iron pipe, a corner with Parcel Numbers 0169016 and Parcel Numbers 0169017; THENCE, with the southern line of Parcel Numbers 0169017, S88-10-36E, 537.27 feet to an iron rod set and S88-02-42E, 123.74 feet to a point in the center of the Deep River Branch, a common corner of Parcel Numbers 0169017 and Lot 8 of Plat Book 47 Page 55; THENCE, with Lots 8-3 of Plat Book 47 Page 55, S88-02-42E, 1724.47 feet to an existing iron pipe, the southeast corner of Lot 3 and the southwest corner of Lot 2 of Plat Book 47 Page 55; THENCE, with the eastern line of Lot 3 of Plat Book 47 Page 55, N01-53-48E, 491.43 feet to an existing iron pipe, the northeast corner of Lot 3 and the northwest corner of Lot 2 of Plat Book 47 Page 55 in the southern right of way line of Boylston Road; THENCE, with the southern right of way line of Boylston Road, an arc to the left having a chord of S87-36-43E, 78.68 feet, (length = 78.73, radius = 690.40) to a point, and N89-07-17E, 320.82 feet to an existing iron pipe, the PLACE AND POINT OF BEGINNING having an area of 114.18 acres, more or less.

SECTION 2. Upon and after **May 13, 2016** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

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

Adopted by City Council,
this the **16th** day of **November, 20125**.
Lisa B. Vierling, City Clerk

RDATE: October 8, 2015

TO: Marty A. Sumner, Chief of Police

FROM: Kenneth J. Shultz, Chief of Staff
Field Operations-North

SUBJECT: ANNEXATION CASE 15-08

As requested, I worked with Judy Brenner, our Crime Analyst and obtained the enclosed data as it relates to the area being proposed for annexation by the City. Judy pulled data from the Alderbrook subdivision which is located near this proposed area and is part of High Point City. Judy also communicated with Guilford County and Greensboro City in an attempt to gather information from them in regards to similar areas near this proposed location which falls under their specific jurisdictions. Guilford County responded by providing usable data. Greensboro City has not responded.

According to Judy's findings as it relates to the Alderbrook subdivision (which is similar in size and makeup to what is being proposed), we handled 21 case reports and 106 calls for service for fiscal year 2014-2015. Officers averaged 33 minutes and 54 seconds on each call. While this analysis does not specifically break down the number of officers deployed on each call, a quick review of the type of calls indicates that multiple officers would have been involved in many of them. Noted calls indicative of needing more than one office includes Domestic Disturbances, Mental Patients, Prowlers, Public Disturbances, Drug Related and Unknown Trouble calls. These calls made up over 11% of the total calls for service during this time period.

Guilford County used comparisons to neighborhoods in the Oak Ridge area. For the time period in question they averaged 12 report calls and approximately 24 calls for service. Their activity types were similar to ours but included numerous Discharging of Firearms calls which had to be investigated. This appears to be a much more common occurrence in urban areas and could also be expected for the area we are considering for annexation. This type of call may also require more than one officer for safety reasons.

Per Judy's findings, the average response time to the Alderbrook area during the time period evaluated was 9 minutes. This is almost double our current non-emergency response time for the City which is close to 5 minutes. The location being considered is approximately 2.5 miles beyond Alderbrook and this will increase our expected response time average above 9 minutes. Obviously, depending on where our officers are when they are dispatched, this response time will also increase for current areas of the City as well.

For final consideration, it is important to remember that police presence will be necessary in the proposed annexation area as soon as construction begins. Such an isolated area will be very vulnerable to larcenies, burglaries and vandalisms and will require proactive patrols from the start of the construction time up until such time as the neighborhood's residential makeup is suitably developed to the point where the area will not be viewed as being so vulnerable and isolated.

Based the on the expected number of calls in the area, the amount of patrol time this annexation location is expected to consume, and the increased response time this location will generate, it is my recommendation that one additional officer be considered for the Patrol Beat 7 or 8 geographic location in order to accommodate for the extra calls for service while limiting the impact to their current areas of responsibility. Because our patrol coverage is provided by six patrol teams, who work together to provide 24/7 coverage, an addition of 6 officers should be considered in order to provide police service for this location.

Kenneth J. Shultz, Chief of Staff

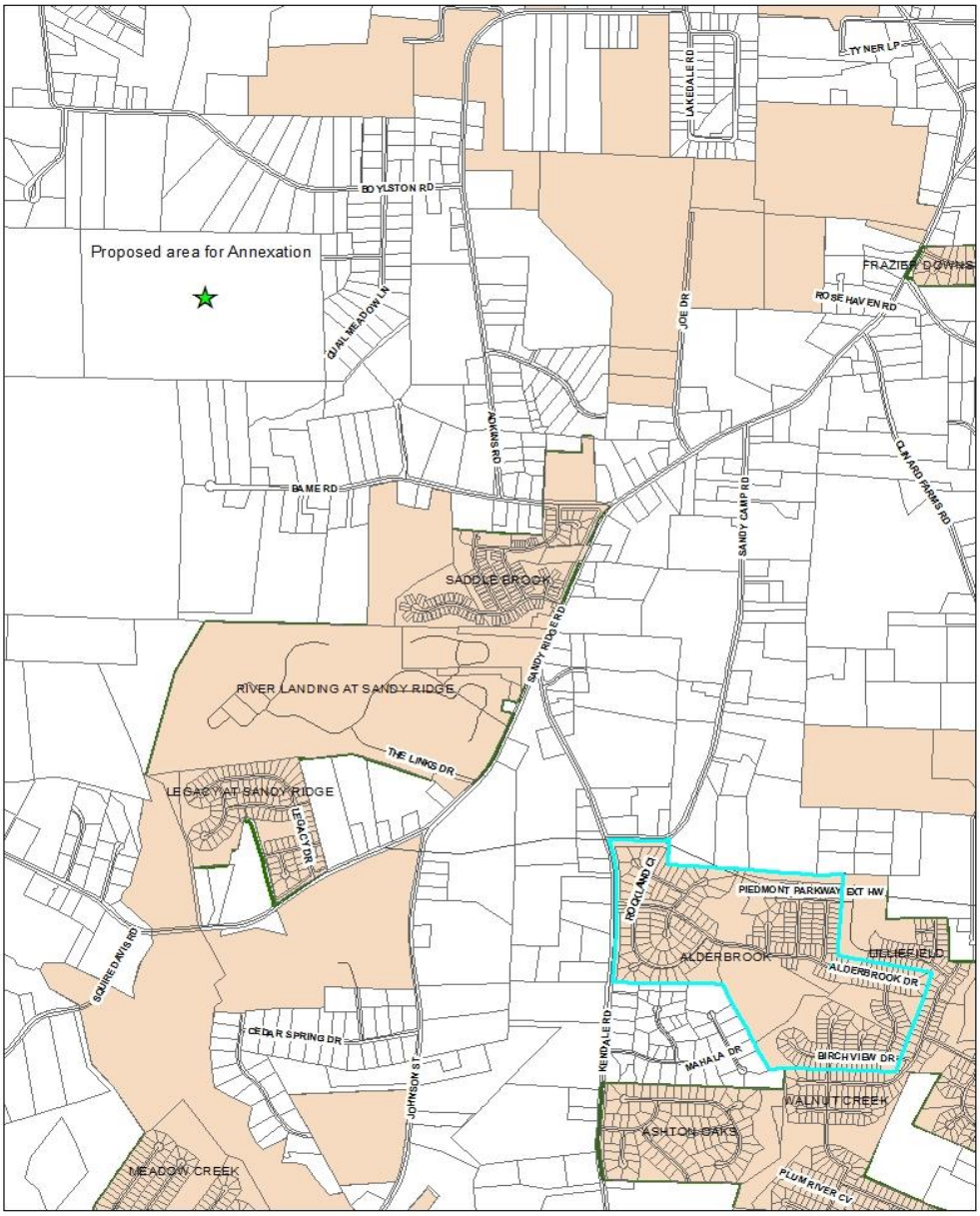
To: Major Shultz

From: Judy Brenner

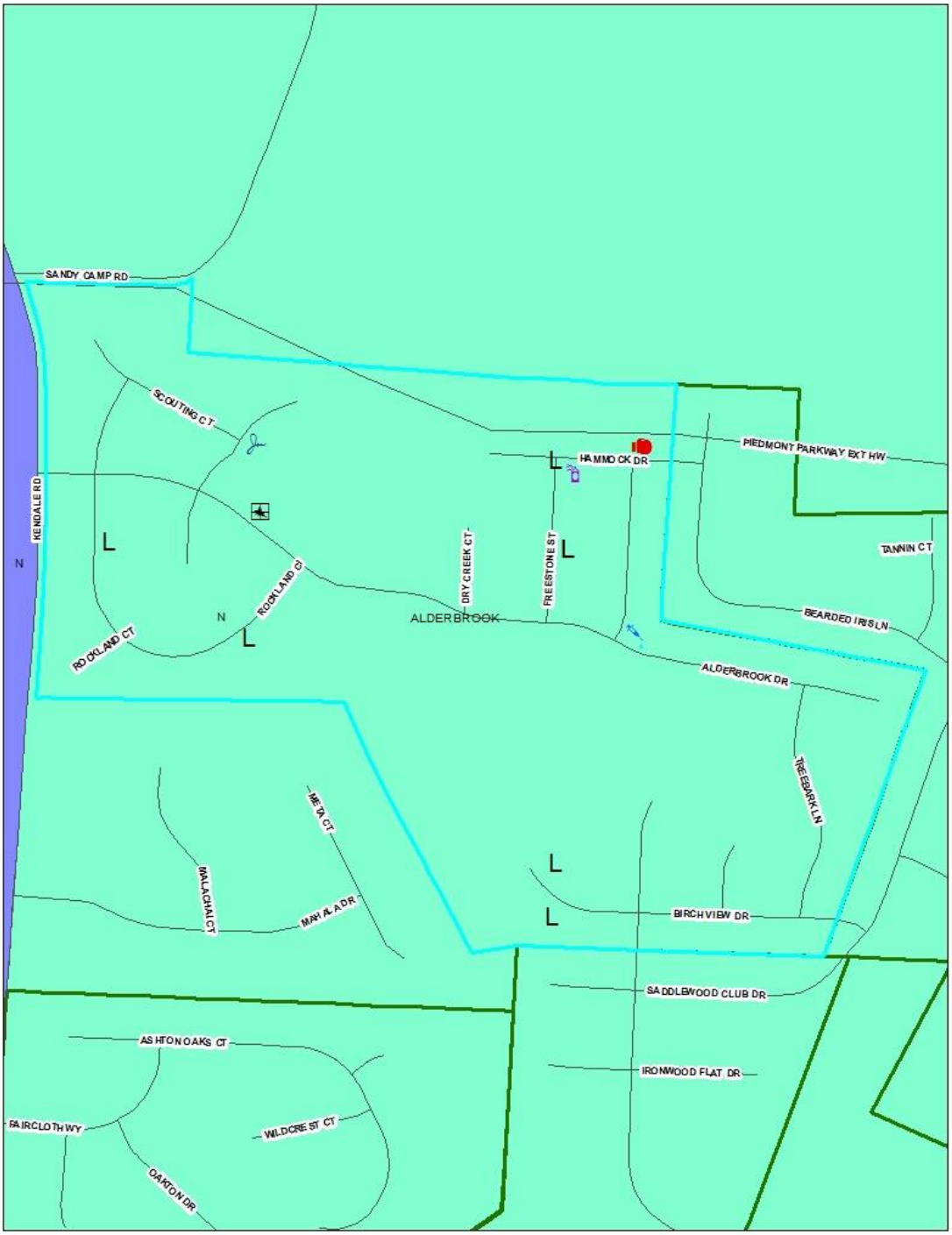
Date: October 2, 2015

Reference: Proposed Annexation off Boylston Rd

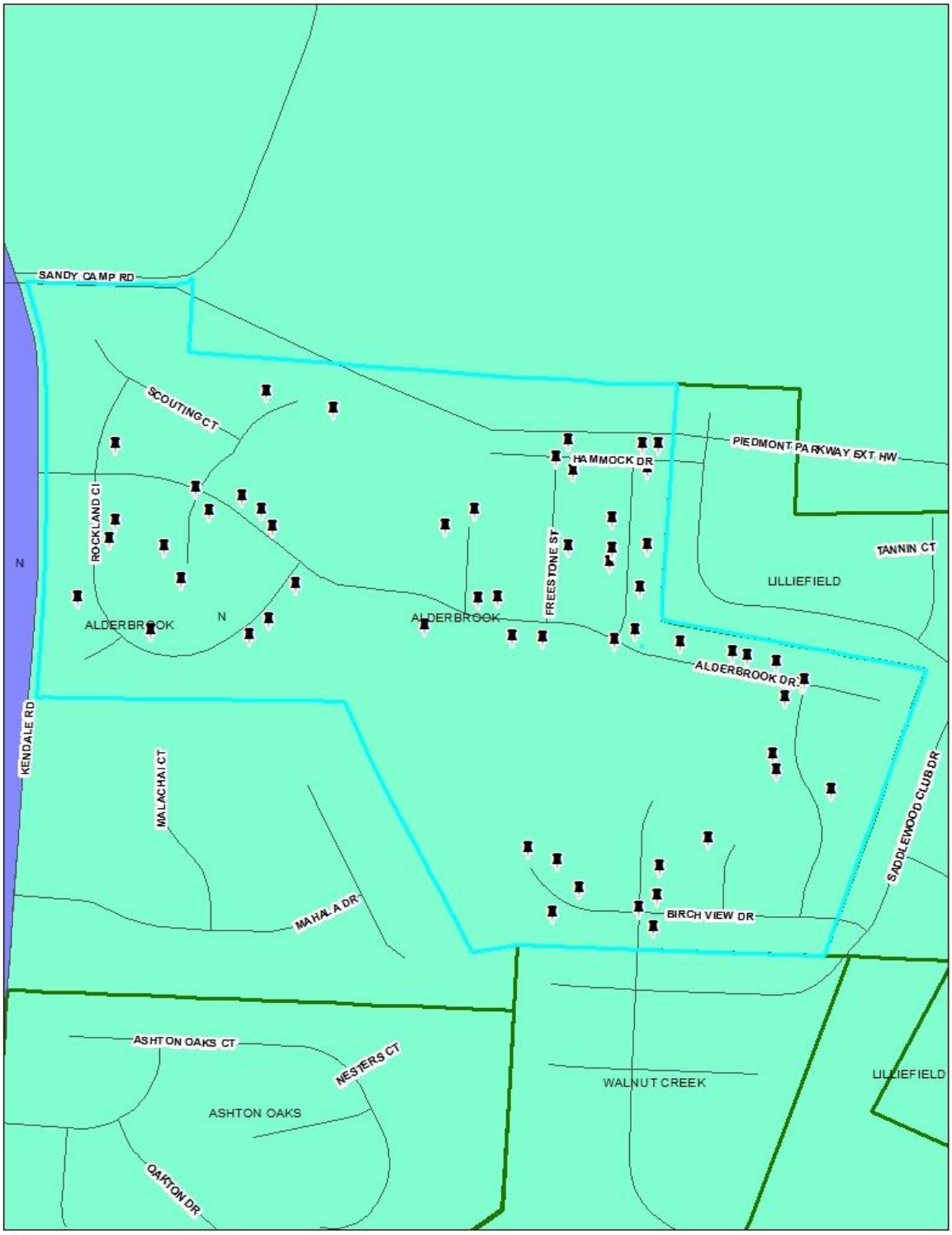
I have run Calls for Service and Incidents in the subdivision of Alderbrook which is located near the proposed area. It is single family parcels, however no twin or townhomes in the area. The homes are priced at $100,000 to $300,000.
I have found for the fiscal year 2014-2015, we had 21 case reports and 106 calls for service in this subdivision. On average, our officers spent 33 minutes and 54 seconds service time on those calls. The average response time was 9 minutes. Units time from first unit arrive to the last unit to clear was 24 minutes and 54 seconds. Attached is a breakdown of those calls and incidents and maps of the same.



Incidents for Alderbrook subdivision



Incidents for Alderbrook subdivision



The attached file for pdf is the breakdown of CFS and Reports

PROPOSED OFF
BOLSTON RD CFS FY

Below I have attached the email from Guilford County Sheriff's Office Crime Analyst answering my request for calls in any area that might have single family dwellings and may be about the same size in acreage.

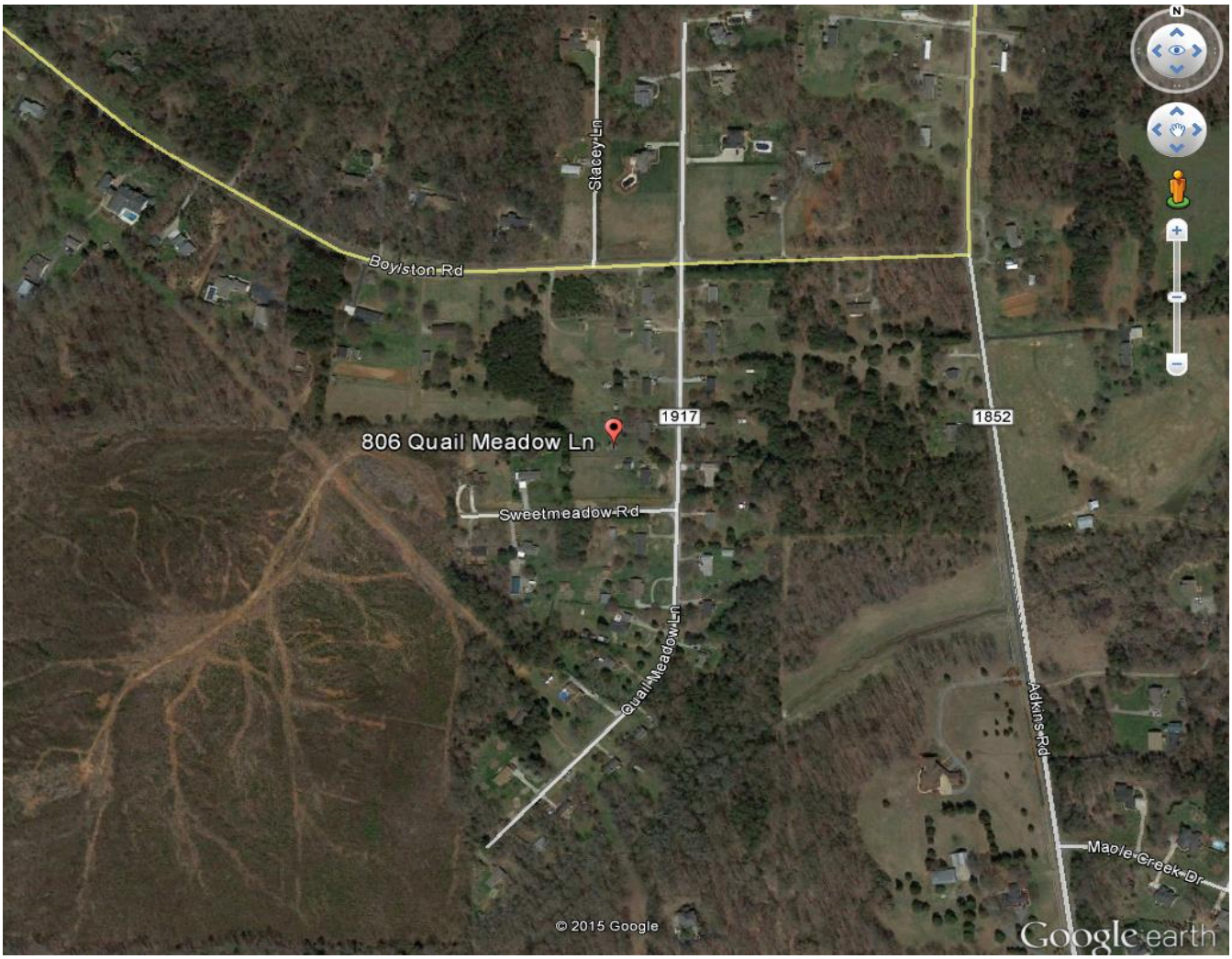
We don't have any neighborhoods in that area that is that large. The numbers for similar neighborhood closer to Oak Ridge would have probably 12 Offense reports and about double the CFS with the majority being suspicious persons and alarms.

For the totals attached I ran about 200 acres of the surrounding area around the address location you provided.

Rick Melton
Master-Corporal, Crime Analyst
Guilford County Sheriff's Office
400 West Washington St, Greensboro, NC 27401-2349
Phone: 336.641.6125 . Fax: 336.641.6729
Email: rmelton@co.guilford.nc.us

Incident_No	call_date	Address	Call_Type	Districts	Location	TRACT	priority	agency	callsource	ResponseTime	DayOfWeek	HourPart	LAT	LON
2014582616	{41958}	8706 SWEETMEADOW RD	SUSPICIOUS ACTIVITY	SD3	SD33	SK11	2	GCSD	PHONE	2 Minutes	Friday	{7}	{36}	-80
2014591263	{41963}	8706 SWEETMEADOW RD	C1-FOLLOW UP	SD3	SD33	SK11	9	GCSD	PHONE	25 Minutes	Wednesday	{7}	{36}	-80
2014618029	{41978}	806 QUAIL MEADOW LN	SUSPICIOUS ACTIVITY	SD3	SD33	SK11	2	GCSD	E911	35 Minutes	Friday	{5}	{36}	-80
2014623653	{41982}	801 QUAIL MEADOW LN	SUSPICIOUS ACTIVITY	SD3	SD33	SK11	2	GCSD	PHONE	3 Minutes	Monday	{8}	{36}	-80
2015080809	{42052}	8610 ADKINS RD	SUSPICIOUS VEHICLE	SD3	SD33	SK11	2	GCSD	W911	42 Minutes	Monday	{11}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSD	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSD	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSD	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSD	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSD	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015499826	{42279}	1695 ELMDALE RD	BURGLARY OF RESIDENCE	SD2	SD24	SD18	1	GCSD	W911	13 Minutes	Thursday	{8}		

The area referenced by GCSO:



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CITY OF HIGH POINT
AGENDA ITEM

Title: **Resolution of Intent (ROI) for Street Abandonment Case 15-12**
(partially improved right-of-way)

From: Lee Burnette, Planning & Development Director

Meeting Date: November 16, 2015

Public Hearing: No

Advertising Date/ Advertised By: Not applicable

Attachments:
A. Resolution of Intent (ROI) for Street Abandonment Case 15-12
B. Map of right-of-way proposed to be abandoned

PURPOSE:
Approval of a Resolution of Intent that establishes a public hearing date of December 7, 2015, to consider a request to abandon a partially improved right-of-way lying along the west side of Dillon Road, directly opposite of Bales Chapel Road.

BACKGROUND:
Resolution of Intent for Street Abandonment Case 15-12 is enclosed.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends City Council set a public hearing date of Monday, December 7, 2015 to hear this request.

Publish four (4) consecutive weeks: **November 20 & 27, 2015 and December 2 & 6, 2015**

RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENT
(Case # SA15-12)

WHEREAS, the City Council has been petitioned to abandon a partially improved right-of-way lying along the west side of Dillon Road, directly opposite of Bales Chapel Road.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-way above described and sets Monday, December 7, 2015, at 5:30 p.m. as the date for said public hearing before the Council in the Council Chamber of the Municipal Building in High Point.

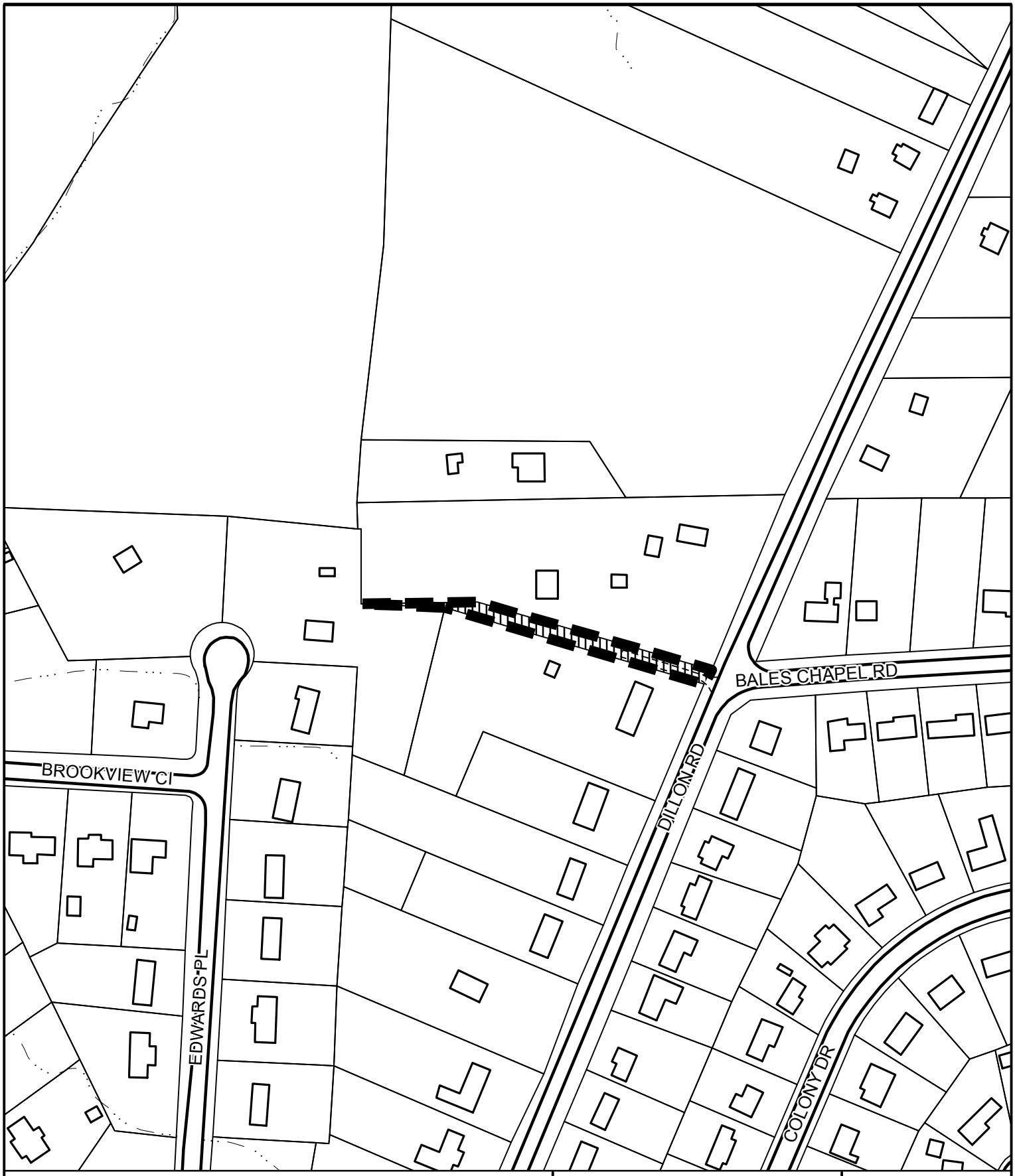
Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

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

By Order of the City Council
This the 16th day of November, 2015.

Lisa B. Vierling, City Clerk

Petition Submitted By: City of High Point Technical Review Committee



STREET ABANDONMENT REQUEST SA15-12

Applicant: City of High Point

Area: 0.25 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: October 30, 2015

N

Scale: 1"=200'

G:/Planning/Secure/ba-pz/2015/pz/sa15-12.mxd

HIGH POINT

NORTH CAROLINA'S INTERNATIONAL CITY™

PUBLIC HEARING
Sign-In Sheet

IF YOU WOULD LIKE TO ADDRESS THE HIGH POINT CITY COUNCIL,
Regarding a Public Hearing item on the Agenda,
PLEASE SIGN IN

Date: November 2, 2015

(Please Print)

Name	Address (Residence) & E-mail address	Matter Speaking About
ON P.1 ~~TODD SMITH~~	8839 BOYLSTON RD COLFAX NC	
Linda Smith	Bethel Ch. Rd. Kernersville	Bessie Idol Heirs
ON P.1 ~~Kathryn I Richardson~~	Ellisboro Rd Stokesdale NC	Bessie Idol Heirs
CARMEN CHELLEN	QUAILMEADOW LN. COLFAX	BOYLSTON RD. DEVELOPMENT ANNEX/REZONE
Jonathan D. Johnson	4328 Stokesdale Rd U-S N.C. 27101	Water Run-off
Tim Carter	144 Quail Meadow Ln, Colfax	
Eric Garland	Cedar Trail Ct. HP, NC 27265	
Peter Rhenquist		

- Mike Brown
- Sherry Adams
- Larry Winter.

HIGH POINT

NORTH CAROLINA'S INTERNATIONAL CITY™

PUBLIC HEARING
Sign-In Sheet

IF YOU WOULD LIKE TO ADDRESS THE HIGH POINT CITY COUNCIL,
Regarding a Public Hearing item on the Agenda,
PLEASE SIGN IN

Date: November 2, 2015

(Please Print)

Name	Address (Residence) & E-mail address	Matter Speaking About
Katherine Richardson	4798 Elkhorn Rd Stokesdale NC	Keystone Group Boylston Rd Project
Linda I Shields	2909 Bethel church Rd Kernersville 27284	Boylston Rd property
Rex Idol	910 S. Bunkerhill Rd Colfax NC	Boylston Rd Project
SCOTT WALLACE	3708 ALLIANCE Drive Greensboro NC 27407 swallace@gokeystone.com	"
JIM HEDDECOCK	8857 BOYLSTON ROAD Colfax, N.C.	~~Boylston~~ KEYSTONE GROUP
Brittney Ney	708 S. Bunker Hill Rd Colfax NC 27235	Boylston Road
SANDY WOODARD	906 Quail Meadow Ln Colfax, NC	Keystone Group
Jimmy Morgan	PO BOX 274 Colfax NC	
Todd Smith	8839 Boylston Rd. Colfax, NC	

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish – 618 Cable Street**

From: Lee Burnette, Planning & Development Director

Meeting Date: November 16, 2015

Public Hearing: No

Advertising Date:

Advertised By:

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

PURPOSE:
A request by Planning and Development – Inspection Services to adopt an ordinance authorizing the demolition of a single family dwelling located at 618 Cable Street.

BACKGROUND:
After a Notice of Violation was issued and a hearing held, an Order to Repair or Demolish was issued on May 20, 2015. No action occurred by the compliance date of August 20, 2015. The necessary repairs to the dwelling exceed its current tax value and demolition is warranted.

BUDGET IMPACT:
Funds are available in the Department budget for the demolition and asbestos testing of the structures(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 based upon the enclosed staff report

PENDING ACTION:
The ordinance becomes effective 30 days from the adoption date. If there has been 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, then the City places a lien on the property.

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES DIVISION
HOUSING ENFORCEMENT

ORDINANCE REQUEST: Ordinance to Demolish

PROPERTY ADDRESS: 618 Cable Street

OWNER: Teresa Ann Thomas

FIRST INSPECTION:
5-5-2015

Summary of Major violations:
* Extensive fire damage to structure including:
    - Fire damaged roof system
    - Fire damaged heating system
    - Fire damaged electrical
    - Fire damaged interior and exterior walls
    - Fire damaged floor system

HEARING RESULTS:
5-20-2015

The owner did appear for the hearing to discuss violations. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. There are structural violations creating an unsafe dwelling due to the extensive fire damaged condition of the dwelling. This request includes the accessory structure located on the property. In its present state, necessary repairs to the dwelling exceed 50% of the current tax value of the structure. The Guilford County Tax value of the dwelling is $28,300.00. The repair estimate is $40,300.00

ORDER(S) ISSUED:
5-20-2015

Order to Repair or Demolish
Compliance Date: 8-20-2015

APPEALS: No appeals to date.

OWNER ACTIONS: There have been no permits issued and repairs have not started.

EXTENSIONS: None requested

CURRENT STATUS: Conditions remain the same.

AN ORDINANCE REQUIRING THE 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	OWNER (S)
618 Cable Street High Point, NC	Teresa Thomas 618 Cable Street 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 16th day of November, 2015

Lisa B. Vierling, City Clerk

618 Cable Street

Ordinance to Demolish

Location of subject property

Planning and Development Department

City of High Point

Date: November 3, 2015

N

Scale: 1'=200'

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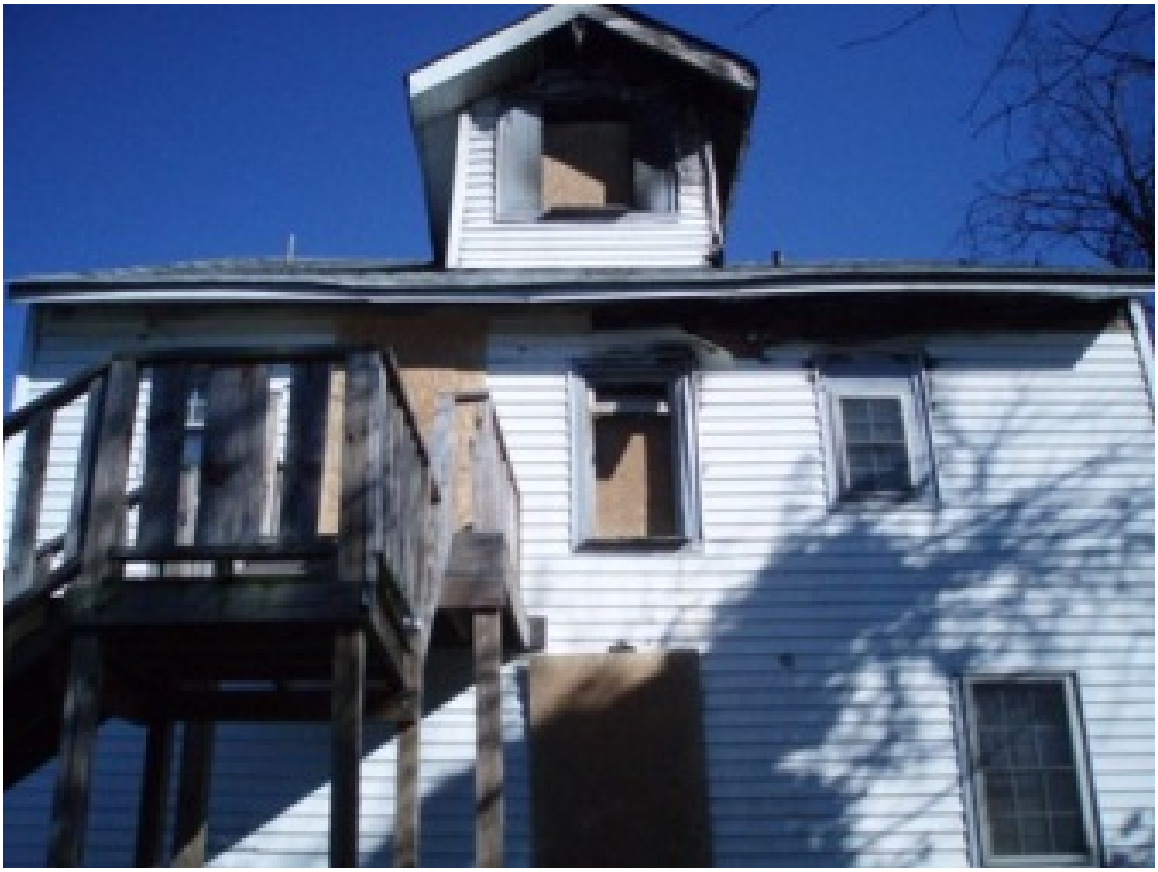
618 Cable Street



618 Cable Street

T. Smith #150372 #150373 11-16-2015 HPCC

T. Smith

11-16-2015 HPCC

T. Smith

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T. Smith

11-16-2015 HPCC

CITY OF HIGH POINT
AGENDA ITEM

Title: Air Truck Donation – Fair Grove Fire Department

From: Thomas Reid, Fire Chief

Public Hearing: N/A

Attachments: Memo from Fire Chief
Picture of Truck
Resolution

Meeting Date: November 16, 2015

Advertising Date N/A
Advertised By: N/A

PURPOSE:
High Point Fire Department's 1990 Chevrolet Step-Van with compressor that has served as our air truck for the past 24 years can no longer meet the requirements to serve this organization due to the newer 5500 psi SCBA purchased with the AFG grant.

BACKGROUND:
The High Point Fire Department has a 1990 Chevrolet Step-Van with compressor that has served as our air truck for the past 24 years. This air truck was replaced in the 14/15 budget year with a new 2015 Mobile Air/Light Truck and compressor system that will fill our new SCBA equipment meeting the most current standards.

High Point Fire was approached to donate the 1990 Chevrolet Step-Van with compressor to Fair Grove Fire Department, which serves primarily the rural areas to our south and west that also includes parts of the Trinity Township.

Fair Grove Fire Department is a combination department that is staffed by 64 volunteers and few paid part-time personnel. In 2013 Fair Grove was awarded an 2014 Assistance to Firefighters Grant (AFG) to replace old Self Contained Breathing Apparatus (SCBA); however no funds were available to purchase a compressor which would have allowed them to fill these SCBA after usage. The City of Thomasville and others have graciously allowed Fair Grove to fill their SCBA bottles at the fixed station sites which takes their equipment out of service until it is filled.

Fair Grove is also a member of the Davidson County Firefighter's Association as well our department and we have mutual aid agreements with this organization.

BUDGET IMPACT:
None

RECOMMENDATION / ACTION REQUESTED:
The Fire Department recommends Council approves the donation of the 1990 Chevrolet Step-Van with compressor to Fair Grove Fire Department and authorize the appropriate city official to execute all necessary documents.

HIGH POINT
FIRE DEPARTMENT

Office of the Fire Chief

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

October 20, 2015

To: Greg Demko, City Manager

From: Thomas Reid, Fire Chief

Ref: Air Truck Donation

Greg,

The Fire Department has a 1990 Chevrolet Step-Van with compressor that has served as our air truck for the past 24 years. The air truck was replaced in the 14/15 budget year with a new truck and compressor system that will fill our new SCBA equipment meeting the most current standards. The value of the old air truck is estimated at 5,000.00 to 8,000.00 at best. As you know the SCBA packs and breathing equipment that was part of this necessary upgrade has been funded by a AFG grant with a private match for our part and I think it would serve the city well to help others less fortunate than us.

I am proposing that we donate the surplus 1990 Chevrolet Step-Van with compressor to Fair Grove Fire Department which serves primarily rural areas to our south and west border including parts of the Trinity Township. Fair Grove Fire Department is a combination department that has 64 volunteers and few part-time paid personnel. In 2013 Fair Grove was awarded a grant that allowed them to purchase newer SCBA that improved their capabilities but they do not have a compressor system to fill them. The City of Thomasville and others have graciously allowed Fair Grove to fill their SCBA bottles at the fixed station sites which takes their equipment out of service until it is filled.

Fair Grove is also a member of the Davidson County Firefighter's Association as well our department and we have mutual aid agreements with this organization.

Respectfully,

Thomas Reid,
Fire Chief

434 South Elm Street * High Point, NC * 27260 * 336-883-3358

AIR-2
HIGH POINT FIRE DEPARTMENT
HIGH PRESSURE AIR UNIT
NON-FLAMMABLE GAS
2

RESOLUTION APPROVING DONATION OF SURPLUS AIR TRUCK EQUIPMENT TO FAIR GROVE FIRE DEPARTMENT, INC. PURSUANT TO G.S. 160A-280

WHEREAS, the City of High Point owns a 1990 Chevrolet Step-Van with compressor, which is no longer useful to the City and should be declared as surplus to the City's needs; and

WHEREAS, N.C.G.S. 160A-280 allows cities to donate to a nonprofit corporation any personal property that the City Council deems surplus, obsolete, or unused; and

WHEREAS, City staff recommends that the above-described City equipment be declared surplus and be donated to the Fair Grove Fire Department, Inc., a nonprofit organization incorporated in the State of North Carolina; and

WHEREAS, pursuant to the provisions of N.C.G.S. 160A-280, the High Point City Council has caused a public notice of this proposed donation to be posted at least five days prior to the adoption of this Resolution approving the donation.

NOW, THEREFORE, BE IT RESOLVED, by the High Point City Council that (1) the equipment identified above is hereby declared to be surplus to the needs of the City of High Point based upon its age and condition; and (2) public notice of this proposed Resolution has been posted at least five days prior to the adoption of this Resolution approving the donation.

BE IT FURTHER RESOLVED that the High Point City Council hereby approves the donation of the surplus City equipment, and that the City Manager is hereby authorized to execute, on behalf of the City of High Point, the necessary documents to convey ownership of the above-described equipment by donation to the Fair Grove Fire Department, Inc. pursuant to the provisions of N.C.G.S. 160A-280.

Adopted: November 16, 2015

Lisa B. Vierling,
High Point City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Vacate – 606 Stone Place**

From: Lee Burnette, Planning & Development Director

Meeting Date: November 16, 2015

Public Hearing: No

Advertising Date:

Advertised By:

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

PURPOSE:
A request by Planning and Development – Inspection Services to adopt an ordinance ordering the inspector to vacate and close a single family dwelling located at 606 Stone Place.

BACKGROUND:
An Emergency Repair Notice of Violation was issued October 21, 2015 for no heating system. The heating system is in the crawlspace but it is not properly installed so it does not operate. The compliance date was October 26, 2015. Due to the emergency nature of the violation a hearing with staff is not held but the case is scheduled for City Council action. To date, the dwelling is still occupied and repairs are incomplete

BUDGET IMPACT:
There is no budget impact as this ordinance request is for the vacating of the dwelling.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends the adoption of the requested ordinance to vacate based upon the enclosed staff report.

PENDING ACTION:
The ordinance becomes effective upon adoption. If the dwelling is not vacated and properly secured, a summary ejectment action will be pursued to vacate the tenant.

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES DIVISION
HOUSING ENFORCEMENT

ORDINANCE REQUEST:	Ordinance to Vacate - Emergency Repair Order
PROPERTY ADDRESS:	606 Stone Place
OWNER:	Joseph G Brooks
FIRST INSPECTION: 10-21-2015	Summary of Violation(s): No heat – heat pump is not installed properly, will not operate
HEARING RESULTS:	Schedule for City Council 11-16-2015
ORDER(S) ISSUED: 10-21-2015	Emergency Repair Order Compliance Date: 10-26-2015
APPEALS:	No appeals to date.
OWNER ACTIONS:	The owner has obtained a repair permit on 10-18-2015; however repairs are not complete.
EXTENSIONS:	None requested by the owner.
CURRENT STATUS:	Conditions still exist. Dwelling is still occupied.

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO VACATE AND CLOSE 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 find as a fact that the following described property has been ordered vacated and closed, and it further finds as a fact that the owner has been ordered to secure 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 is hereby authorized and directed to proceed with the securing of the following described building in accordance with the Code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

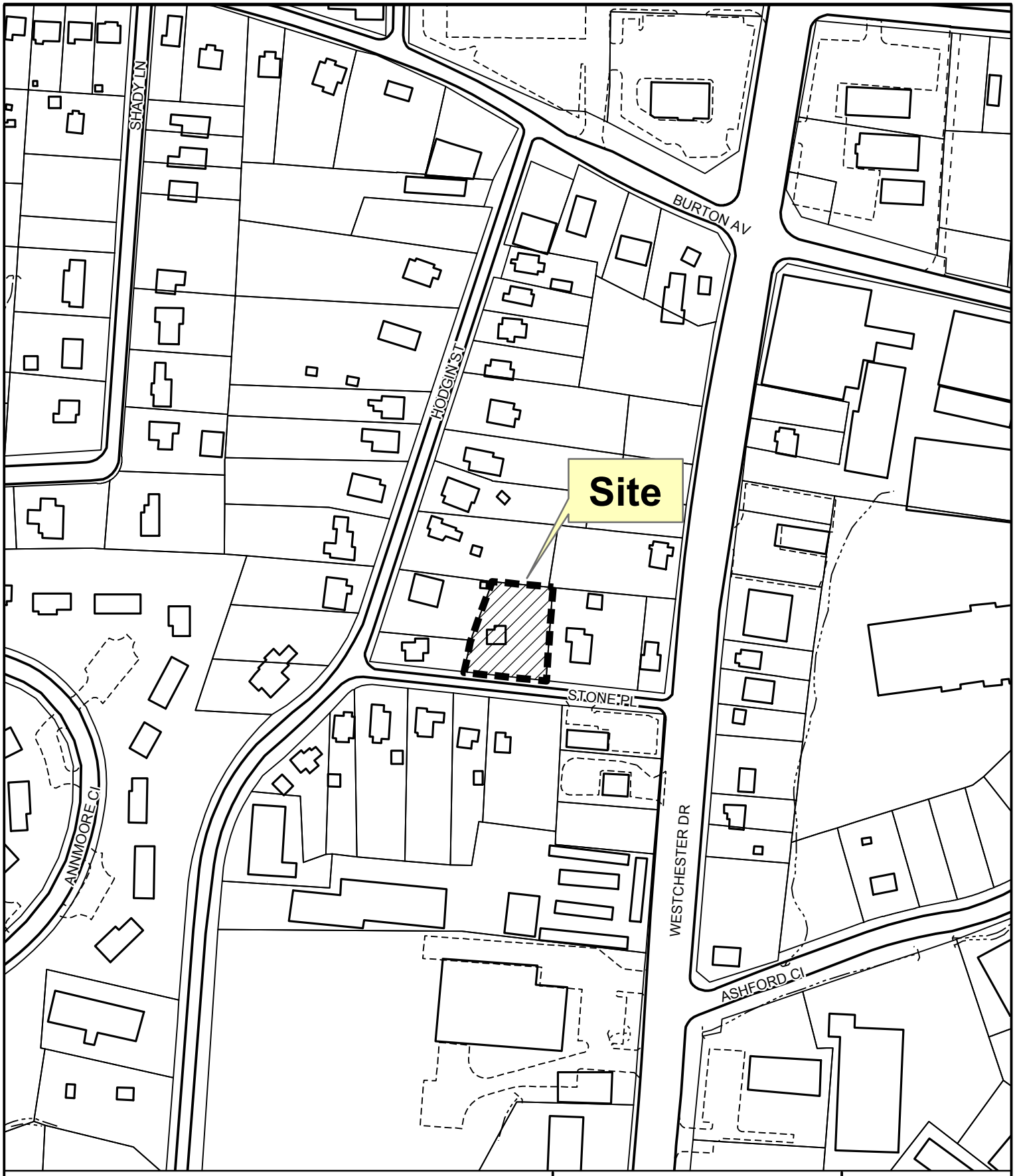
PROPERTY LOCATION	OWNER(S)
606 Stone Place	Joseph Brooks 411 E Farriss Av. High Point, NC 27262

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 16th day of November, 2015

Lisa B. Vierling, City Clerk



606 Stone Place

Ordinance to Vacate

Location of subject property

Planning and Development Department

City of High Point

Date: November 3, 2015

N

Scale: 1'=200'

y:/ba-pz/Inspection/ord-vacte.mxd

606 Stone Place

606 Stone Place