

City of High Point

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

Meeting Agenda

Monday, November 21, 2011

4:45:00 PM

Council Chambers

Committee of the Whole

*Rebecca R. Smothers, Mayor
Latimer B. Alexander, IV, Mayor Pro Tem
James Corey, Foster Douglas, A.B. Henley, III,
Britt W. Moore, Michael D. Pugh,
Bernita Sims, M. Christopher Whitley*

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE**PRESENTATION OF ITEMS****FINANCE COMMITTEE - Council Member Alexander, Chair**

Committee Members - Whitley, Smothers, Corey

110230 Resolution - Transferring Ownership of PART Bus to City of High Point

Upon the recommendation of the Federal Transit Administration (FTA), Council is requested to adopt a Resolution accepting the transfer of the ownership of a bus from the Piedmont Authority for Regional Transportation (PART).

110242 Budget Ordinance Amendment - Bullet Proof Vest Partnership Program

Council is requested to adopt an ordinance amending the 2011-2012 budget ordinance to appropriate grant funds in the amount of \$63,706 for the 2011-12 Bullet Proof Vest Partnership program. This grant requires a 50% match City match of \$31,853.00 which will be funded from the General Fund as a transfer to the Special Grants Fund.

110244 Renewal of SumTotal Software Hosting Contract

Council is requested to approve an addendum to the SumTotal Software Hosting contract (formally known as Cybershift) at a reduced cost for a seven year term. This renegotiation initially saves the City over \$900.00 per month.

PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE - Council Member Sims, Chair

Committee Members - Alexander, Douglas, Corey

110231 Revisions to the Right Turn On Red Restrictions

Council is requested to approve changes to Article P Schedule IV - Turn Control, Section C of the City Ordinances that will add/remove "no right turn on red" signs at intersections where signs are required or should be removed.

PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE - Council Member Whitley, Chair

Committee Members - Sims, Henley, Moore

110232 Resolution of Intent - Annexation Case 11-06 - E. Kivett Drive/S. Scientific Street

Approval of a Resolution of Intent that establishes a public hearing date of Monday, December 19, 2011 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 0.48 acres. The area to be annexed is lying approximately 175 feet south of E. Kivett Drive and S. Scientific Street, and consists of the southern portion of Guilford County Tax Parcel 0185909.

110233 Minor Amendments to Conditional Use Permit 05-21 - Westover Partners, LLC

A request by Westover Partners, LLC for a minor amendment to Conditional Use Permit 05-21 regarding architectural design features. The site is lying along the north side of Westover Drive, directly west of the Guilford/Davidson County line.

110241 Dedication of Right of Way - 2127 Sandy Ridge Road - Fire Station #26

Council is requested to authorize staff to execute the necessary documents to dedicate a 60' right of way located at 2127 Sandy Ridge Road (Fire Station #26) to the North Carolina Department of Transportation (NCDOT).

MISCELLANEOUS

110240 Appointment - Housing Authority of High Point - Laura Wiley

Council is requested to confirm the appointment of Laura Wiley to the Housing Authority of High Point. Ms. Wiley will be replacing Burdell Knight who is not eligible for reappointment. Appointment will be effective December 22, 2011 and will expire December 22, 2016.

110243 City Council Meeting Schedule - January 2012

Due to the January 2012 holidays, Council is requested to establish the following meeting dates:

Combined Meeting - Thursday, January 5 @ 9:00 a.m. City Manager's briefing session to follow the Council Meeting

Committee of the Whole Meeting - Tuesday, January 17th @ 4:45/5:30 p.m.

City Manager's briefing session - Thursday, January 19th @ 9:00 a.m.

PUBLIC HEARINGS ON ITEMS - 5:30 p.m.

Planning , Economic Development & Information Technology Committee - Council Member Whitley, Chair

110234 Resolution - Street Abandonment - City of High Point - Gaylord Court

A request by the Technical Review Committee to abandon a partially improved street right-of-way, known as Gaylord Court, located along the north side of Washington Street approximately 900 feet west of Eccles Place.

110235 Special Use Permit 11-06 - Immaculate Heart of Mary Catholic School

A Special Use Permit request by Immaculate Heart of Mary Catholic School to allow an Elementary or Secondary School use in the Residential Single Family-15(RS-15) District. The site is lying at the southwest corner of Johnson Street and Skeet Club Road (4145 Johnson Street).

110236**Ordinance - Annexation 11-04 - City of High Point - Sandy Ridge Road (Fire Station #26)**

A request by the City of High Point (Fire Department) to consider a voluntary non-contiguous annexation of approximately 2 acres lying approximately 515 feet south of Bame Road (2127 Sandy Ridge Road - City of High Point Fire Station #26).

110237**Ordinance - Rezoning Case 11-10 - City of High Point - Sandy Ridge Road (Fire Station #26)**

A request by the City of High Point (Fire Department) to rezone approximately 2 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Residential Single Family-7 (RS-7) District. The site is located along the west side of Sandy Ridge Road, approximately 515 feet south of Bame Road (2127 Sandy Ridge Road).

110238**Ordinance - Rezoning Case 11-11 - Westover Partners, LLC - Forester Drive**

A request by the Westover Partners, LLC to rezone approximately 13.13 acres from the Conditional Use Residential Multifamily-8 (CU RM-8) District to a Conditional Zoning Residential Multifamily-8 (CZ RM-8) District. The site is located at the terminus of Forester Drive.

110239**Land Use Plan Amendment Case 11-04 - City of High Point - Core City Plan**

A request by the City of High Point Planning and Development Department to amend the Land Use Plan for eight Core City neighborhoods predominately from higher intensity to lower intensity designations in accordance with the recommendations of the Core City Plan.

ADJOURNMENT

PLANNING AND ZONING COMMISSION RECOMMENDATION

On October 25, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. John McKenzie.

Immaculate Heart of Mary Catholic School

Special Use Permit Case 11-06

A Special Use Permit request by Immaculate Heart of Mary Catholic School to allow an Elementary or Secondary School use in the Residential Single Family-15(RS-15) District. The site is lying at the southwest corner of Johnson Street and Skeet Club Road (*4145 Johnson Street*).

Mr. Herbert Shannon, Senior Planner presented the request and recommended approval of the case as outlined in the staff report.

Speaking in favor of the request was Mr. Michael Westcott, applicant's engineer, Westcott & Small Associates 125 S. Elm Street, Greensboro. Mr. Westcott provided a brief overview of their request.

The Commission had questions pertaining to vehicular access, the various Levels of Service (LOS) noted in the Traffic Impact Study and if the stream at the northwestern corner of the site would be disturbed. The City Transportation Department staff addressed traffic related questions and Mr. Westcott noted that the stream would not be disturbed.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended ***approval*** of Special Use Permit Case 11-06, by a vote of 8-0.

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

**STAFF REPORT
SPECIAL USE PERMIT 11-06
October 25, 2011**

Request	
Applicant: Immaculate Heart of Mary Catholic School	Owner: Catholic Diocese of Charlotte North Carolina
Proposal:	A Special Use Permit request to allow an Elementary or Secondary School use in the Residential Single Family-15(RS-15) District.

Site Information	
Location:	The site is lying at the southwest corner of Johnson Street and Skeet Club Road (<i>4145 Johnson Street</i>).
Tax Parcel Number:	0203414
Site Acreage:	32.66 acres
Current Land Use:	There is an existing 32,200+ sq. ft. church building upon the site.
Physical Characteristics:	The site has a gentle to moderately sloping terrain with an intermittent stream runs across its northwestern corner. The northeastern half of the site is currently development while the southwestern half is undeveloped and heavily wooded.
Water & Sewer Proximity:	A 16-inch and 12-inch City water line are adjacent to the site within Johnson Street and Skeet Club Road respectively. An 8-inch City sanitary sewer line is adjacent to the site within both the Johnson Street and Skeet Club Road right-of-ways.
General Drainage and Watershed:	The site drains in a general westerly direction and development is subject to the Oak Hollow Lake Critical Watershed Area (CWA) Tier-4 requirements. Engineered storm water treatment measures are required and a maximum impervious coverage of 50% is allowed.
Overlay Districts	Oak Hollow Lake Critical Watershed Area (CWA) Tier-4

Adjacent Property Zoning and Current Land Use			
North:	CU RM-5 RS-40	Conditional Use Residential Multifamily-5 District Residential Single Family-40 District	Townhome dwellings and undeveloped parcel (<i>across Skeet Club Road</i>)
South:	RS-15	Residential Single Family-15 District	Church
East:	RS-12	Residential Single Family-12(RS-12) District	Single family dwellings (<i>across Johnson Street</i>)
West:	CU RM-5	Conditional Use Residential Multifamily-5 District	Townhome dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Not applicable

Land Use Plan Map Classification:	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.
Land Use Plan Goals, Objectives & Policies:	None
Relevant Area Plan:	None
Zoning History:	The following zoning requests have been approved in this general area over the past 12 years: • <u>1999, Orchard Knob Subdivision</u> - An 18-acre CU RM-5 District townhome development lying north of this special use permit site. • <u>2004, St. Andrews Subdivision</u> - A 7.6-acre CU RM-5 District townhome development lying west of this special use permit site.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Johnson Street		Major Thoroughfare	1,500 ft.
	Skeet Club Road		Major Thoroughfare	1,300 ft.
Vehicular Access:	Access will be from the existing access point on Johnson Street.			
Traffic Counts: (Average Daily Trips)	Johnson Street		10,000 ADT (2009, 24 hour count)	
	Skeet Club Road		6,700 ADT (2009, 24 hour count)	
Estimated Trip Generation:	Using the development data provided by the applicant, the proposed private school will generate approximately 1,282 trips/day, 772 trips (entering & exiting) in the AM peak hour and 408 trips (entering & exiting) in the PM peak hour.			
Traffic Impact Analysis:	Required		Comment	
	<u>Yes</u> X	<u>No</u>	See attached.	
Pedestrian Access:	This development is required to install sidewalks along Johnson street and Skeet Club Road to meet the sidewalk requirements of the Development Ordinance.			

School District Information
Not applicable to this zoning case.

Details of Proposal

The applicant is requesting a special use permit to allow an Elementary or Secondary School use in the RS-15 zoning district. The applicant's proposal is to construct a school within a new building to the rear (west) of the existing church. The Development Ordinance allows new schools in all residential zoning districts subject to obtaining Special Use Permit approval from City Council. The applicant is required to include a site plan which at a minimum depicts on-site vehicular and pedestrian traffic circulation, loading and unloading areas (i.e. vehicle queuing for student drop-off and pickup), parking areas, drive lanes, other improvements and supporting documentation. As part of the application, the applicant has submitted a Traffic Impact Analysis (TIA) and preliminary architectural plans. Summary of the development proposal based upon supporting documents are as follows:

	Phase I	Phase II	Phase III	Total
Proposed School Building Construction	62,533 sq.ft building foot print 56,908 sq. ft. (heated area) 1,166 sq. ft. (non-heated arcade) 2 nd floor building shell constructed	Up-fit 2 nd floor 14,738 sq. ft (No change in building foot print area).	None	72,812 sq.ft.
Number students allowed per building code	393	380	None	773
Required parking K-8 school (See Note #1 below)*	99	51	87 overflow	150 (required) 87 (overflow)
Required on-site vehicular queuing (student drop-off/pick-up)	866 linear feet	834 linear feet	None	1,700 linear feet
Athletic Fields	None	None	Soccer & Softball fields	2 fields

Note #1 - In regards to parking, the Development Ordinance permits shared parking for uses that operate at different times. The applicant can request shared parking approval as part of their site & building plan review. This would permit the proposed school to use 146 of the church's existing 292 parking spaces. Therefore, during Phase I no additional parking is required.

This Special Use Permit request includes a permit with conditions for the development of the site for this use. The permit notes restriction in regards to vehicle access, installation of a turn lane into the site from Johnson Street and establishing minimum on-site queuing area for student drop off and pick up for students.

Findings

A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the special use permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a special use permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ Based upon documentation submitted by the applicant there is sufficient area upon the site to provide require parking and on-site queuing of vehicles. The on -site queuing will ensure that vehicles are not backing up into the Johnson Street road right-of-way.
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	❖ To further enhance public safety the permit required the installation of a turn lanes into the site from its Johnson Street access point. This will assist in providing for efficient traffic movement along Johnson Street during peak use hours.
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) *Greater Restrictions*; staff finds

Compliance	❖ Based upon supporting documentation provided by the applicant (site plan and TIA), the request meets the standards of the Development Ordinance.
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance	❖ The site is 32 acres and fronts along the intersection of two major thoroughfares. Its location upon the outer edge of abutting residential subdivision assures that vehicular traffic to the site will not have to travel through the middle of any of the adjacent residential subdivisions. ❖ Proposed new construction for the school will be over 400 feet from its western property line, where it abuts a townhome subdivision, and over 400 feet from its southern property line where it abuts a church. The size of the site along with proposed building setbacks from adjacent property owners will ensure the requested use will not substantially impact the value of adjacent property owners. ❖ Phase III of the development includes athlete fields to be installed near the sites western and southern property line. The proposed athletic field uses do not include any large scale bleachers or high mass lighting, thus the proposed athletic fields will be compatible with adjacent uses.
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	❖ Although the site is within an established residential area, its location, overall property area and that fact the buildings (existing and proposed new construction) will be over a football field length from its property line; ensures the proposed school use will be in character and in harmony with the area.
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Recommendation

Recommendation:

Staff recommends approval.

Based upon the conditions in the attached Special Use Permit application and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

The Planning and Development Department recommends approval, of all three phases, of the request to allow an Elementary or Secondary School use in the Residential Single Family-15(RS-15) District and the accompanying Special Use Permit.

Report Preparation

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

**SPECIAL USE PERMIT 11-06
CITY OF HIGH POINT, NORTH CAROLINA**

October 12, 2011.
(Submitted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Elementary or Secondary School

CONDITIONS:

1. No driveway access shall be permitted to Skeet Club Road. The existing gravel driveway access point to Skeet Club Road shall be removed prior to issuance of Certificate of Occupancy for the proposed school.
2. Prior to issuance of Certificate of Occupancy for the proposed school, the property owner shall install a southbound right turn lane into the site from Johnson Street. The City of High Point Director of Transportation shall approve all construction and improvements.
3. A minimum of 1,700 feet of onsite queuing area shall be provided for morning drop off/afternoon pick up for students. Any future classroom/building additions to the school will require that the TIA be revised and onsite queuing area be increased to accommodate the additional students.

DESCRIPTION OF PROPERTY: Approximately 32.66 acres lying at the southwest corner of Johnson Street and Skeet Club Road (*4145 Johnson Street*). The property is also known as Guilford County Tax Parcel 0203414.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

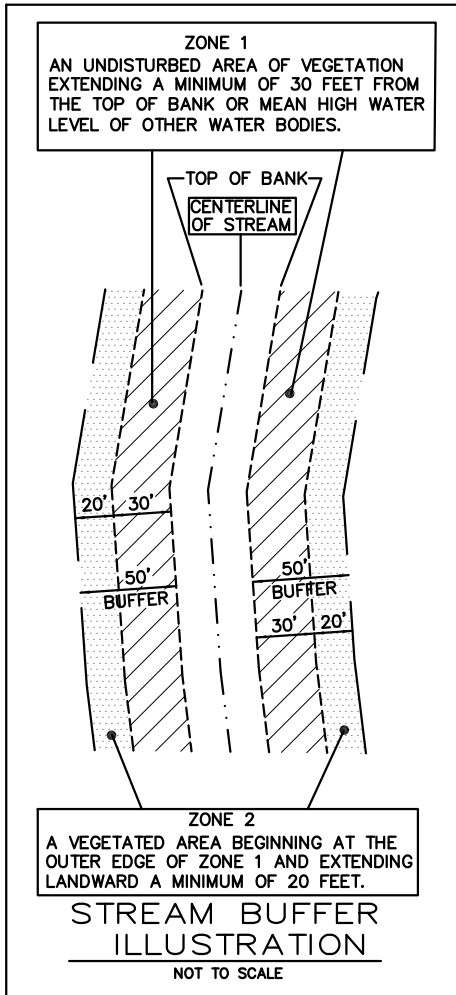
This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 11-06 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____ DAY OF NOVEMBER, 2011.

Lisa B. Vierling
City Clerk

Date

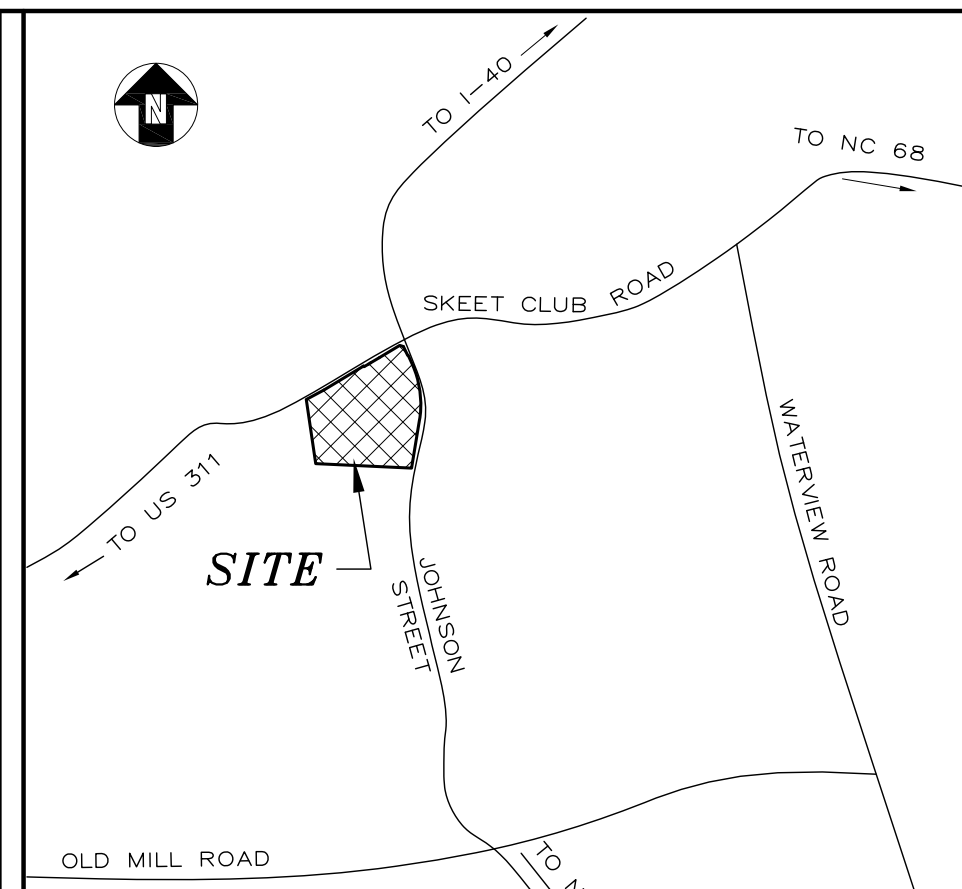
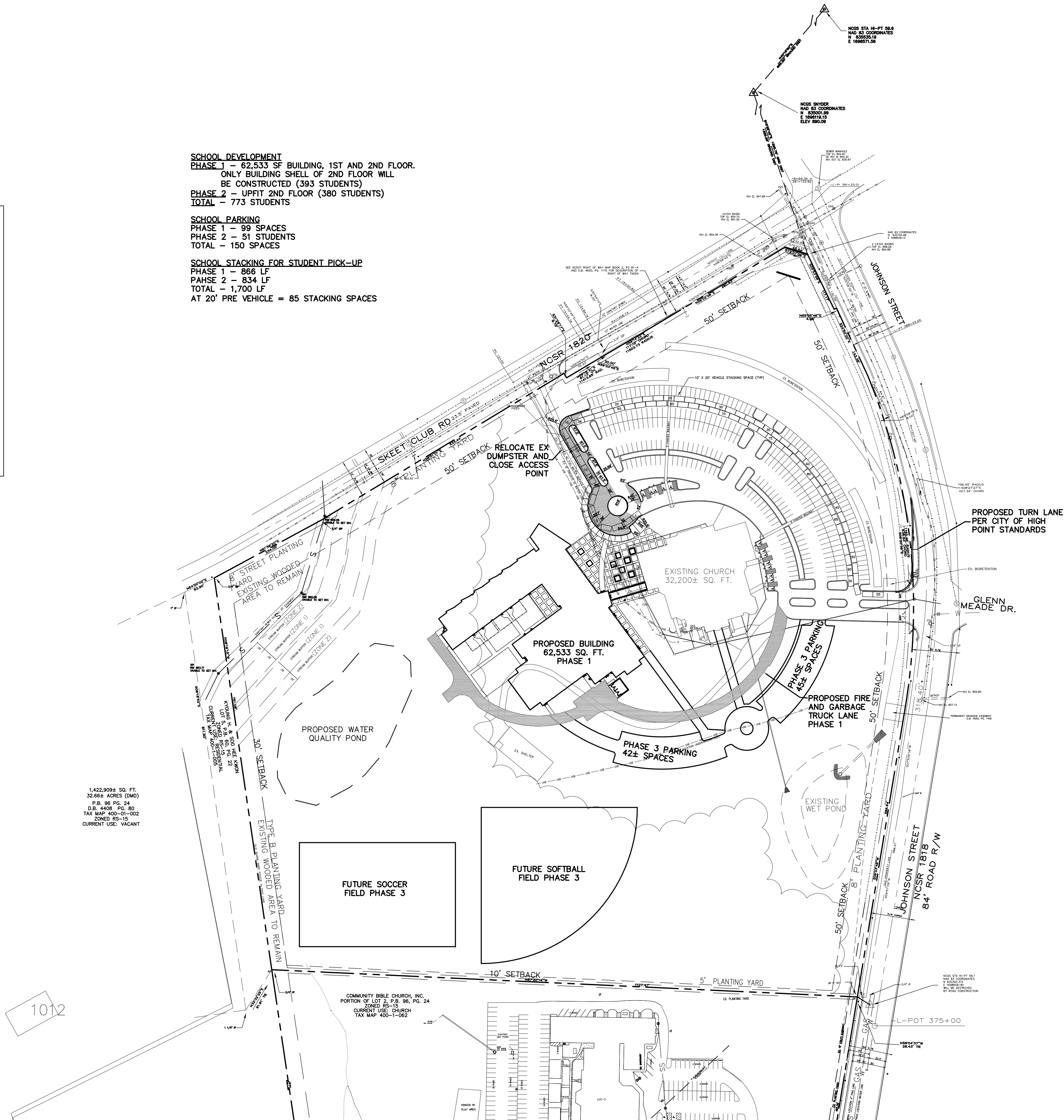


1,422,909± SQ. FT.
32.66± ACRES (DMD)
P.B. 96 PG. 24
D.B. 4408 PG. 80
TAX MAP 400-01-002
ZONED RS-15
CURRENT USE: VACANT

SCHOOL DEVELOPMENT
PHASE 1 - 62,533 SF BUILDING, 1ST AND 2ND FLOOR.
 ONLY BUILDING SHELL OF 2ND FLOOR WILL
 BE CONSTRUCTED (393 STUDENTS)
PHASE 2 - UPFIT 2ND FLOOR (380 STUDENTS)
TOTAL - 773 STUDENTS

SCHOOL PARKING
PHASE 1 – 99 SPACES
PHASE 2 – 51 STUDENTS
TOTAL – 150 SPACES

SCHOOL STACKING FOR STUDENT PICK-UP
PHASE 1 - 866 LF
PHASE 2 - 834 LF
TOTAL - 1,700 LF
AT 20' PRE VEHICLE = 85 STACKING SPACES



VICINITY MAP - 1"=2000'

SITE INFORMATION

EX. ZONING	RS-15
PROP. ZONING	—
CURRENT LANDUSE	CHURCH
PROP. LANDUSE	SCHOOL AND CHURCH
PARCEL NUMBER	0203414
TAX MAP	18—00—0400—0—0001—00—002
PLAT REFERENCE	131—78
DEED REFERENCE	4408—0880
TOTAL AREA	32.66 ac.
WATERSHED	OAK HOLLOW TIER IV.
AVERAGE SLOPE	1.70%
DISTANCE TO NEAREST FEMA FLOOD PLAIN	2700'

SOILS	EnB, EnC, IrB, MhB2, Wh
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	ACREAGE	PERCENTAGE
DISTURBED	7.36 ac.	22.54 %
UNDISTURBED	25.30 ac.	77.46 %
EX. BUA	4.91 ac.	15.03 %
PROP. BUA	2.94 ac.	9.00 %
TOTAL BUA	7.85 ac.	24.03 %
EX. PERVIOUS	27.75 ac.	84.97 %
PROP. PERVIOUS	-2.94 ac.	-9.00 %
TOTAL PERVIOUS	24.81 ac.	75.97 %

PARKING INFORMATION

TOTAL SPACES	1 PARKING SPACE FOR EVERY 4 SEATS, 1168 SEATS/4 = 292 SPACES REQUIRED. 292 SPACES PROVIDED.
292	SCHOOL PARKING RATE K-8 3 SPACES PER CLASS AND 3 SPACES PER OFFICE = 150 SPACES

UTILITY INFORMATION

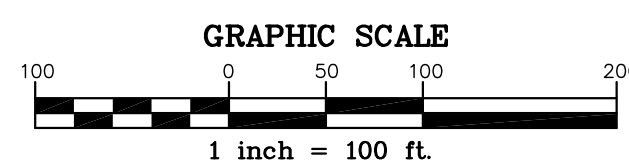
	SIZE	TYPE	LOCATION
SANITARY SEWER	8"	VCP	JOHNSON ST.
WATER	12"	DI	SKEET CLUB RD.
STORM SEWER	VARIES	VARIES	JOHNSON ST./ SKEET CLUB RD.
ELECTRIC		UNDERGROUND	JOHNSON ST.
GAS	4"	UNDERGROUND	JOHNSON ST.

OWNER INFORMATION

OWNER/DEVELOPER
MR. GUY PICHE
DIOCESAN FACILITIES MANAGER
OFFICE OF THE BISHOP
1123 S. CHURCH ST.
CHARLOTTE, N.C. 28203
PHONE: (704) 370-3248

LEGEND

PROPERTY LINE	
EX. CONTOUR LINE	
EX. TREE LINE	
CORNER	
BENCHMARK	
EX. SEWER LINE	
EX. SANITARY MANHOLE	
EX. CLEAOUT	
EX. STORM WATER LINE	
EX. STORM WATER MANHOLE	
EX. GAS LINE	
EX. OVERHEAD POWER LINE	
EX. LIGHT POLE	
EX. WATER LINE	

[illegible]

WESTCOTT, SMALL & ASSOCIATES, PLLC
125 S. ELM ST., SUITE 606
GREENSBORO, NC 27401
PHONE: (336)310-WSAA
WWW.WSAA.FENG.COM

IMMACULATE HEART OF
MARY PARISH LIFE AND
EDUCATION CENTER
1042 SKEET CLUB ROAD
TOWNSHIP GUILFORD COUNTY
NORTH CAROLINA

ALL CONSTRUCTION MUST CONFORM TO THE
UNDERGROUND UTILITY PROTECTION ACT



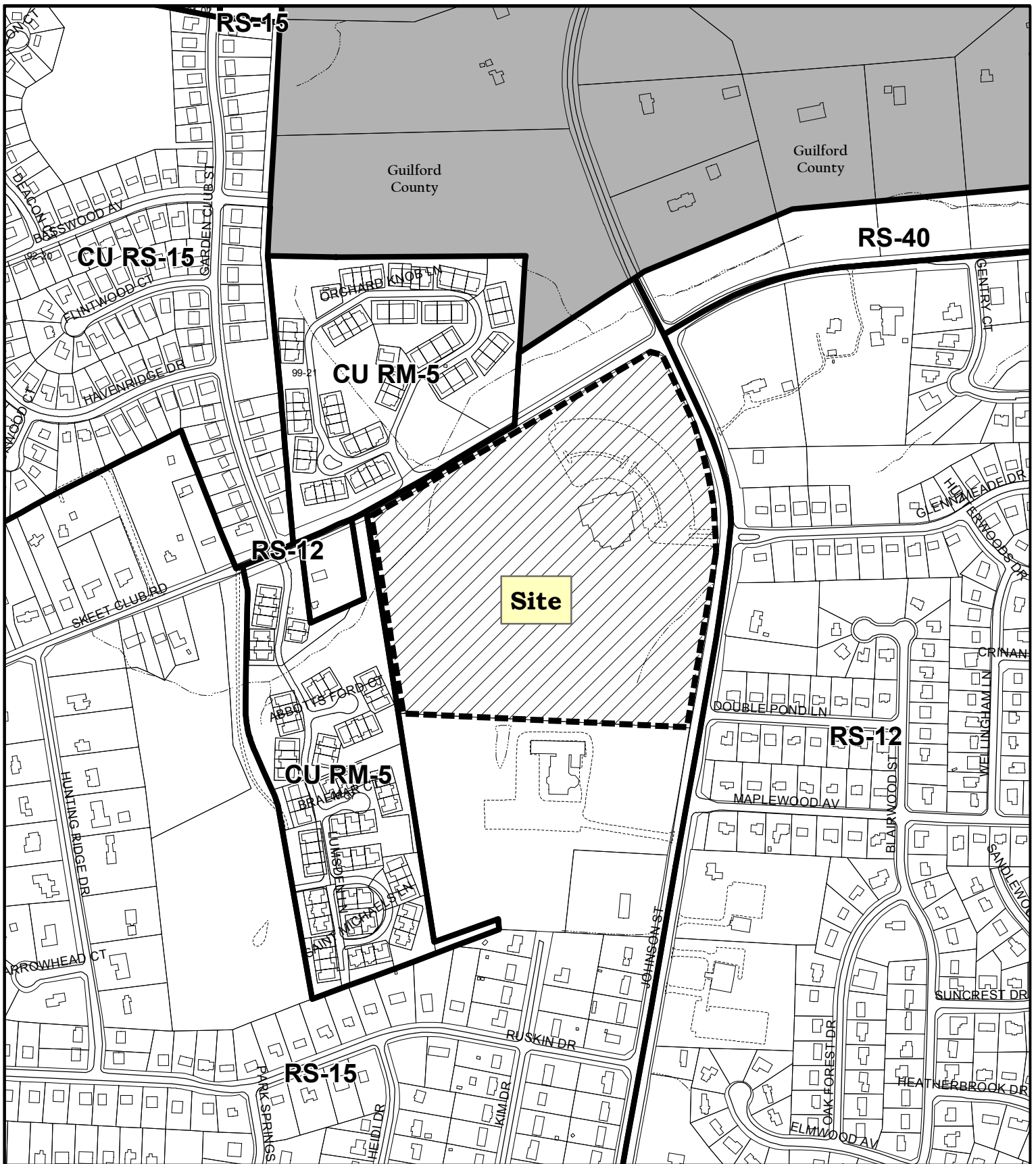
**BEFORE YOU DIG!
CONTACT ONE-CALL CENTER**

1-800-632-4949

026680

[illegible]

C-1
ZONING
PLAN



SPECIAL USE PERMIT 11-06

Request: To allow an Elementary or Secondary School use in the Residential Single Family-15 District

Existing Zoning Boundary _____
Subject Property Boundary - - - - -

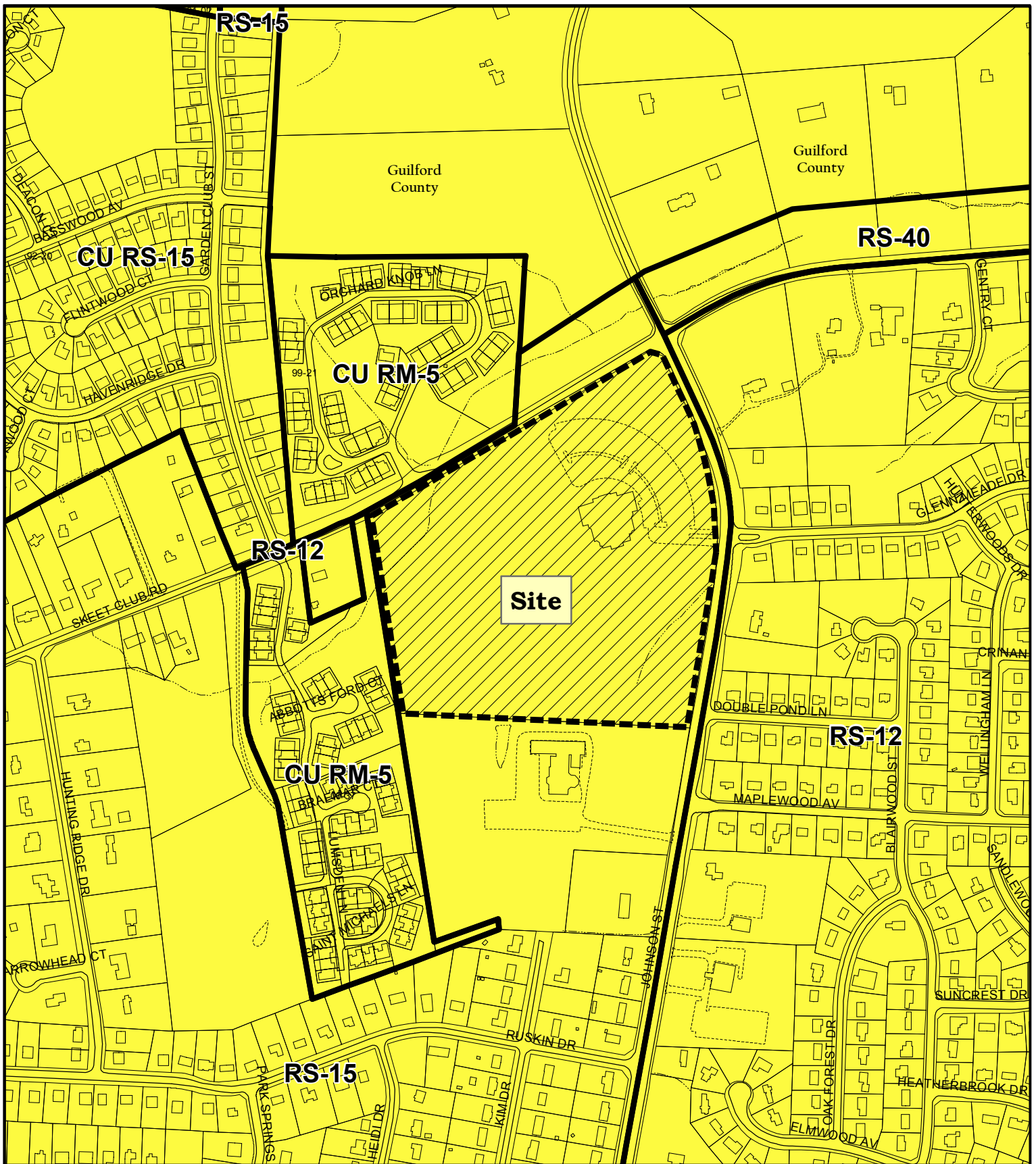
**Planning & Development
Department**

City of High Point

Date: October 10, 2011



Scale: 1"=500'
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SPECIAL USE PERMIT 11-06

Land Use Plan

 Low-Density Residential

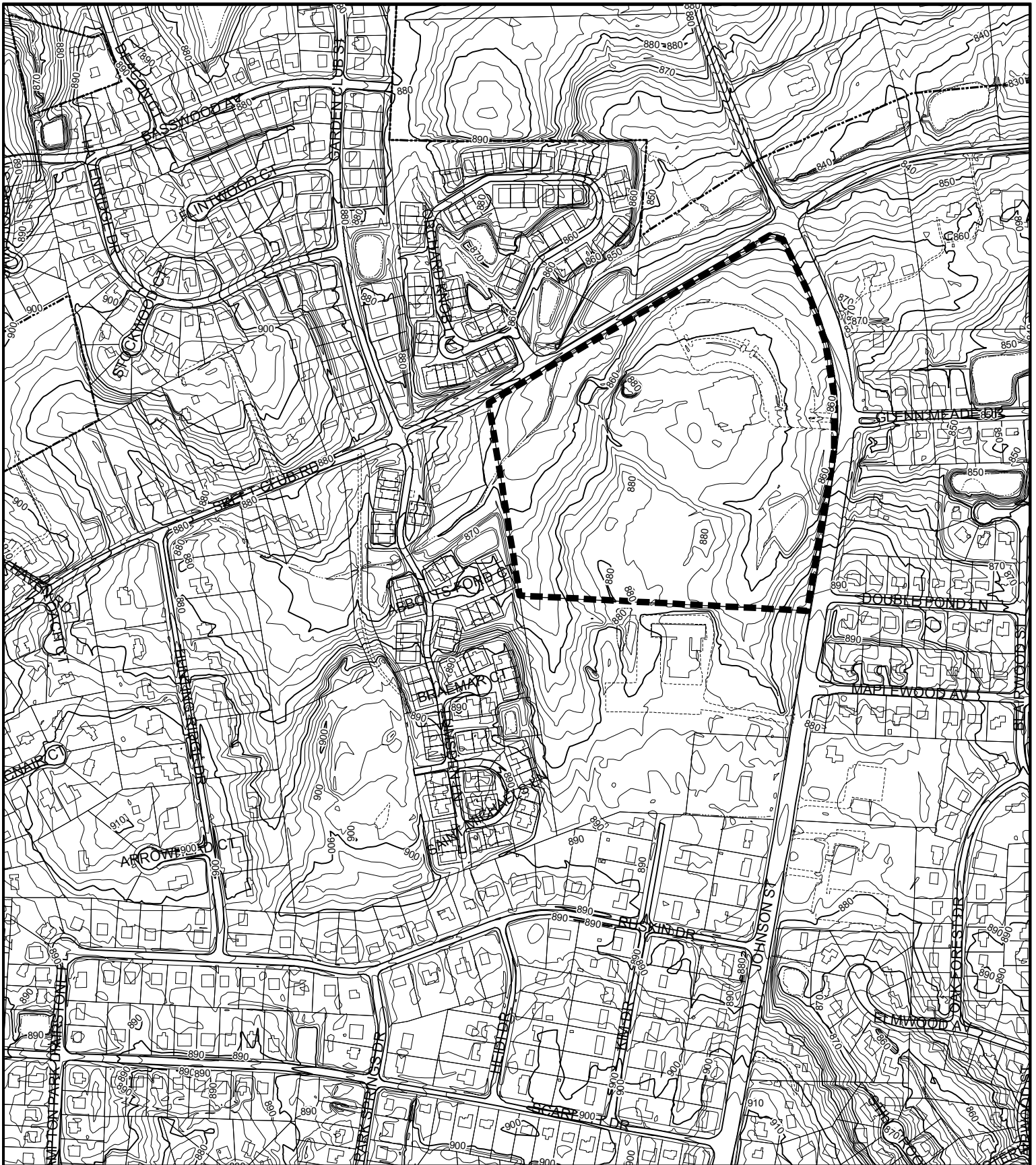
**Planning & Development
Department**

City of High Point

Date: October 10, 2011



Scale: 1"=500'
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SPECIAL USE PERMIT 11-06

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: October 14, 2011



Scale: 1"=300'

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SPECIAL USE PERMIT 11-06





October 6, 2011

To: Lee Burnette, Director of Planning and Development

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

Subject: **SPU Permit #11-06**, Immaculate Heart of Mary Catholic Church. Property located on the south west corner of Johnson Street and Skeet Club Road.

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

A traffic impact analysis (TIA) 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 seventy two trips (entering & exiting) in the AM peak hour, four hundred and eight trips (entering & exiting) in the PM peak hour and a total of 1,282 trips/day. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required on Johnson Street:

Access

- One (1) point of access shall be allowed to Johnson Street.
- No access shall be allowed to Skeet Club Road. The existing access point on Skeet Club Road must be removed prior to the issuance of any Certificate of Occupancy for the proposed school.

Improvements:

- Provide southbound right turn lane at the existing access point on Johnson Street. This turn lane must be constructed prior to the issuance of any Certificate of Occupancy for the proposed school.
- Per the TIA recommendations provide 1,700 feet of onsite queuing area for morning drop off/afternoon pick up for students. Any future classroom/building additions to the school will require that the TIA be revised and onsite queuing area be increased to accommodate the additional students.

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

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

The applicant's traffic engineer submitted the following Executive Summary from their Traffic Impact Analysis (TIA).

In addition to this summary, the complete TIA has been submitted to the City of High Point Transportation Department for review.

October 6, 2011

Ms. Amandeep K. Mann, P.E.
High Point Transportation Department
211 S. Hamilton Street, 2nd Floor, Suite 210
High Point, North Carolina 27260

**Subject: Traffic Assessment for Immaculate Heart of Mary Private School
High Point, North Carolina**

Dear Ms. Mann:

The contents of this letter summarize the Traffic Assessment performed by Ramey Kemp & Associates, Inc. (RKA) for the private school that Immaculate Heart of Mary (IHM) Catholic Church is proposing to construct on their property at the intersection of Skeet Club Road and Johnson Street in High Point, North Carolina. This study was prepared as part of the Special Use Permit Application. The purpose of the Traffic Assessment is to determine the potential impact to the adjacent transportation network created by the additional traffic generated by the proposed private school.

Background

Upon full build out, the proposed school building could accommodate up to 393 students in the first floor classrooms and up to 380 students in the second floor classrooms based on North Carolina building code. Even though the Diocese will not allow the enrollment of the school to exceed 560 students per the school's Architect, it was determined that the traffic study would be based on the maximum enrollment of 773 students and a build out of 5 years per our discussions. Considering the land use, it was determined that the study intersections would be analyzed during the AM (7:00 to 9:00) and PM (2:00 to 4:00) peak periods.

The study area consists of the following two (2) intersections: 1) Skeet Club Road and Johnson Street (signalized) and 2) Johnson Street and the IHM Access/Glenn Meade Drive (unsignalized). Skeet Club Road is currently a two-lane facility with a posted speed limit of 45 miles per hour (mph). Exclusive left turn lanes are provided on the eastbound and westbound approaches of Skeet Club Road at the intersection with Johnson Street. Per our discussions, it is understood that Skeet Club Road will be widened to a multi-lane facility in the vicinity of the site under State Transportation Improvement Program (STIP) U-3615B. It is also understood that the widening will be completed prior to the year 2016.

Johnson Street is a multi-lane facility with a posted speed limit of 45 mph. Exclusive left turn lanes are provided on the northbound and southbound approaches of Johnson Street at the intersection with Skeet Club Road. In addition, the outside through lane on northbound Johnson Street is dropped as an exclusive right turn lane at Skeet Club Road.

Traffic Analysis Procedure

All intersection capacity analyses were completed using Synchro 7. Synchro is a comprehensive software package that allows the user to model and optimize signal timing for coordinated and uncoordinated signalized intersections to determine levels of service (based on the thresholds specified in the Highway Capacity Manual). In addition, Synchro also allows unsignalized analyses to be performed utilizing the methodologies outlined in the Highway Capacity Manual (HCM). Analysis results for signalized intersections provide level of service calculations for all approaches and an overall resulting level of service. Capacity analysis results for unsignalized intersections do not provide an overall level of service, but rather a level of service for movements and/or approaches that have a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from LOS A representing free flow to LOS F where greater vehicle delays are evident. Refer to Table 1 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized Intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.” As shown in Table 1, levels of service are stated in terms of average control delay. An average control delay of 40 seconds at a signalized intersection corresponds to LOS D.

TABLE 1
HCM Levels of Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

Existing (2011) Traffic Conditions

Existing traffic volumes were obtained from turning movement counts that were conducted at the study intersections on September 1, 2011. The traffic counts were performed by RKA during the AM (7:00-9:00) and PM (2:00-4:00) peak periods. Refer to the attached Appendix for an illustration of the existing peak hour traffic volumes. Please note that the through volumes on Johnson Street were balanced upward between the intersections. A copy of the raw traffic count data can also be found in the attached Appendix.

Background (2016) Traffic Conditions

Background traffic is the component of traffic due to growth of the community and surrounding area, and is anticipated to occur regardless of whether the proposed private school is constructed. To account for 'background' traffic growth, the existing traffic volumes within the study area were projected to the horizon year of 2016 by applying a compounded annual growth rate of 3% with one exception. No background traffic growth was assumed for the traffic volumes associated with the existing IHM Catholic Church and Windsor Neighborhood at the intersection of Johnson Street and the IHM Access/Glenn Meade Drive. An illustration of the projected (2016) peak hour traffic volumes can be found in the attached Appendix.

Trip Generation

Average weekday daily trips as well as AM and PM peak hour trips for the proposed private school were calculated utilizing the Municipal & School Transportation Assistance (MSTA) school calculator. With an anticipated enrollment of 773 students and a staff of 102, it is estimated that the proposed school will generate a total of 1,282 trips (entering and exiting) during a typical weekday. The school will generate a total of 772 trips (437 entering and 335 exiting) during the AM peak hour and 408 trips (204 entering and 204 exiting) during the PM peak hour. Refer to Table 2 for a detailed breakdown of the trip generation results. In addition to the traffic generation, the MSTA school calculator also estimates the minimum queue length that will need to be accommodated on site. Using the above information and the school calculator, a minimum of 1,700 feet of on-site stacking capacity will be needed for the proposed private school for afternoon pickup. A copy of the MSTA school calculator spreadsheet can be found in the attached Appendix.

TABLE 2
TRIP GENERATION
(AVERAGE WEEKDAY TRAFFIC)

Private School Data	Average Daily Traffic (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit
773 students	1,282	335	335	204	204
102 staff members (estimated)		102	0	0	0
Total		437	335	204	204

Combined (2016) Traffic Conditions

For this study, trip distributions were developed through coordination with the City of High Point and were based on existing enrollment data and engineering judgment. An illustration of the site trip distribution and assignment can be found in the attached Appendix. In order to estimate traffic conditions with the private school fully built out, the site-generated traffic was combined with the projected (2016) peak hour traffic volumes. An illustration of combined (2016) peak hour traffic volumes can be found in the attached Appendix.

Capacity Analysis

The study intersections were analyzed under existing and future traffic conditions with existing lane configurations and traffic control with one exception. Under future traffic conditions, the intersection of Skeet Club Road and Johnson Street included the geometric improvements that are to be provided under STIP U-3615B (refer to attached Appendix).

Based on the existing traffic counts, peak hour factors of 0.86 and 0.89 were calculated for the intersection of Skeet Club Road and Johnson Street during the AM and PM peak hours, respectively. As for the intersection of Johnson Street and the IHM Access/Glenn Meade Drive intersection, a peak hour factor of 0.82 was calculated for both the AM and PM peak hours. With the addition of school traffic, the peak hour factors were adjusted using a weighted average (existing peak hour factors for background traffic weighted against 0.50 for school traffic). Refer to Tables 3 and 4 for a summary of the analysis results for each individual intersection. Refer to the attached Appendix for detailed capacity analysis results of each intersection.

Skeet Club Road and Johnson Street

Capacity analysis indicates that the intersection currently operates at an overall LOS B during the AM and PM peak hours. In addition, all intersection approaches operate at LOS B or better. Under future 'background' traffic conditions with STIP U-3615B improvements, analysis indicates that the intersection is expected to operate at an overall LOS B or better during the AM and PM peak hours. In addition, all intersection approaches are expected to operate at LOS B or better. With the proposed private school fully built out, and the anticipated traffic volumes added to the intersection, capacity analysis indicates that the intersection is expected to operate at an overall LOS B during the AM and PM peak hours. In addition, all intersection approaches are expected to operate at LOS C or better.

TABLE 3
CAPACITY ANALYSIS RESULTS

ANALYSIS SCENARIO	LANE CONFIGURATIONS		AM PEAK HOUR LEVEL OF SERVICE		PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall	Approach	Overall
EXISTING (2011) CONDITIONS	EB	1 LT, 1 TH-RT	B	B	A	B
	WB	1 LT, 1 TH-RT	B		A	
	NB	1 LT, 1 TH, 1 RT	B		B	
	SB	1 LT, 1 TH-RT	B		B	
BACKGROUND (2016) CONDITIONS	EB	1 LT, 2 TH, 1 RT	A	B	A	B
	WB	1 LT, 2 TH, 1 RT	B		A	
	NB	1 LT, 1 TH, 1 RT	B		B	
	SB	1 LT, 1 TH, 1 TH-RT	B		B	
COMBINED (2016) CONDITIONS	EB	1 LT, 2 TH, 1 RT	A	B	A	B
	WB	1 LT, 2 TH, 1 RT	C		B	
	NB	1 LT, 1 TH, 1 RT	C		B	
	SB	1 LT, 1 TH, 1 TH-RT	B		B	

Bold type denotes improvements provided under STIP U-3615B

Johnson Street and the IHM Access/Glenn Meade Drive

Capacity analysis indicates that the northbound and southbound left turn movements currently experience minor delays and operate at LOS A during the AM and PM peak hours. The eastbound and westbound stop-controlled approaches experience minor to moderate overall delays and operate at LOS B or better. Under future 'background' traffic conditions, analysis indicates that the northbound and southbound left turn movements are expected to experience minor delays and operate at LOS A during the AM and PM peak hours. The eastbound and westbound stop-controlled approaches are expected to experience minor to moderate overall delays and operate at LOS C or better. With the addition of school traffic, capacity analysis indicates that the northbound and southbound left turn movements are expected to experience minor to moderate delays and operate at LOS C or better during the AM and PM peak hours. The eastbound and westbound stop-controlled approaches are expected to experience greater overall delays and operate at LOS F during the AM peak hour and LOS D or better during the PM peak hour. The anticipated greater delays and poorer levels of operation are not uncommon at schools, and are primarily the result of the heavy amount of traffic that is anticipated to enter and exit the school within a 20-30 minute period. This intersection should experience improved operation throughout the remainder of the day.

TABLE 4
CAPACITY ANALYSIS RESULTS

ANALYSIS SCENARIO	LANE CONFIGURATIONS		AM PEAK HOUR LEVEL OF SERVICE		PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall	Approach	Overall
EXISTING (2011) CONDITIONS	EB	1 LT, 1 TH-RT	B ¹	N/A	A ¹	N/A
	WB	1 LT-TH, 1 RT	B ¹		B ¹	
	NB	1 LT, 1 TH, 1 TH-RT	A ²		A ²	
	SB	1 LT, 1 TH, 1 TH-RT	A ²		A ²	
BACKGROUND (2016) CONDITIONS	EB	1 LT, 1 TH-RT	C ¹	N/A	A ¹	N/A
	WB	1 LT-TH, 1 RT	C ¹		B ¹	
	NB	1 LT, 1 TH, 1 TH-RT	A ²		A ²	
	SB	1 LT, 1 TH, 1 TH-RT	A ²		A ²	
COMBINED (2016) CONDITIONS	EB	1 LT, 1 TH-RT	F ¹	N/A	D ¹	N/A
	WB	1 LT-TH, 1 RT	F ¹		C ¹	
	NB	1 LT, 1 TH, 1 TH-RT	C ²		B ²	
	SB	1 LT, 2 TH, 1 RT	A ²		A ²	

Bold type denotes geometric improvements and/or lane reconfigurations

1. Level of service for minor street approach

2. Level of service for major-street left-turn movement

Please note that an exclusive right turn lane was included on the southbound approach of Johnson Street under the combined traffic analysis. Based on the anticipated right turn volumes, it was determined that a right turn lane was warranted at the IHM Access to accommodate the additional traffic generated by the school.

Conclusions

Based on the results of the Traffic Assessment, the overall impact of the proposed school at the intersection of Skeet Club Road and Johnson Street is not expected to be significant. Under future conditions with the improvements provided under STIP U-3615B, the overall intersection and approaches are expected to operate at a desirable LOS C or better during the AM and PM peak hours. Consideration should be given to providing protected/permissive phasing for the westbound left turn movement onto Johnson Street from Skeet Club Road when modifying the signal design to accommodate the STIP improvements. As for the intersection of Johnson Street and the IHM Access/Glenn Meade Drive, the only undesirable levels of operation are expected on the stop-controlled approaches during the AM peak hour with the school fully built out. However, the greater delays would only be experienced for about a 20-30 minute period when a heavy amount of traffic is entering and exiting the school to drop-off students.

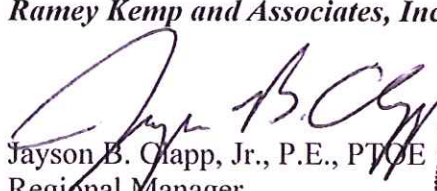
In order to accommodate the additional traffic generated by the school, an exclusive right turn lane should be constructed on the southbound approach of Johnson Street at the IHM Access. A minimum of 100 feet of full storage and a 150-foot bay taper should be sufficient to remove turning vehicles from the advancing southbound traffic flow. As for the anticipated northbound left turn movement into IHM from Johnson Street, sufficient storage would be provided via the existing center left turn lane. According to the site plan included in the attached Appendix, over 1,800 feet of stacking capacity can be provided on-site using the dual-stacking method as illustrated on the plan.

In closing, it should be noted that the findings of this traffic assessment are based on a worse case scenario. Per North Carolina building code, a maximum enrollment of 773 students is permitted; however, it is understood that the Diocese will restrict the proposed school building's enrollment to 560 students. With a reduction of over 200 students, it should be noted that the impact of the proposed school would be lessened as a result of the lower traffic generation.

If you should have any questions, or comments, relative to this correspondence, please feel free to contact me at (336) 725-5470.

Sincerely,

Ramey Kemp and Associates, Inc.


Jayson B. Clapp, Jr., P.E., PTOE
Regional Manager



Attachments

10-6-11

APPENDIX

FIGURES



LEGEND

- Existing Study Area Intersections



 RAMEY KEMP & ASSOCIATES		
<i>PROPOSED IHM PRIVATE SCHOOL HIGH POINT, NORTH CAROLINA</i>		
Site Location Map		
	Scale: Not to Scale	

AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF HIGH POINT

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.7, as amended, to annex the area described herein; and,

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 21st day of November 2011; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.7 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-58.7 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 21, 2011.

Annexation 11-04 – City of High Point – Fire Station No. 26

BEGINNING at an old nail located in the center line of the Sandy Ridge Road, said old nail being in the northern line of the J.A. Bolejack property and also being in the southwest corner of the Teddy L. Wilson property; thence from said beginning old nail, South 87° 15' West 33.86 feet to an iron stake in the western margin of the right-of-way of the Sandy Ridge Road; thence from said iron stake continuing South 87° 15' West 455.58 feet to a point; thence North 24° 27' East 215.0 feet to a point; thence North 87° 15' East 455.58 feet to an iron stake in the western margin of the right-of-way of the Sandy Ridge Road; thence continuing 87° 15' East 32.0 feet to a nail in the center line of Sandy Ridge Road; thence with the center line of Sandy Ridge Road South 24° 27' West 215.0 feet to an old nail the point and place of Beginning containing 2.0 acres more or less according to a map and unrecorded survey by Joseph Parks Bennett, Jr. December 7, 1983.

SECTION 2. Upon and after November 21, 2011 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-58.7.

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 21st day of November, 2011
Lisa B. Vierling, City Clerk



MEMORANDUM

November 16, 2011

To: JoAnne Carlyle, Assistant City Attorney

From: Henry T. Moon

Re: 2127 Sandy Ridge Rd. – Fire Station #26

Council is requested to authorize staff to execute the necessary documents to dedicate a 60' right of way from the center line of Sandy Ridge Road on this tract to the North Carolina Department of Transportation (NCDOT). This is the same requirement that we have made of adjoining developers and will keep the right of way uniform.

If you have any question, please advise.

Cc: Cindy Duncan-Smith
Pat Pate
Herbert Shannon



CITY OF HIGH POINT NORTH CAROLINA



DEPARTMENT OF TRANSPORTATION

PUBLIC TRANSPORTATION DIVISION

AGENDA ITEM

To: Randy McCaslin, Assistant City Manager

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

Date: November 9, 2011

Subject: Resolution Accepting Transfer of Ownership of a Bus from the Piedmont Authority for Regional Transportation (PART)

In 2010 Hi tran needed a large transit bus to alleviate capacity issues on the Jamestown/GTCC route. The bus was purchased using City of High Point (CHP) American Reinvestment and Recovery Act (ARRA) funds through an existing contract that the Piedmont Authority for Regional Transportation (PART) had with a bus manufacturer. The bus was titled to PART and leased back to Hi tran for \$1.

The Federal Transit Administration (FTA) has advised PART that since the City is operating, maintaining, and long-term leasing the bus that the title and registration should be transferred to the City. FTA is requesting that City Council pass the attached resolution accepting transfer of the ownership of the bus from PART.

This action is recommended for City Council consideration at the November 21 (or next available) meeting. The PART Board approved a similar resolution at their monthly meeting earlier today. Please let me know if you have any questions.

cc: Mr. Buddy Cox, Hi tran
Mrs. Angela Wynes, Hi tran

**RESOLUTION TO ACCEPT TRANSFER OF TITLE FOR BUS FROM THE
PIEDMONT AUTHORITY FOR REGIONAL TRANSPORTATION**

WHEREAS, the City of High Point provided American Recovery and Reinvestment funds to the Piedmont Authority for Regional Transportation (PART) for the purchase of an expansion vehicle for the City bus fleet; and

WHEREAS, the vehicle, a 2010 Orion 39 Passenger Bus with the VIN number 1VHFH3G2XA6706990, was purchased and titled to PART; and

WHEREAS, the City of High Point is operating, maintaining, insuring and reporting the vehicle, and

WHEREAS, FTA regulations that the title holder of the vehicle of the vehicle be responsible for maintenance, insurance, and reporting; and

WHEREAS, the aforementioned vehicle is needed by the City of High Point for revenue service, and

WHEREAS, the remaining Federal interest for the aforementioned vehicle is \$352,718, and

WHEREAS, the City of High Point will maintain the aforementioned vehicle in accordance and compliance with FTA requirements, and

WHEREAS, the City of High Point will include the vehicle in its equipment inventory.

NOW THEREFORE, BE IT RESOLVED that the City of High Point approves and accepts the transfer of the title of the aforementioned vehicle to the City of High Point.

.....
A motion was made by _____ and seconded by _____
for adoption of the above resolution and upon being put to a vote was duly adopted on this 21st
day of November, 2011.

.....
I, Rebecca Smothers, Mayor do hereby certify that the above is a true and correct copy of an
excerpt of the minutes of a meeting of the City of High Point City Council duly held on the 21st
day of November, 2011.

Approved: _____
Rebecca Smothers
Mayor

Witnessed: _____
Lisa Vierling
City Clerk

PLANNING AND ZONING COMMISSION RECOMMENDATION

On October 25, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. John McKenzie.

City of High Point

Zoning Case 11-10

A request by the City of High Point (Fire Department) to rezone approximately 2 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Residential Single Family-7 (RS-7) District. The site is located along the west side of Sandy Ridge Road, approximately 515 feet south of Bame Road (*2127 Sandy Ridge Road*).

Mr. Herbert Shannon, Senior Planner presented the request and recommended approval of the case as outlined in the staff report.

Deputy Fire Chief Barry Tilley was available to address any questions, but the Commission had none.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended ***approval*** of Zoning Case 11-10, by a vote of 8-0.

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

**STAFF REPORT
ZONING CASE 11-10
October 25, 2011**

Request	
Applicant: City of High Point Fire Department	Owner(s): City of High Point
Zoning Proposal: To annex and apply initial City zoning.	From: AG Agricultural District (<i>Guilford County</i>)
	To: RS-7 Residential Single Family-7 District

Site Information	
Location:	Lying along the west side of Sandy Ridge Road, approximately 515 feet south of Bame Road (<i>2127 Sandy Ridge Road</i>).
Tax Parcel Number:	0170968 Guilford County
Site Acreage:	Approximately 2 acres
Current Land Use:	City of High Point Fire Station #26
Physical Characteristics:	The site does not have any noteworthy physical features or constraints.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Sandy Ridge Road and an 8-inch City sanitary sewer line stubs to the rear of the site from Alamar Drive.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the Oak Hollow Lake GWA requirements. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site and for single family residential developments with a density greater than 2 units per acre.
Overlay District(s):	Oak Hollow Lake General Watershed Area (GWA). Airport Overlay District - Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU RS-7	Conditional Use Residential Single Family 7 District	Single family dwellings
South:	CU RM-5	Conditional Use Residential Multifamily-5 District	Townhomes dwellings
East:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling
West:	CU RM-5	Conditional Use Residential Multifamily-5 District	Undeveloped, common/open space area of the abutting Saddlebrook subdivision

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither in conflict with the Community Growth Vision Statement goals and objectives nor does it promote those goals and objectives.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	<u>Northwest Area Plan</u> This request is neither in conflict with the Northwest Area Plan goals and objectives nor does it promote those goals and objectives.
Zoning History:	The following annexation and zoning requests have been approved in this general area over the past 13 years: • <u>1998, River Landing (aka Presbyterian Homes)</u>. A 127-acre Planned Unit Development (PUD) built as a mixed use retirement facility lying approximately ¼ mile south of this zoning site. • <u>2004, Legacy at Sandy Ridge subdivision</u>. A 45-acre RS-9 District single family subdivision lying approximately ¾ mile to the southwest of this zoning site along Sandy Ridge Road. • <u>2004, Saddlebrook subdivision</u>. A 53 acres mixed residential development consisting of RM-5 District for town homes, RS-7 District for single family dwellings and PI District. The Saddlebrook subdivision abuts the zoning site on three sides. • <u>2007, (undeveloped property)</u>. A 25 acre RS-7 District zoning was approved for property lying along the south side of Bame Road approximately ¼ mile west of this zoning site.

Transportation Information							
Adjacent Streets:	Name			Classification		Approx. Frontage	
	Sandy Ridge Road			Major Thoroughfare		215 ft.	
Vehicular Access:	This rezoning site will take access from its existing access points on Sandy Ridge Road						
Traffic Counts: (Average Daily Trips)	Sandy Ridge Road				9,500 ADT (2009, 24-hour count time frame)		
Estimated Trip Generation:	N/A						
Traffic Impact Analysis:	Required				Comment		
		<u>Yes</u>		<u>No</u> X	N/A		
Pedestrian Access:	N/A						

School District Comment

Not applicable based upon intended long term use of the site. The current and intended long term use of the site is as a municipal fire station. If this uses is ever removed, only four single family dwelling could be constructed upon the site. This limited number of dwellings would not significantly impact area schools.

Details of Proposal

The site is currently developed and used as a fire station. Since the property is owned by the City of High Point and is intended to serve current and future High Point property owners in this area, the Fire Department desires that this property be annexed into the City.

This facility was built in 1975 and was operated by the Colfax Volunteer Fire Department to provide emergency services to the rural property owners in this unincorporated portion of Guilford County. The City of High Point's Planning Area (area where City may annex property) extends northward to I-40 and westward to the Forsyth County line. Since the mid 1990's, the City of High Point's corporate limit has gradually expanded to include more of the northern portion of its Planning Area. In 2005, this facility was purchased by the City of High Point and it continues to be used as a Fire Station. The High Point Fire Department has contracted with the Colfax Fire District to provide emergency services for the unincorporated rural area lying south of I -40.

The City's Land Use Map designates this immediate area as Low Density Residential and the requested RS-7 District is consistent with this land use designation. The adjacent residential subdivision that abuts the site on three sides consists of a CU RM-5 District and CU RS-7 District zoning. The proposed RS-7 District permits fire stations and it will be compatible with adjacent uses and zoning districts.

Recommendation

Staff Recommends Approval:

The request RS-7 District is consistent with the Land Use Plan and will be compatible with adjacent uses. The Planning and Development Department recommends approval of the request to rezone this 2 acre parcel to the RS-7 District.

Required Action

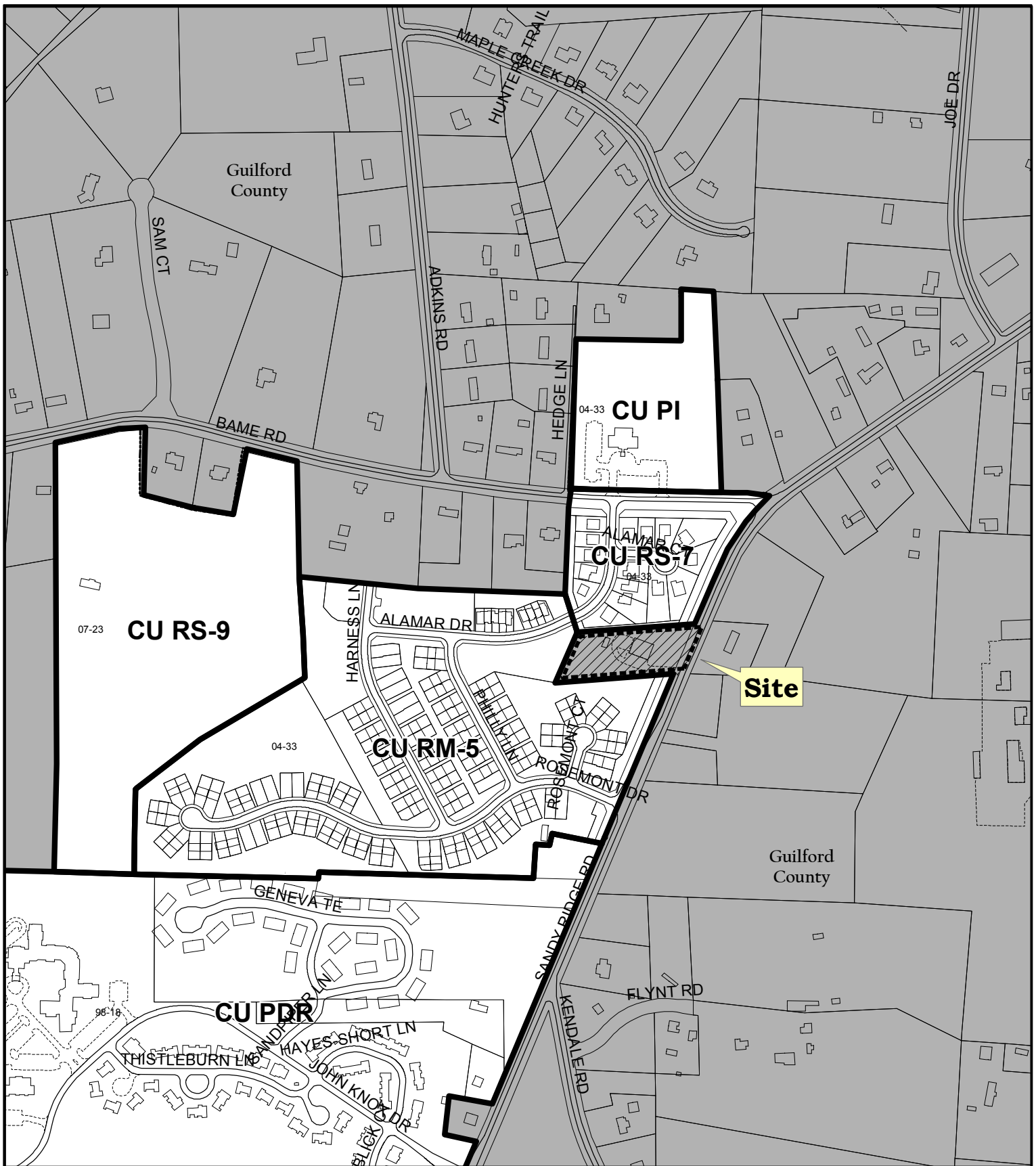
The NC General Statutes requires the Planning & Zoning Commission upon making its recommendation and the City Council upon rendering its decision must place in the official record a statement of consistency with the City's adopted plans. In addition, the City Council must also explain why the action taken is reasonable and in the public's interest.

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested RS-7 District is consistent with the City's Land Use Plan; 2) The requested RS-7 District zoning abuts existing City of High Point CU RM-5 District and CU RS-7 District zoning, and will continue the established residential zoning pattern in this area which will result in a development pattern that will be compatible and in harmony with surrounding area; and 3) The zoning site is surrounded on three sides the by the City's corporate limits.

The Planning and Zoning Commission and the City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest 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 CASE 11-10

From: Agricultural (Guilford County)
To: Residential Single Family-7

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

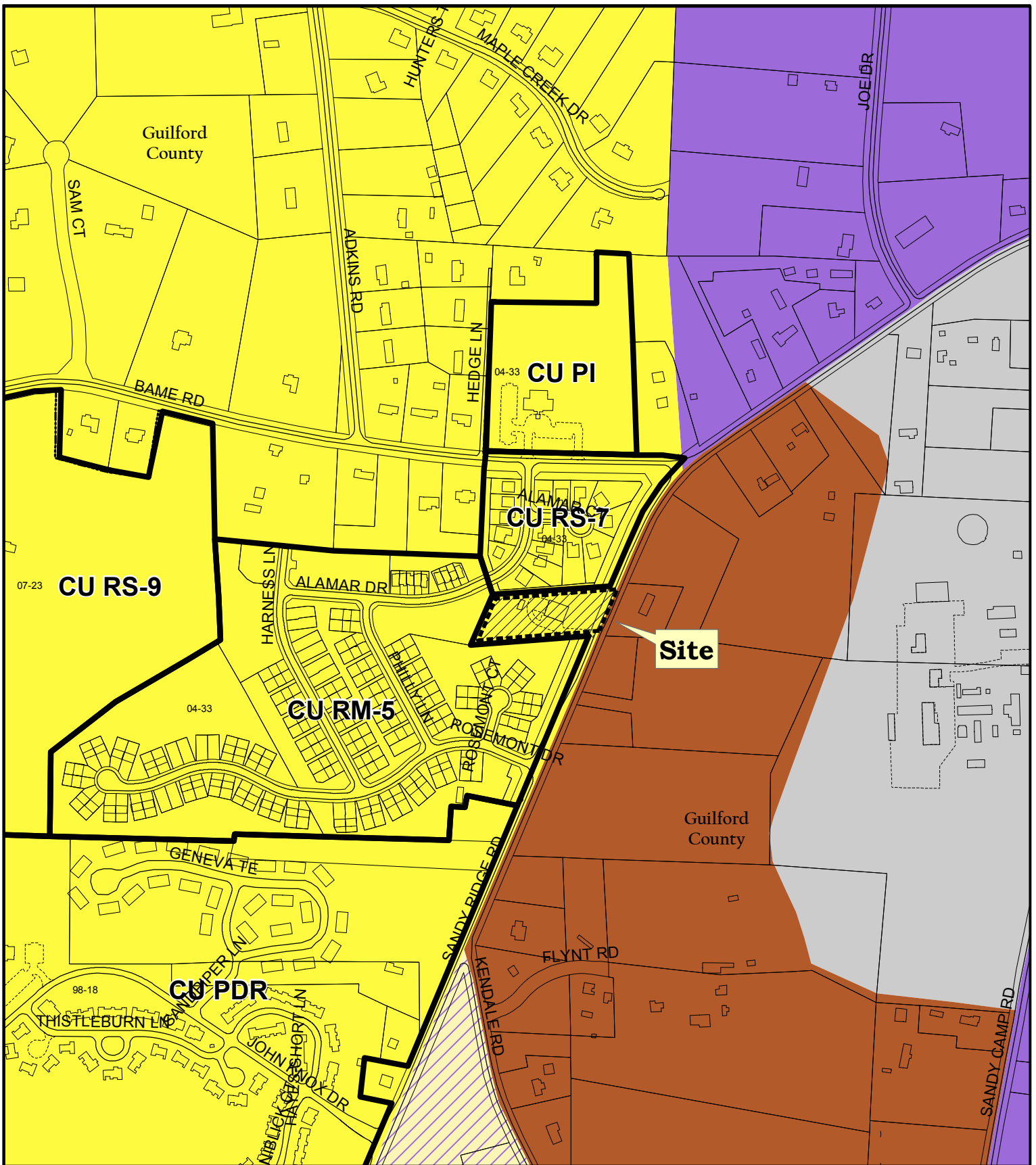
**Planning & Development
 Department**

City of High Point

Date: October 10, 2011



Scale: 1"=500'
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ZONING CASE 11-10

Land Use Plan

- | | |
|--|---|
|  Mixed Use Development |  Restricted Industrial |
|  Low-Density Residential |  Institutional |
|  Medium-Density Residential | |

Planning & Development
Department

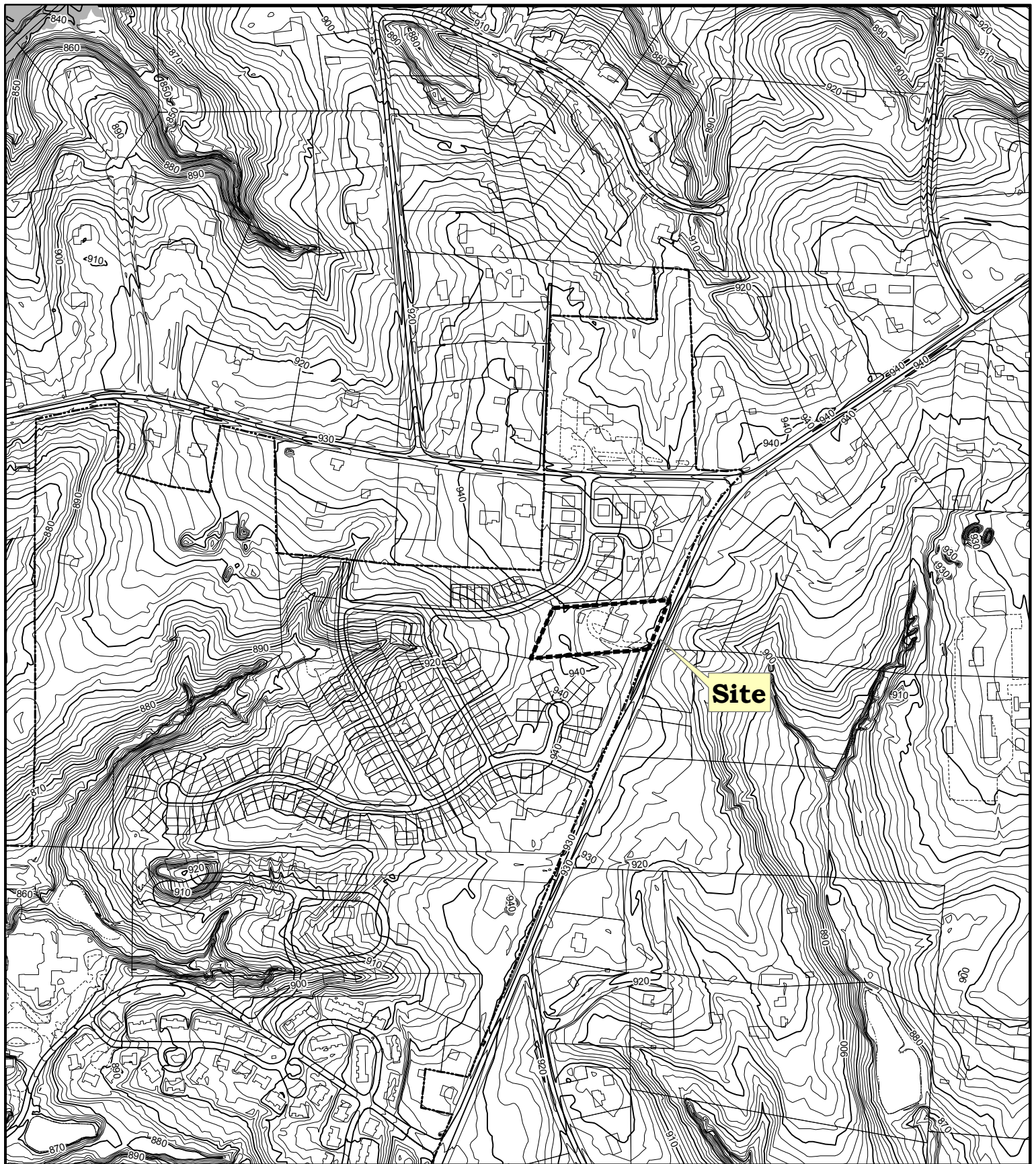
City of High Point

Date: October 14, 2011



Scale: 1"=500'

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ZONING CASE 11-10

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: October 14, 2011



Scale: 1"=500'

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ZONING CASE 11-10





November 15, 2011

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Louanne C. Hedrick
Budget & Evaluation Officer

SUBJECT: Agenda Item for City Council

The High Point Police Department has received a grant award from the Department of Justice for the 2011-12 Bullet Proof Vest Partnership Program in the amount of \$63,706. The Police Department plans to replace 109 officers' bullet proof vests with this grant.

The grant requires a 50% City Match of \$31,853. Without the grant, the full cost of \$63,706 would be required to purchase the vests. The Police Department did not submit a request for the City's match in the 2011-12 grant budget. If City Council approves accepting the grant, the City's match would be funded from the General Fund as a transfer to the Special Grants Fund.

A budget amendment to appropriate the funds for this grant is attached.

Let me know if you have any questions.

cc: Pat Pate
Randy McCaslin
Major Marty Sumner
Jeff Moore
Amy Sink

Attachments: Memo – Major Marty Sumner
Budget Amendment

JIM FEALY
Chief of Police



PHONE (336) 887-7970
FAX (336) 887-7972
TDD (336) 883-8517

High Point Police Department

DATE: November 8, 2011

TO: Amy Sink, Grant Accountant
Lou Hedrick, Budget & Evaluation Officer
Cindy Smith, Executive Assistant

FROM: Lt. Col. Marty Sumner, Assistant Chief

RE: 2011-2012 BULLET PROOF VEST PARTNERSHIP PROGRAM GRANT

The High Point Police Department has been awarded the 2011-2012 Bullet Proof Vest Partnership Program Grant as of September 21, 2011.

Over the next 12 months the HPPD will be replacing 109 Officer's bullet proof vests that have reached their expiration date. The manufacture's declared warranty for each vest is a period of five years. Without the Bullet Proof Vest Partnership Program the City of High Point would be solely responsible for the entire cost of the vest at \$72,377.00.

The Bullet Proof Vest Partnership Program award is \$31,852.98 with the City of High Point to cover the remaining cost of \$31,852.98. Total budget for the 2011 BVP is \$63,705.96 to include both Federal and City Match.

The City of High Point had \$8,671.04 (\$4,335.52 federal and \$4,335.52 City match) remaining from the 2009 at the time the 2011 BVP application was submitted. The remainder of funds from the 2009 award was combined with the 2011 award at the time to make up the 50% difference for the 2011 award. The total combined funds equal \$72,377.00. The \$8,671.04 is already accounted for on the General Ledger and the Activity Ledger.

The HPPD is requesting this issue be placed on the next Council Agenda, November 21, 2011, for approval.

Should you have any questions please contact me at 336-887-7927.

Lt. Col. Marty Sumner
Assistant Chief

"AN ORDINANCE AMENDING THE 2011-2012 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE GRANT FUNDS FOR THE
2011-12 BULLET PROOF VEST PARTNERSHIP PROGRAM

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

Section 1. The City of High Point has been notified by the U. S. Department of Justice of an award for the 2011-12 Bullet Proof Vest Partnership Grant in the amount of \$63,706.

Section 2. High Point's share of the grant is 50% or \$31,853 and will be funded by a transfer from the General Fund

Section 3. In order to account for this federal grant, the 2011-2012 Budget Ordinance of the City of High Point, should be amended as follows:

- (A) That the General Fund Revenues be amended for City's Match:

Appropriated Fund Balance-General	\$31,853
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- (B) That the General Expenditures be amended:

Transfer to the Special Grants Fund	\$31,853
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- (C) That the Special Grant Fund revenues be increased:

Federal Grants (301310/412999)	\$ 31,853
Transfer from General Fund (301310/42501-match)	31,853

- (D) That the Special Grant Fund expenditures be increased:

Police Grant Expenditures (301310/526101)	\$63,706
---	----------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted this _____ day of November 2011

PLANNING AND ZONING COMMISSION RECOMMENDATION

On October 25, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. John McKenzie.

Westover Partners, LLC

Zoning Case 11-11

A request by the Westover Partners, LLC to rezone approximately 13.13 acres from the Conditional Use Residential Multifamily-8 (CU RM-8) District to a Conditional Zoning Residential Multifamily-8 (CZ RM-8) District. The site is located at the terminus of Forester Drive.

Mr. Herbert Shannon, Senior Planner presented the request and recommended approval of the case as outlined in the staff report.

Speaking in favor of the request was Mr. Anthony Lester, the applicant's engineer from Evans Engineering, 4609 Dundas Drive, Greensboro. Mr. Lester provided a brief overview of the applicant's request.

The Commission raised questions regarding the limit of area to be disturbed; the length of the neighborhood meeting and the potential density of the development. Mr. Lester responded by noting the site was already cleared by the previous developer in 2006-2007 and that the neighborhood meeting was from 7pm to 8pm at a church approximately 1/2 mile from the zoning site. As to density, he stated they are proposing to develop approximately 31 single family homes. Although 150 multifamily units could be developed upon the site, Mr. Lester noted that there is currently no market for these units and that the applicant is still attempting to market the abutting multifamily development, which is less than 1/3 developed.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended ***approval*** of Zoning Case 11-11, by a vote of 7-1. Member McInnis was the one opposing vote.

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

**STAFF REPORT
ZONING CASE 11-11
October 25, 2011**

Request	
Applicant: Westover Partners, LLC	Owner(s): Westover Partners, LLC
Zoning Proposal: To rezone a 13.13 acre area from its current Conditional Use District to a Conditional Zoning District in order to amend uses permitted upon the property.	From: CU RM-8 Conditional Use Residential Multifamily-8 District
	To: CZ RM-8 Conditional Zoning Residential Multifamily-8 District

Site Information	
Location:	The site is located at the terminus of Forester Drive.
Tax Parcel Numbers:	01008K0000007 (portion) & 01008K0000007A (portion) in Davidson County.
Site Acreage:	13.13 acres.
Current Land Use:	Undeveloped.
Physical Characteristics:	The mid portion of the site has been cleared and graded; the northern, western and southern portions of the site are heavily wooded with a moderate to severely sloping terrain. A stream runs from east to west along the northwestern boundary of the site and a 50 foot wide gas pipeline easement abuts the eastern boundary of the site.
Water and Sewer Proximity:	An 8-inch City water line and 8-inch City sewer line abuts the site at the current terminus of Forester Drive.
General Drainage and Watershed:	The site drains in a westerly direction and development is subject to the Yadkin Pee-Dee General Watershed. Based upon the acreage of the site and the allowable development intensity, the watershed regulations may require stormwater controls to be provided.
Overlay District(s):	None

Adjacent Property Zoning and Current Land Use			
North:	CU-PDR	Conditional Use Planned Unit Development –Residential District	Undeveloped open space/common area of Laurel Oak Ranch subdivision
South:	CU RM-8	Conditional Use Residential Multifamily-8 District	Multifamily dwellings (apartment/condominium complex)
East:	CU RM-8	Conditional Use Residential Multifamily-8 District	Single family dwelling and undeveloped single family lots
West:	CU-PDR	Conditional Use Planned Unit Development –Residential District	Townhome dwellings and common area of Laurel Oak Ranch subdivision

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following objectives of the Community Growth Vision Statement are relevant to the request: <u>Obj. 1B:</u> Preserve and link environmentally sensitive lands, such as floodplains, wetlands, and steep slopes. <u>Obj. 1C:</u> Protect the city's water supply through compatible use and design innovations, and minimizing the disturbance of land.
Land Use Plan Map Classification:	The site has a Moderate-Density Residential land use designation. This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: <u>Goal #1:</u> Ensure that development respects the natural environment; <u>Obj. #2:</u> Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development;
Relevant Area Plan(s):	<u>Northeast Davidson Area Plan:</u> The following policies from the Northeast Davidson Area Plan are relevant to this request: Residential Development – Greater consideration will be given to residential development proposals that capably meet the following guidelines: • Environmental and Historic Resources: Development proposals that include greater measures to preserve, protect and enhance the site's environmental and historic resources. • Physical Constraints: Proposed development on sites with significant physical constraints, such as steep slopes, rock, streams and flood plains that take meaningful measures to fully preserve and enhance those features. Environment – Development should take advantage of the form, shape and conditions found on development sites so that open space, natural areas and environmental quality are maintained: • Land Disturbance: Wherever possible, development should be designed to use the land's existing topography in constructing streets and buildings. Developments shall be designed to avoid environmentally sensitive areas, streams and significant stands of forest, and should not pose any known negative impact on such natural features of the site. • Environmentally Sensitive Areas: Developments should preserve all wetlands, floodplains, steep slopes and other environmentally sensitive areas and should utilize the existing physical features of the land in the development's design.

	• Stream Protection: All intermittent and perennial streams should be protected by preserving and not disturbing vegetation within a minimum 50-foot distance of the stream, except for necessary streets and utility crossings. • Tree Protection: Trees along existing roadway corridors and significant stands of trees on new development sites should be preserved and incorporated within the development's design.
Zoning History:	The zoning site was part of a larger 41 acre zoning application in 2005 (Zoning Case 05-21) that was granted approval for a 247-unit mixed use residential development consisting of multifamily and townhome dwellings. A subsequent amendment to the initial zoning application was approved by City Council in 2009 to permit single family detached dwellings upon a 10 acre portion of the subdivision originally intended for townhome dwellings.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Forester Drive		250 ft.
Vehicular Access:	This rezoning site will take access from Forester Drive.		
Traffic Counts:	None available		
Estimated Trip Generation:	The requested CZ RM-8 District would permit multifamily, townhome or single family dwellings. The applicant has expressed a interest in developing 31 single family dwelling units which would generate approximately 300 trips/day, 23 trips (entering & exiting) in the AM peak hour and 31 trips (entering & exiting) in the PM peak hour.		
Traffic Impact Analysis:	Required		Comment
	☐ Yes	☒ No X	None.
Pedestrian Access:	This development is required to meet the sidewalk requirements of the Development Ordinance.		

School District Comment
Not applicable to this zoning request. This new zoning application still allows multifamily uses but also provides the developer the flexibility to construct other types of residential uses such as townhome or single family dwellings at a much lower density. Because the allowable density is not being increased, the zoning proposal will not increase impact upon the school district from what was anticipated in the 2005 original city zoning.

Details of Proposal
The original developer of the project constructed eight townhome units and two multifamily structures prior to filing bankruptcy. The current applicant took over the project and in 2009 City Council granted an amendment to the initial zoning application to remove over half of the townhome units and replace them with single family dwellings. That 2009 amendment reduced the total number of units to 218 (179 townhome/multifamily units and 39 single family units).

Under this zoning proposal the applicant is requesting that approximately 13 acres of the 25 acre multifamily section of Zoning Case 05-21 be rezoned to a new CZ RM-8 District. The purpose of this rezoning is to enhance flexibility as to how this 13 acre area may develop. Under the current zoning only multifamily (apartment or condominium) may be constructed. The new zoning application proposes to allow the area to be either multifamily, townhomes or single family. There is no mixture of dwelling types proposed. The ordinance submitted by the applicant for a Conditional Zoning District includes the most applicable development conditions from Zoning Case 05-21. The primary change is to not restrict allowable residential uses, but to allow all uses permitted in the RM -8 District.

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 Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

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

Staff Comments: The allowance of a CZ RM-8 District, as restricted by the proposed ordinance, is compatible with the Land Use Plan designation of Moderate Density.

Reasonableness/Public Interest:

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

Staff Comments: Staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) it is consistent with adopted plans, 2) it will allow for flexibility in the manner in which the site may be developed without increasing current allowable density; and 3) does not introduce any new residential use types which are not already present in the larger development.

Review Factors:

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

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> There is an existing multifamily use to the south, a single story townhome development to the west and a 50 foot wide gas line easement to the east which separates the zoning site from a single family subdivision that is under construction. To ensure compatibility with this adjacent use, the applicant has offered to provide for greater building setbacks along its western boundary, next to the one-story townhome subdivision, if developed for multifamily uses.

<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <i>Staff Comments:</i> Staff has not identified any adverse impacts upon adjacent properties that are not effectively mitigated by the proposed conditional zoning district.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; <i>Staff Comments:</i> Only the mid portion of the site is proposed to be developed as environmental features consisting of steep slopes and streams surround the site on three sides. The proposed ordinance includes a Conditional Zoning Plan which identifies area of disturbance permitted; area outside of this line is intended to remain in its existing natural state.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; <i>Staff Comments:</i> The site is within an area currently served by City of High Point utilities and municipal services, and the proposed district has no known adverse impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties. <i>Staff Comments:</i> Staff has not identified any adverse impacts upon adjacent properties that are not effectively mitigated by the proposed conditional zoning district.

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: Since its initial annexation in 2005, there have been no significant land use changes in this area.

Development Patterns:

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

Staff Comments: Under its current CU RM-8 District zoning only multifamily (apartment or condominium) may be constructed upon the zoning site. Under this new zoning proposal multifamily or townhomes or single family may be developed. To ensure development of the zoning site is in a logical and orderly pattern the applicant has offered a condition that the zoning site be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome subdivision, or as a multifamily development. There shall be no mixture of dwelling types. The allowance of other residential uses such as townhomes or single family dwellings more closely align with what is the predominant use in the immediate area.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning and Development Department recommends approval of the request to rezone this 13.13 acre area to the CZ RM-8 District. As conditioned, the requested CZ RM-8 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

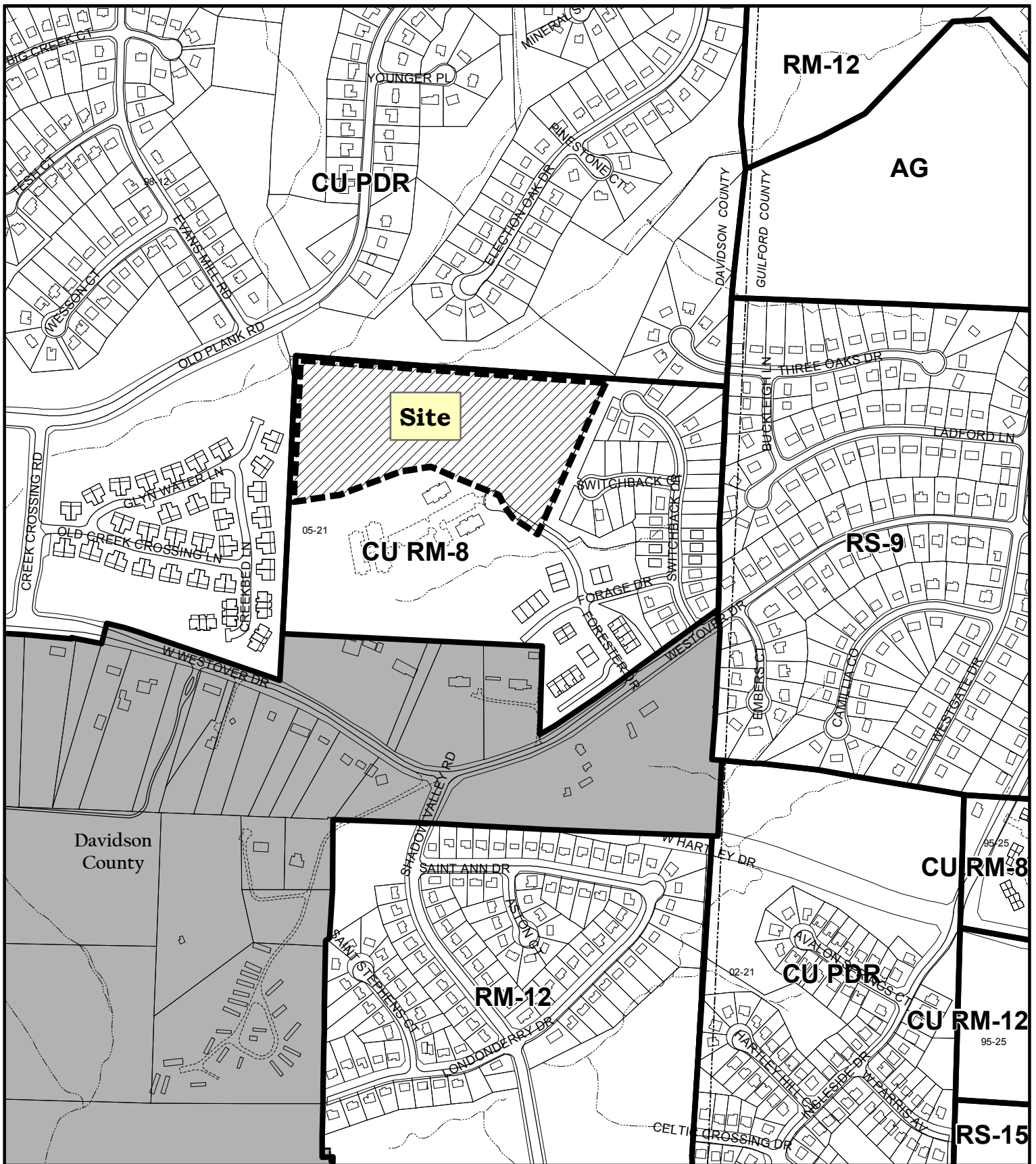
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. 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 CASE 11-11

From: Conditional Use Residential Multifamily-8
To: Conditional Zoning Residential Multifamily-8

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

**Planning & Development
 Department**

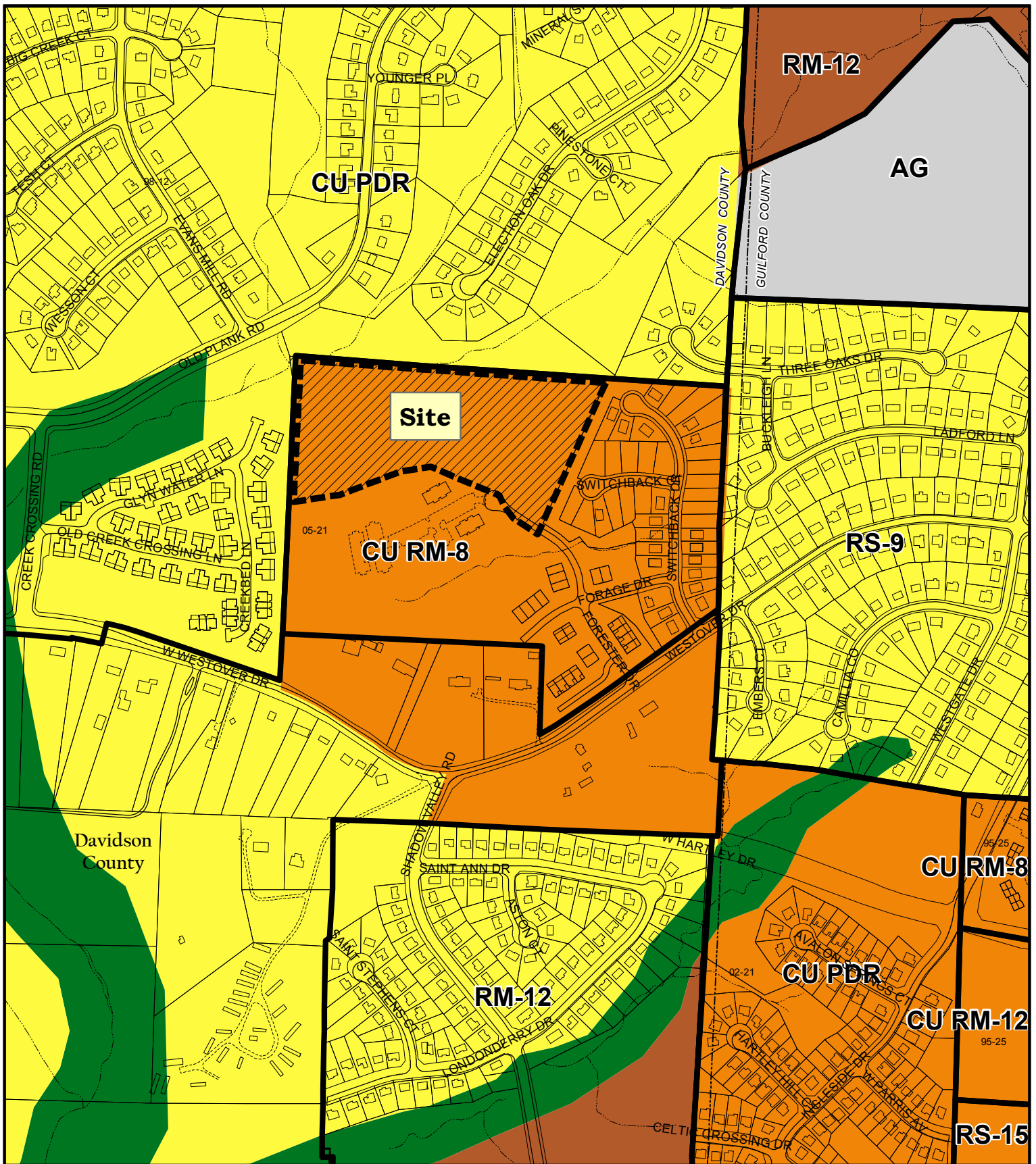
City of High Point

Date: October 10, 2011



Scale: 1"=500'

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ZONING CASE 11-11

Land Use Plan

- | | |
|--|--|
| Low-Density Residential | Institutional |
| Moderate-Density Residential | Recreation/Open Space |
| Medium-Density Residential | |

Planning & Development
Department

City of High Point

Date: October 14, 2011



Scale: 1"=500'

y:/ba-pz/2011/pz/z11-11.mxd



ZONING CASE 11-11

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: October 14, 2011



Scale: 1"=500'

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ZONING CASE 11-11



**PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT
CITY OF HIGH POINT, NORTH CAROLINA**

Zoning Case 11-11
Conditional Zoning Residential Multifamily-8 (CZ RM-8) District

October 3, 2011
(Submitted)

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

Part I. USES: Any of the land uses allowed in the Residential Multifamily – 8 (RM-8) District, and their customary accessory uses, shall be permitted subject to the requirements of the Development Ordinance and the specific conditions listed in this permit.

Part II. CONDITIONS:

A. Conditional Zoning Plan (See Exhibit "A" entitled Westover Ridge sketch plan):
In regards to location of common area, undisturbed line and stream buffers the development of the zoning site shall be in general conformance with the attached sketch plan as allowed by Section 9-3-13(c)(1) of the Development Ordinance.

B. Development and Dimensional Requirements.

- 1). The zoning site shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome subdivision, or as a multifamily development. There shall be no mixture of dwelling types.
- 2). Lots shall not extend into the common area or beyond the undisturbed line as generally depicted upon the Conditional Zoning Plan
- 3). If the zoning site is developed with multifamily uses, then all structures shall be setback a minimum of seventy-five (75) feet from the western property line.

C. Landscaping, Buffers and Screening.

- 1). Size, configuration and location of common area shall generally conform to the attached Conditional Zoning Plan.
- 2). The Conditional Zoning Plan identifies an undisturbed line. Except for required utility crossings, the area lying outside of this undisturbed line shall be retained in their undisturbed natural state. The property owner shall be

permitted to remove unhealthy vegetation and vegetation that may pose a danger to occupants of the rezoning site. The property owner shall also be permitted to prune existing vegetation within the planting yard area in order to maintain the health of the existing vegetation.

- 3). A 50-foot stream buffer shall be applied to the classified stream on the rezoning site as indicated on the attached Conditional Zoning Plan (See Exhibit A) and it shall meet the surface water buffer requirements of Section 9-7-3 (c) of the Development Ordinance..

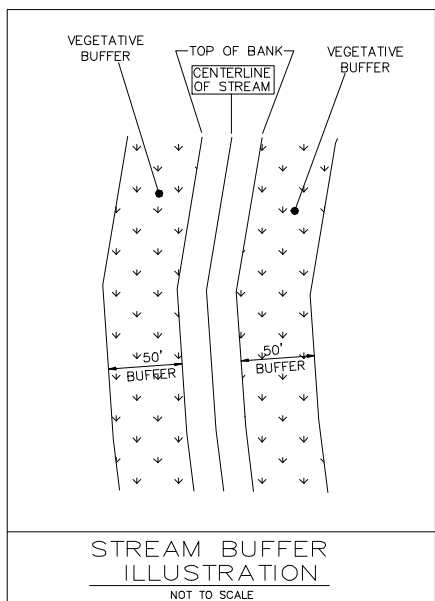
DESCRIPTION OF PROPERTY: Approximately 13.13 acres lying at the terminus of Forester Drive and also known as the northern portion of Davidson County Tax Parcel 01008K0000007 (portion) & 01008K0000007A (portion) in Davidson County.

PROPOSED RM-8 ZONING STANDARDS:
FOR SINGLE FAMILY DETACHED DWELLINGS,
THEY MUST MEET RS-7 DISTRICT STANDARDS.

MIN. LOT SIZE: 7,000 SF
MIN. PUBLIC STREET FRONTAGE: 50'
MIN. SIDE SETBACK: 5'
MIN. STREET SETBACK: 25'
REAR YARD: 20'
MAXIMUM BUILDING COVERAGE: 40%

SKETCH PLAN NOTES:

1. ALL DRIVEWAYS MUST MEET REQUIREMENTS OF THE DEVELOPMENT ORDINANCE.
2. WATER AND SEWER PERMITS FOR UTILITY EXTENSIONS SHALL BE OBTAINED FROM NCDCNR PRIOR TO CONSTRUCTION.
3. CONTACT ENGINEERING SERVICES DEPARTMENT AT (336) 883-3194 FOR FRONTAGE FEE ASSESSMENT INFORMATION.
4. ACREAGE FEES ARE DUE PRIOR TO ANNEXATION, CONTACT THE PUBLIC SERVICES DEPARTMENT AT 883-3215.
5. THE WATER AND SEWER SERVICES FOR EACH LOT MUST BE LOCATED NEAR THE MIDDLE OF THE ROADWAY FRONTAGE OF EACH LOT WITHIN PUBLIC RIGHT-OF-WAY. THE SERVICES MUST BE SET WITHIN DRIVEWAYS.
6. ALL ON SITE UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF HIGH POINT STANDARDS. HOWEVER, ALL UTILITIES NOT LOCATED WITHIN A PUBLIC EASEMENT OR PUBLIC RIGHT-OF-WAY SEWER AND STORM SEWER SYSTEMS PROVIDED BY THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER.
7. A BLANKET ELECTRIC EASEMENT SHALL EXIST OVER THIS PROPERTY.



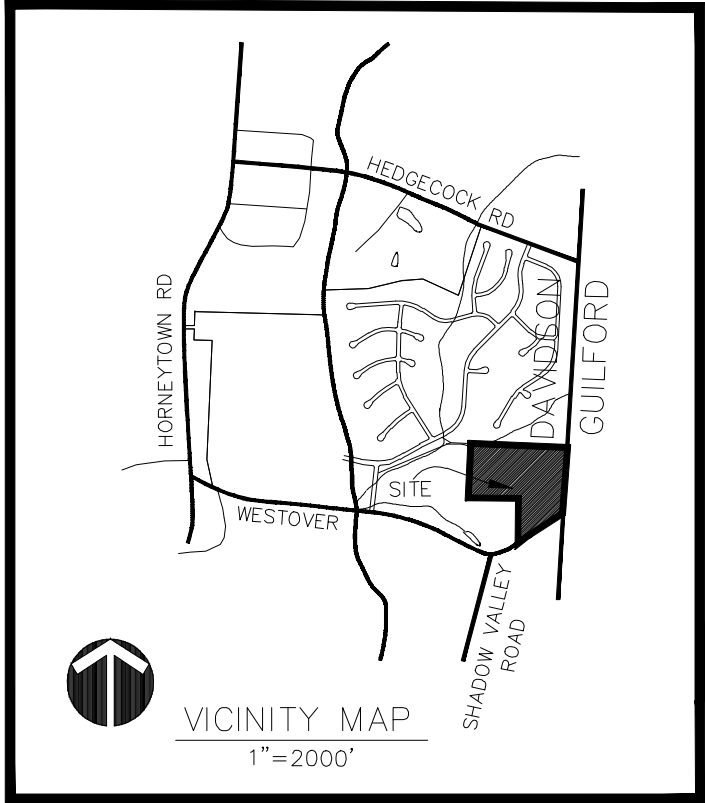
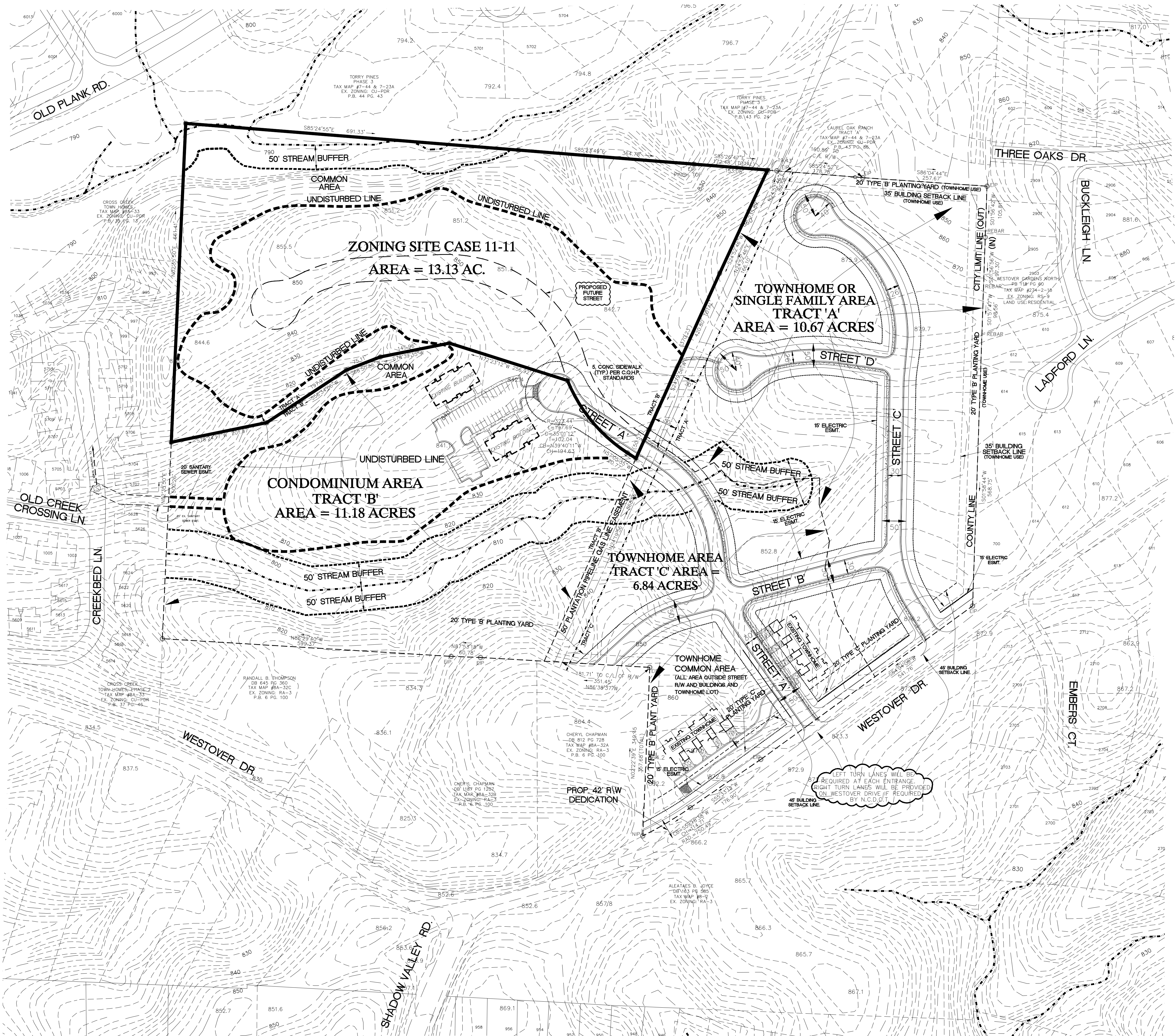
VEGETATION BUFFER - VEGETATIVE AREA EXTENDING 50 FEET LANDWARD FROM THE TOP OF BANK. NO BUILT UPON AREA EXCEPT AS PROVIDED IN SEC. 9-7-6 (d)(3).

GENERAL NOTES:

1. ALL CONSTRUCTION TO CONFORM TO THE CITY OF HIGH POINT'S STANDARDS AND SPECIFICATIONS.
2. TOPO TAKEN FROM CITY G.I.S. DIGITAL TOPOGRAPHY.
3. BOUNDARY TAKEN FROM VARIOUS DEEDS.
4. CONTRACTOR TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. ALL PRIVATE DRIVES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTE:
THE NCDOT AND CITY OF HIGH POINT MUST APPROVE ALL ACCESS AND IMPROVEMENTS ON WESTOVER ROAD. SUBMIT NCDOT DRIVEWAY PERMIT APPLICATION FOR DRIVEWAY.

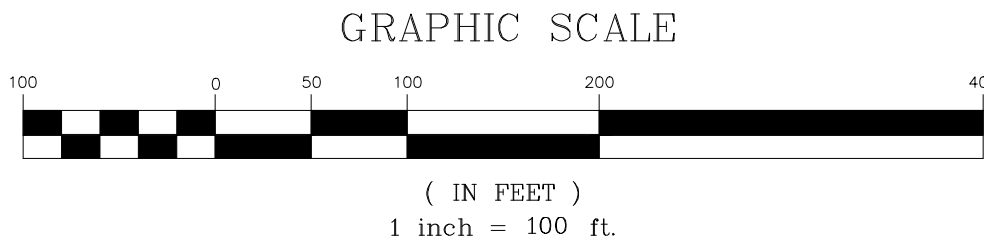
NOTE:
WATER AND SEWER PERMITS FOR UTILITY EXTENSION SHALL BE OBTAINED FROM NCDCNR PRIOR TO CONSTRUCTION. THE CITY OF HIGH POINT IS NOT A DELEGATED MUNICIPALITY.



SITE DATA:

TOTAL AREA: ±13.13 ACRES
PARCEL NUMBER: 01008K000007
PIN ID: 6891-02-08-0558
DEED BOOK 163 PAGE 585
ZONING: CU RM-8 TO BE REZONED TO CU RM-8
WATERSHED: NONE
NUMBER OF SINGLE FAMILY LOTS: 31
TOTAL NUMBER OF UNITS: 31
DENSITY: 2.361 UNITS PER ACRE
LF OF PUBLIC STREET: ±870'

OPEN SPACE PROVIDED:
5.97 ACRES (THE OPEN SPACE REQUIREMENT IS BEING SHOWN AS PART OF THE COMMON AREA THAT IS TO BE DEDICATED TO THE HOMEOWNER'S ASSOC. THIS ARRANGEMENT IS IN COMPLIANCE WITH THE OPEN SPACE REQUIREMENTS FOUND IN THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE CHAPTER 4 - 9-4-3.C.9-a)



PROJECT TITLE: WESTOVER RIDGE HIGH POINT TOWNSHIP HIGH POINT, NORTH CAROLINA 00000	
APPLICANT/OWNER/OPERATOR: WESTOVER PARTNERS P.O. BOX 669 HIGH POINT, NORTH CAROLINA 27261	
CIVIL ENGINEER: EVANS ENGINEERING, INC. 4609 DUNDAS DRIVE GREENSBORO, NORTH CAROLINA 27407 PHONE: 336-854-8877 FAX: 336-854-8876	
PROJECT: 605-378 S: DRAWINGS: WESTOVER, SHADOW VALLEY- WESTOVER-ANNEX-5.DWG	DRAWN BY: DILL DESIGN BY: DILL
SHEET DESCRIPTION: EXHIBIT "A" ZONING CASE 11-11	
SCALE: 1"= 100'	DATE: DECEMBER 1, 2005
REVISIONS: 8-20-09 9-10-09 9-8-11 09-28-11	SHEET NO.: 1 4

OWNER/DEVELOPER:
WESTOVER PARTNERS
P.O. BOX 669
HIGH POINT, NORTH CAROLINA 27261

Citizens Information Meeting Report

Zoning Case 11-11

Submitted by: Anthony Lester (Evans Engineering) on behalf of Westover Partners, LLC

Memorandum

To: Herb Shannon, City of High Point, Senior Planner & Zoning Coordinator

From: Anthony D. Lester; PE, PLS
Evans Engineering, Inc.

Date: September 29, 2011

Re: Citizens Information Report for Westover Partners, LLC @ Westover Ridge

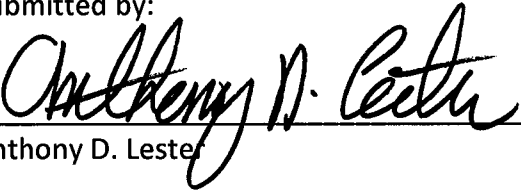
The owners chose to notify all the adjoining property owners within 300 feet of the subject property via an informational letter (see Attachment #1 for a listing of these 300 property owners). To date, none of the adjoining property owners have contacted me with any questions. The notification letter that was used to contact the adjoining property owners has been attached as Attachment #2. This letter also included a copy of the required statement provided by the High Point Planning and Development Department. We also arranged to have an informational meeting at Laurel Oak Christian Church on Tuesday, September 27 at 7:00pm. Seven people attended this meeting (sign-up sheet is Attachment #3). The majority of these people live in the condominium buildings there at Westover Ridge. One couple who attended lives in the Cross Creek townhouse community. Their townhouse backs up to our western property line.

Also in attendance were Hunt Dalton, the Developer and Anthony D. Lester, the Engineer. The Engineer also displayed on an easel a 24" x 36" copy of the Rezoning Sketch Plan. Mr. Lester opened the meeting by stating that this would be an informal meeting and that he and Mr. Dalton would entertain and answer any questions that the attendees might have. The attendees then began to ask questions. Below I have listed the content of the majority of the questions. I have also listed the answers given in parentheses.

- 1) What will be built on the rezoning tract? (Single Family Homes)
- 2) When and where will the clubhouse be built? (Mr. Dalton stated that the location will be moved from its original location and that it would probably be built when there are more residents).
- 3) When will the existing roadways receive the final inch of asphalt? (They will be final paved when the proposed street is paved).
- 4) The adjoining property owner wanted to know if the slope behind their house would be disturbed. (No, it would not).
- 5) A couple of attendees asked if these new single family homes would affect their current monthly HOA dues. (Mr. Dalton answered that it may affect it but at this point, due to the fact that the overall density has been decreased, those monthly fees would have to be recalculated).

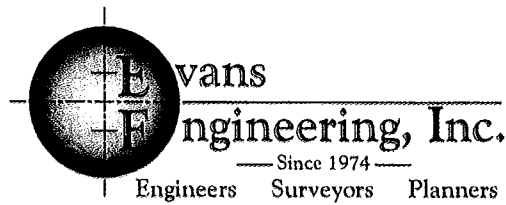
There were other questions, but these were the most common ones. Mr. Lester and Mr. Dalton thanked everyone for their attendance and input. Mr. Lester reminded them that the planning and zoning meeting would be October 25 and encouraged them to attend. He also stated that if they had any follow-up questions, they could call him at 854-8877. All the attendees left by 7:40pm.

Submitted by:

 9-29-11

Anthony D. Lester

9/29/11



ATTACHMENT "A"

September 19, 2011

John Wilson
20316 Southshore Drive
Cornelius, North Carolina 28031

RE: Proposed Rezoning of 13.13 Acres of Land in the Westover Ridge Subdivision

Dear Neighbor:

Westover Partners, LLC owns approximately 13.13 acres of land within the Westover Ridge Subdivision that they wish to rezone to CZ-RM8. This will allow single family houses to be built. This property is currently zoned CU-RM8, but it currently does not allow for single family houses to be built at this particular location. If approved, this rezoning would allow 31 single family residences to be built where 72 condominium units were originally proposed. The owners will be having a community informational meeting on Tuesday, September 27, 2011. This meeting will be held at the Laurel Oak Christian Church at the intersection of Westover Road and Old Plank Road between the hours of 7pm and 8pm. Interested neighbors are encouraged to attend this meeting. Persons representing the owners will be present to answer questions.

If you are unable to attend this meeting, but still have questions concerning the rezoning of this property, please contact me, Anthony D. Lester at (336) 854-8877 x314. I will attempt to answer any questions you might have.

The proposed rezoning case is scheduled to be heard by the City of High Point Planning and Zoning Commission on October 25, 2011 at 6pm.

Thank you for your consideration of this matter and should there be any questions, please call.

Sincerely,

Anthony D. Lester, P.E., P.L.S.
Vice-President
Evans Engineering, Inc.

4609 Dundas Drive
Greensboro, NC 27407
Phone 336-854-8877
Fax 336-854-8876
License #C-0168

ATTACHMENT "B"

ATLAS NC I SPE LLC % BB&T BANK
PROPERTY COMPLIANCE
P O BOX 167
WINSTON-SALEM NC 27102

BAILEY KIMBERLY A
5430-1D FORESTER DRIVE
HIGH POINT NC 27265

BAKER WILLIAM T
5702 ELECTION OAK DRIVE
HIGH POINT NC 27265

BARNETT KENYON D
5706 ELECTION OAK DRIVE
HIGH POINT NC 27265

BIAGIOLI TOMMY
3339 BARNSDALE ROAD
JAMESTOWN NC 27282

BRIGHT DANA M
5425-2C FORESTER DRIVE
HIGH POINT NC 27265

BROWN WYAHTA T
5430-3B FORESTER DRIVE
HIGH POINT NC 27265

CAMPBELL JILL M
5706 CREEK BED LANE
HIGH POINT NC 27265

CARTER RICHARD K
706 ROCK SPRING RD
HIGH POINT NC 27262

CAVINESS BENJAMIN N
659 SWITCHBACK COURT
HIGH POINT NC 27265

CORNETTE JAMES H
5703 CREEK BED LANE
HIGH POINT NC 27265

Craven Emily Garner
5709 CREEK BED LANE
HIGH POINT NC 27265

CROSS CREEK HOA INC
1171 W FOURTH STREET
WINSTON SALEM NC 27407

DAVIS HOWARD B
5430-1C FORESTER DR
HIGH POINT NC 27265

DAY TAMELA E
5708 CREEK BED LANE
HIGH POINT NC 27265

DORLEY JUSTIN F
5227 SWITCHBACK DRIVE
HIGH POINT NC 27265

EICK BRADLEY J
5425 FORESTER DRIVE UNIT 3D
HIGH POINT NC 27265

FLETCHER TERESA M
5712 CREEK BED LANE
HIGH POINT NC 27265

Guillebeau Gregory S
5425 FORESTER DRIVE UNIT 2A
HIGH POINT NC 27265

HAGUE MATTHEW L ET AL
5430-2C FORESTER DRIVE
HIGH POINT NC 27265

HARBOR MIKE O
5425 1-C FORESTER DRIVE
HIGH POINT NC 27265

HAYES HELEN C
5430 FORESTER DR APT 2B
HIGH POINT NC 27265

HICKS ROBERT L III
5430-3C FORESTER DRIVE
HIGH POINT NC 27265

INGRAM WILLIAM B
5704 CREEK BED LANE
HIGH POINT NC 27265

JOHN MICHAEL A
5904 OLD PLANK ROAD
HIGH POINT NC 27265

JORDAN NANCY E
5425 FORESTER DR #3A
HIGH POINT NC 27265

JULIAN B G
5702 CREEK BED LANE
HIGH POINT NC 27265

KEVERYN JEFFREY M
5701 ELECTION OAK DRIVE
HIGH POINT NC 27265

LAMB AMY CORRINE
5430 - 3D FORESTER DRIVE
HIGH POINT NC 27265

LAUREL OAK RANCH ASSOC INC
P O BOX 29447
GREENSBORO NC 27429

LOGUIRATO SARAJANE
5430-2A FORESTER DRIVE
HIGH POINT NC 27265

LOWE GRETHEL A
5430-3A FORESTER DRIVE
HIGH POINT NC 27265

MASON HILDA KNIGHT
999 GLYNN WATER LANE
HIGH POINT NC 27265

MAYNARD JERMAIN R
5425-2-D FORESTER DRIVE
HIGH POINT NC 27265

MCMANUS EMMA RUTH
5425-3C FORESTER DRIVE
HIGH POINT NC 27265

MIKA JEFFREY
5430-2D FORESTER DRIVE
HIGH POINT NC 27265

MIKLES JUDY M
1034 GLYN WATER LANE
HIGH POINT NC 27265

MYERS BRIAN J
5225 SWITCHBACK DRIVE
HIGH POINT NC 27265

OATS ANDREW C
607 THREE OAKS DRIVE
HIGH POINT NC 27265

OZOH MARY UJU
6001 EVANS MILL ROAD
HIGH POINT NC 27265

PEGRAM KYLE EDWARD
5703 ELECTION OAK DRIVE
HIGH POINT NC 27265

POWERS SEAN M
611 THREE OAKS DRIVE
HIGH POINT NC 27265

REED PAUL J
5228 SWITCHBACK DRIVE
HIGH POINT NC 27265

ROSSO BRENDA K
5705 CREEK BED LANE
HIGH POINT NC 27265

RUSSO RYAN M
5229 SWITCHBACK DRIVE
HIGH POINT NC 27265

STROUD HAROLD GREY ET ALS
995 GLYN WATER LANE
HIGH POINT NC 27265

SZENTMARIAY DENNIS E JR
6000 EVANS MILL ROAD
HIGH POINT NC 27265

TEAGUE DONALD E
615 THREE OAKS DRIVE
HIGH POINT NC 27265

TEAL DENNIS W
5710 CREEK BED LANE
HIGH POINT NC 27265

THREE OAKS TRUST
5710-K HIGH POINT RD STE 113
GREENSBORO NC 27407

TURNER MARGARET
5628 CREEK BED LANE
HIGH POINT NC 27265

TURNMIRE LINDA L
5430-1B FORESTER DRIVE
HIGH POINT NC 27265

VINSTON TOMMY L JR
5430-1A FORESTER DRIVE
HIGH POINT NC 27265

WADE JURNEY HOMES INC
3300 BATTLEGROUND AVE STE 230
GREENSBORO NC 27410

WARREN BILLY CHARLES
1004 SHENANDOAH DRIVE
HIGH POINT NC 27262

WATTS SHANNON SNYDER
5425 FORESTER DRIVE UNIT 1B
HIGH POINT NC 27265

WEAVER CHARLES R
5626 CREEK BED LANE
HIGH POINT NC 27265

WEIR CHRISTOPHER E
5704 ELECTION OAK DRIVE
HIGH POINT NC 27265

WELDIN LINDSAY N
5405 -3B FORESTER DRIVE
HIGH POINT NC 27265

WESTON JAMES J
7430 SUNSHINE SKYWAY LN
ST PETERSBURG FL 33711

WESTOVER PARTNERS LLC
1220 EASTCHESTER DRIVE
HIGH POINT NC 27265

WESTOVER PARTNERS LLC
P O BOX 669
HIGH POINT NC 27261

WESTOVER RIDGE MASTER
P O BOX 1796
HIGH POINT NC 27261

WHITEHURST CHARLOTTE T
1036 GLYN WATER LANE
HIGH POINT NC 27265

WILSON JOHN KNOX III
20316 SOUTHSORE DR
CORNELIUS NC 28031

WILSON ROBERT L
1478 GLEN PINES COURT
CHINO HILLS CA 91709

ZANETTE PIETRO
5713 CREEK BED LANE
HIGH POINT NC 27265

PUBLISH ONCE: Friday, December 2, 2011

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(Case # ANX11-06)**

WHEREAS, the City Council has been petitioned to annex a portion of the property of T. W. Hollingsworth, Jr. The proposed annexation site is lying approximately 175 feet south of E. Kivett Drive and S. Scientific Street and consists of the southern portion of Guilford County Tax Parcel 0185909.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-58.1;

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, December 19, 2011, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

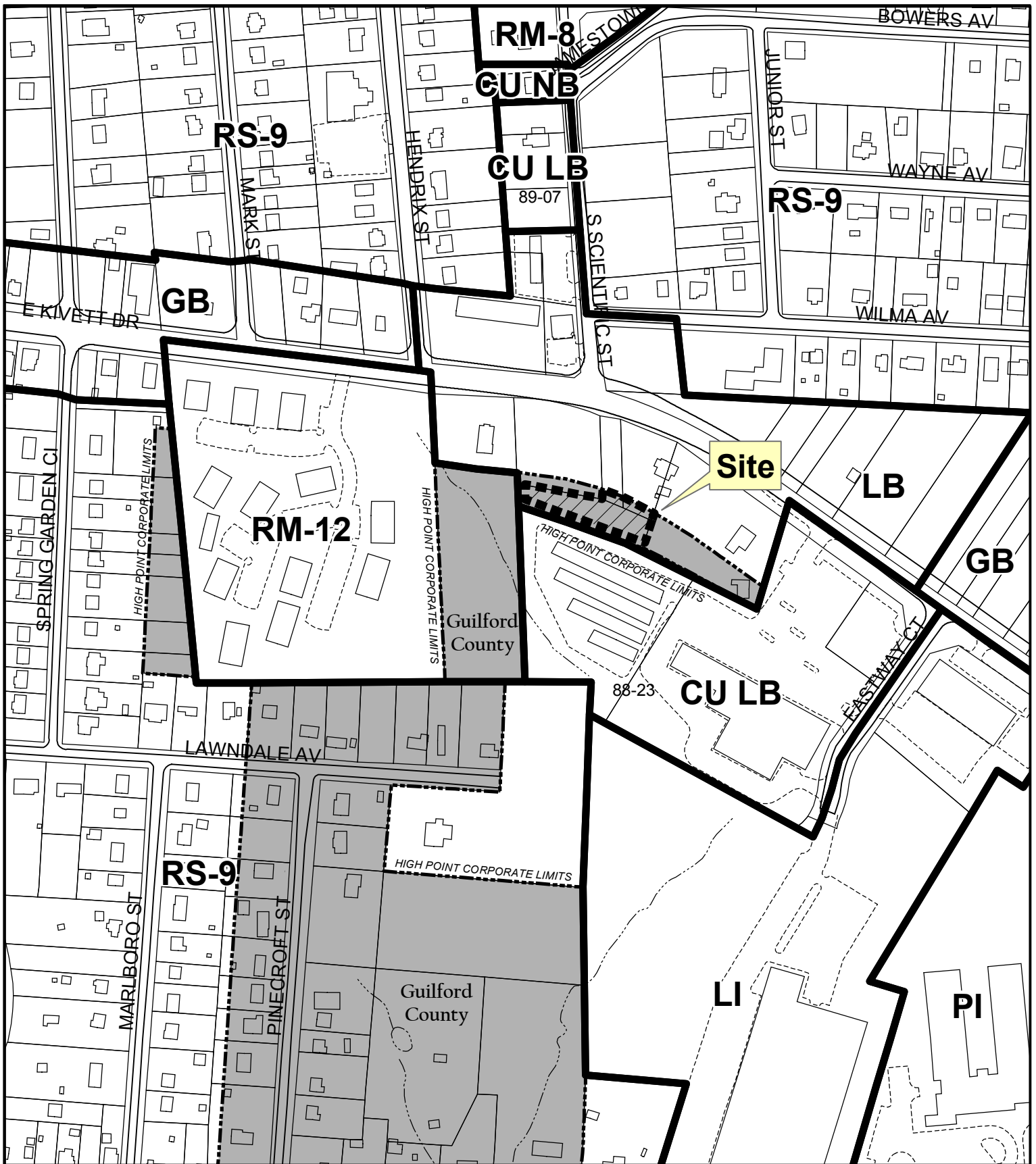
Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or the TDD# 336/883-8517.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately or on any specified date within six (6) months from date of passage of ordinance.

Further information pertaining to this request is available for public inspection upon request at the Planning and Development Department in the Municipal Office Building, 211 South Hamilton Street, Room 316, High Point, North Carolina, 336/883-3336 or FAX 336/883-3056.

By order of the City Council,
This the 21st day of November, 2011

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST ANX11-06

Applicant: Family Dollar
Area: 0.489 acres

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

**Planning & Development
Department**

City of High Point

Date: October 31, 2011



Scale: 1"=300'
y:/ba-pz/2011/pz/anx11-06.mxd

High Point City Council

Application for Appointment To Boards and Commissions

All appointments to City boards and commissions are made by the Mayor and City Council and are not limited to those persons who fill out applications.

Name: Laura I. Wiley **Date Submitted:** Nov. 11, 2011

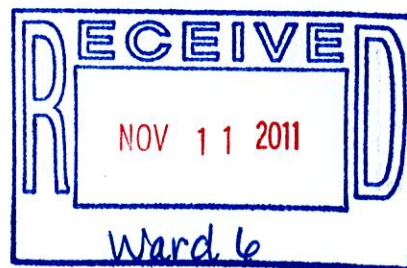
Street Address: 4018 Quartergate Drive
High Point NC 27265

Email: HPWard6@aol.com

Employer:

Business Address:

Phone home: 336 841-1561 **work:** **fax:**



Do you live inside the corporate limits of High Point? **Yes**

If not, do you live within High Point's extraterritorial zoning jurisdiction? **Yes**

Please select (in order of preference) the boards and commissions on which you would be willing to serve.

1. **Housing Authority Board**
2. **2nd Selection**
3. **3rd Selection**

Have you participated in the City Government 101 Course? **No**

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.



MEMORANDUM

Date: November 16, 2011

To: W. Patrick Pate, Assistant City Manager

From: Tom Spencer, Systems Project Administrator

Re: Renewal of SumTotal Software Hosting Contract

The City has been using the SumTotal (formally known as CyberShift) system for scheduling, time and attendance and accrual calculations since December of 2007. This data is collected for each employee and then interfaced to the Lawson HR/finance system to accurately calculate payroll.

City staff has renegotiated this contract at a reduced cost, for a seven year term. Current charges are \$3.85 per active employee, per month. The new rate would be \$3.09 with a 3% fixed cost increase per year (see attachment for payment schedule). This renegotiation initially saves the City over \$900.00 per month.

We respectfully request that this addendum to the contract be submitted to council for approval. If you would like for us to provide any additional information for Council consideration at this time please let me know.

cc: John McCrary, Human Resource Director

**Application Service Provider Agreement
Amendment 1**

This Amendment No. 1 ("Amendment") effective as of November 11th, 2011 ("Amendment Number 1 Effective Date"), is made and incorporated into the Application Service Provider Agreement ("Agreement") entered into and made effective as of December 20th, 2006 ("Effective Date"), by and between SumTotal Systems, Inc., a Delaware corporation ("SumTotal," we" or "us") with an address for purposes of this Agreement at 2850 NW 43rd Street, Suite 200, Gainesville, FL 32608, as corporate successor to Cybershift, and City of High Point ("High Point", "Customer" or "you") with an address for purposes of this Agreement at 211 S. Hamilton, High Point, NC 27261. In the event of a conflict between this Amendment and the Agreement, this Amendment shall govern.

This Amendment incorporates the following into the Agreement

1. Existing Software Components and Users

Customer has purchased access to the Service under the Agreement for a committed minimum monthly amount s ("Committed Minimum Monthly Amount") for the current subscription term as stated in Table One below.

Table One – Existing Configuration

<u>Software Modules</u>	<u>Current Committed Minimum Monthly "Service Fee"</u>	<u>Current ASP Service Subscription Term:</u>
WFM – Time and Attendance	Greater of \$4,000.00 or \$3.85 per Employee residing in either test or production environment.	December 20 th , 2010 through December 19 th , 2011

2. Subscription Service Renewal

Customer hereby renews access to the ASP Service for an additional term for an additional ASP term beginning on December 20th, 2011 and concluding on December 19th, 2018 (hereafter "Additional Subscription Service Term") for a Monthly Minimum Service Fee of \$4,000 or the minimum fee per Employee in either the test or production environment per month for the relevant payment period as stated in Table Two below, whichever is greater. Payment for the Additional Subscription Service Term for the Existing Users shall be made in a series of incremental payment periods ("Payment Period(s)"), as stated in Table Two below.

Table Two – Additional Subscription Term for Committed Users

Subscription Term	Dates of Payment Period:	The Minimum Fee per Employee per month:	Minimum Committed Monthly Charges*:	Minimum Committed Annual Fees:
Payment Period One	December 20 th , 2011 through December 19 th , 2012	\$3.09	\$4,000.00	\$48,000.00
Payment Period Two	December 20 th , 2012 through December 19 th , 2013	\$3.18	\$4,000.00	\$48,000.00
Payment Period Three	December 20 th , 2013 through December 19 th , 2014	\$3.28	\$4,000.00	\$48,000.00
Payment Period Four	December 20 th , 2014 through December 19 th , 2015	\$3.38	\$4,000.00	\$48,000.00
Payment Period Five	December 20 th , 2015 through December 19 th , 2016	\$3.48	\$4,000.00	\$48,000.00
Payment Period Six	December 20 th , 2016 through December 19 th , 2017	\$3.58	\$4,000.00	\$48,000.00
Payment Period Seven	December 20 th , 2017 through December 19 th , 2018	\$3.69	\$4,000.00	\$48,000.00
Total	December 20th, 2011 through December 19th, 2018			\$336,000.00

*Note: Service Fees are billed on a monthly basis and apply during the applicable Payment Period. The Monthly charge is based on a fee of \$3.09 per User for Payment Period One with a 3% uplift per year as shown above.

3. Payment Terms

On December 20, 2011 SumTotal will invoice Customer for the first month of the first Payment Period set forth in Section 2 above.

SumTotal will invoice Customer and Customer shall pay the fees set forth herein at the following address. SumTotal will send Customer the additional license keys, if applicable, to the following address:

Address:	211 S. Hamilton High Point, NC 27261 Attn. Tom Spencer Tel No. 336-883-3440 e-mail: tom.spencer@highpointnc.gov
----------	---

Unless specifically changed or added herein, all other terms and conditions in the Agreement will remain in full force and effect and can only be modified in writing and signed by both parties.

This Amendment, and the Agreement, along with any prior amendments and statements of work, contains our entire agreement. The Agreement may not be modified except by written instrument signed by both parties and referring to the particular provisions to be modified.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the duly authorized representatives of Customer and SumTotal have executed this Amendment on the date shown below.

CITY OF HIGH POINT

SUMTOTAL SYSTEMS, INC.

By: _____
Authorized Signature

By: _____
Authorized Signature

Printed Name

Printed Name

Title

Title

Date

Date

Signature page to Amendment One to the Application Service Provider Agreement between SumTotal and High Point

Please fax the signed document in its entirety to: Attn: SumTotal Systems, Inc., Revenue Contracts at 1.904.212.1791.
SumTotal will return one fully executed copy to you

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

**STAFF REPORT
MINOR AMENDMENT TO CONDITIONAL USE PERMIT 05-21
November 21, 2011**

Request	
Applicant: Westover Partners, LLC	Owner(s): Westover Partners, LLC; Westover Ridge Townhome Owners and various individual property owners.
Proposal: The applicant is requesting to remove condition II.C pertaining to architectural design features.	

Site Information	
Location:	Lying along the north side of Westover Drive, directly west of the Guilford/Davidson County line.
Tax Parcel Numbers:	Parcels within the Westover Ridge Subdivision.
Site Acreage:	Approximately 28.2 acres.
Current Land Use:	The subdivision has three tracts, each of which is partially developed.

Details of Proposal

Conditional zoning became effective January 1, 2011. Afterward, any major amendment to an existing Conditional Use Permit (CUP) requires a rezoning to a new Conditional Zoning district. Minor amendments to existing CUPs may still be considered by the City Council until January 1, 2014. The minor amendment process allows limited changes to existing CUPs which result in equal or better performance and which do not alter the objective and purpose of the original requirements and conditions of the Permit.

This minor amendment request affects a mixed residential development known as Westover Ridge, which was granted a Conditional Use Residential Multifamily – 8 (CU RM-8) District in 2005. The initial zoning allowed a 247-unit mixed use residential development consisting of multifamily and townhome dwellings. The applicant took over the project from the original developer in 2009 and during that year requested a major amendment, which was approved by City Council, to permit single family detached dwellings upon a 10 acre portion of the subdivision originally intended for townhome dwellings.

The original developer offered a condition, which was accepted by the City Council, that required covenants to be established and recorded. The condition stated that the covenants, at a minimum, require that the exterior facade of all structures contain a combination of two or more of the following materials: vinyl, stone, brick or shake. Although small portions of the development were already completed, when the original developer left the project this condition was not satisfied. The present developer is requesting that this condition be removed from the CUP.

Analysis

The condition as written only requires the developer to establish restrictive covenants that address the facades of structures and require at least two of four types of materials be used on each building. The City's enforcement responsibility reaches only as far as the recording of such covenants. It is then up to the Home Owners Association (HOA) or to individual property owners within the development to ensure that specific covenants are upheld. In addition, after recordation, the HOA can amend the covenants without notice to or concurrence by the City, so there is little to guarantee that the intent of such a condition will be honored throughout the construction life of the development.

Staff suggests this request be considered a minor amendment. Remaining multifamily and townhome units to be developed will be within the interior areas of this development, the visual issues which spurred this condition have been significantly muted with the changes in residential uses to be developed. The exterior of dwellings, with the removal of this condition, will be the same or equal in appearance to other single family dwellings in this area.

Finally, since this minor amendment was being submitted, staff recommended the applicant take the opportunity to address some secondary housekeeping issues within the permit. The permit includes a sketch plan which depicts environmental sensitive areas within this 41 acre development which are to be protected. A separate zoning application (Zoning Case 11-11) has been submitted that proposes to rezone 13 acres of this subdivision. Subject to the approval of Zoning Case 11-11, that 13 acre area will no longer be under the restrictions of CUP05-10; thus the applicant has also proposed to revise the boundary area of the site upon the sketch plan, revised setback standards next to this 13 acre area and revise the legal description of the permit.

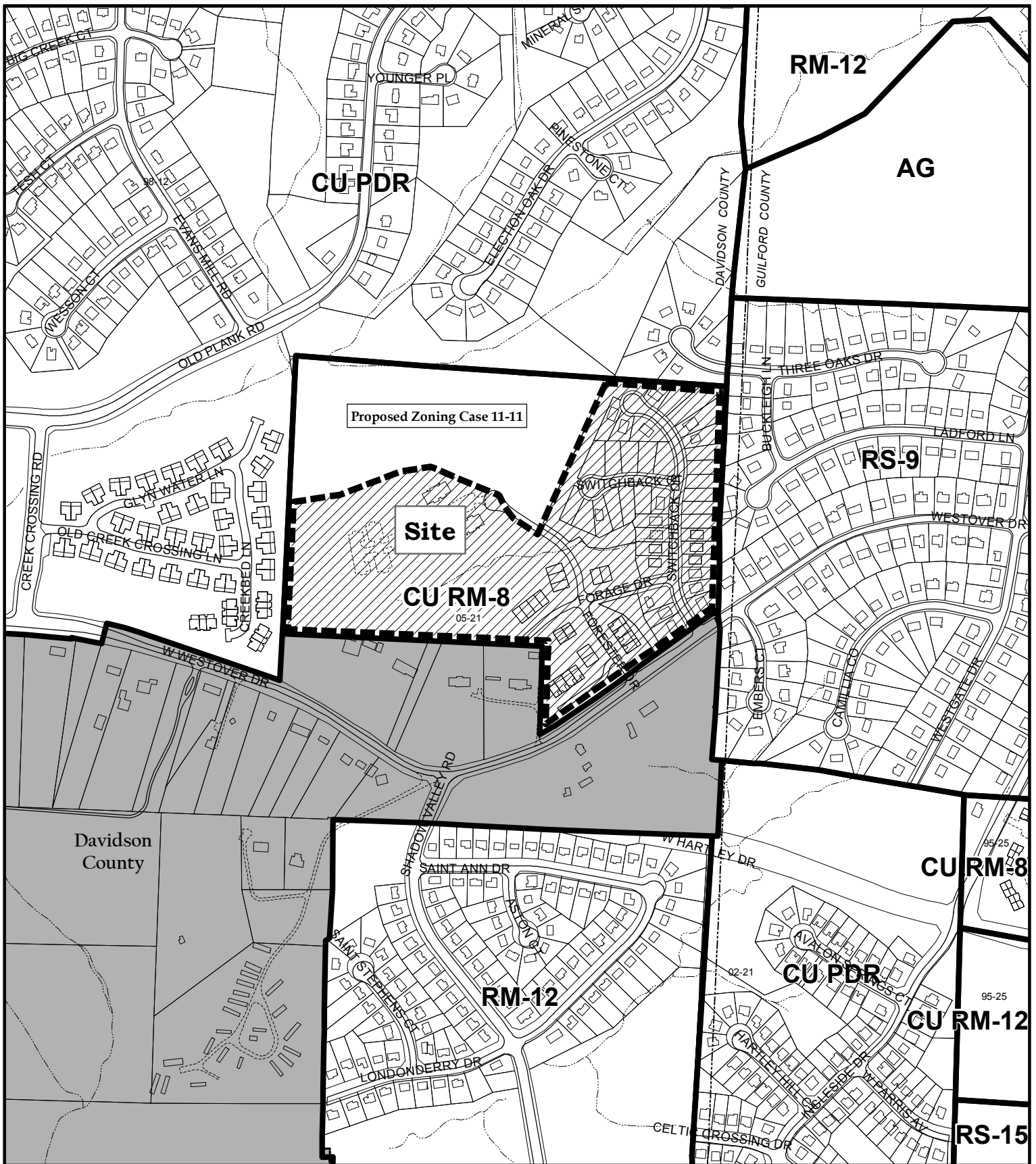
Recommendation

Staff Recommends Approval

Staff finds that the request meets the standards to be considered a minor amendment request. The request, as submitted by the applicant, does not significantly alter initial findings to approve the permit. The requested amendment will still allow the development to be consistent with the surrounding zoning and development in this area and in compliance with the goals and objectives of the Land Use Plan. Staff recommends approval of the minor amendment to CUP05-21.

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.



REZONING CASE 05-21 **MINOR AMENDMENT**

Request: To amend architectural design features.

Existing Zoning Boundary
Subject Property Boundary

**Planning & Development
 Department**

City of High Point

Date: October 10, 2011



Scale: 1"=500'
 y:/ba-pz/2011/pz/ma05-21.mxd

APPLICATION FOR A CONDITIONAL USE PERMIT
CITY OF HIGH POINT, NORTH CAROLINA
Conditional Use Residential Multifamily – 8 (RM-8) District

November 10, 2005.
(Adopted)

March 23, 2006.
(Minor Amendment)

October 19, 2009.
(Major Amendment)

November 21, 2011.
(Minor Amendment)

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

The undersigned hereby respectfully request that the High Point City Council, pursuant to Title 9, Chapter 3 of the City Code, grant a Conditional Use Permit for the following use(s), subject to the following conditions:

- I. USES: Any of the land uses allowed in the Residential Multifamily – 8 (RM-8) District, and their customary accessory uses, shall be permitted subject to the requirements of the Development Ordinance and the specific conditions listed in this permit.
- II. CONDITIONS:
 - A. Sketch Plan (See Exhibit A –revised 10-27-11 ~~08-20-09~~): In regards to uses, tract configuration, undisturbed line, building setbacks lines, and planting yards, the development of the zoning site shall be in conformance with the attached sketch plan as allowed by Section 9-3-13(a)(1) of the Development Ordinance
 - B. Development, Dimensional & Density Standards:
 1. The zoning site shall have a maximum density of six (6) dwelling units per acre.
 2. Tract A (portion of site lying east of gas pipeline):
 - a. Only single family detached dwellings or townhomes and their customary accessory uses shall be permitted. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings) or a townhome subdivision, but not a mixture of both uses.
 - b. All structures in this tract shall not exceed two stores in height.
 - c. Townhome shall not exceed four (4) units per building.
 - d. Buildings in this tract shall be setback a minimum of forty-five (45) feet from the Westover Drive right-of-way line.
 - e. If this tract is developed for townhome use, the principal building(s) in this tract shall be setback a minimum of thirty-five (35) feet from the eastern and northern boundary of the zoning site.

3. Tract B (portion of site lying west of gas pipeline):
 - a. Only multifamily dwellings units (including condominiums) and their customary accessory uses shall be permitted.
 - b. All structures in this tract shall not exceed three (3) stories in height.
 - c. Structures in this tract shall be setback a minimum of **twenty-five (25) one hundred (100)** feet from the northern property line; a minimum of two hundred (200) feet from the southern property line and a minimum of seventy-five (75) feet from the western property line.
 - d. Size, configuration and location of Open Space and Common Areas shall conform to the attached Conditional Use Permit sketch plan.
 - e. The sketch plan identifies an undisturbed line for portions of Tract B. Except for required utility crossings, the area lying outside of this undisturbed line shall be retained in their undisturbed natural state.
 - f. Stream buffers will correspond to the topography of the banks and shall be as indicated on the attached binding sketch plan (See Exhibit A). Areas of the zoning site designated as stream buffers shall be retained in their undisturbed natural state, except for minimal disturbance as necessary for approved roadways, utility extensions, stormwater or erosion control devices as approved by the City's Technical Review Committee.
 4. Tract C (portion of site lying east of gas pipeline):
 - a. Only townhomes and their customary accessory uses shall be permitted.
 - b. All structures in this tract shall not exceed two stories in height.
 - c. Townhome shall not exceed four (4) units per building.
 - d. Structures in this tract shall be setback a minimum of forty-five (45) feet from the Westover Drive right-of-way line.
 - e. Stream buffers will correspond to the topography of the banks and shall be as indicated on the attached binding sketch plan (See Exhibit A). Areas of the zoning site designated as stream buffers shall be retained in their undisturbed natural state, except for minimal disturbance as necessary for approved roadways, utility extensions, stormwater or erosion control devices as approved by the City's Technical Review Committee.
- ~~C. Architectural Design Features: For the purpose of enhancing compatibility with surrounding residential neighbors, the rezoning site shall be governed by recorded restrictive covenants, which at a minimum, shall contain the following architectural design criteria:~~
- ~~1. Tracts A: The exterior façade of all structures shall be a combination of two or more of the following materials: vinyl, stone, brick or shake.~~
- C. Open Space, Buffer Areas and Common Recreation Facilities: The overall development shall have a clubhouse built in a recreation tract accessible to all residents.

D. Landscaping:

1. A minimum 20-foot wide planting yard, planted at a Type C rate, shall be provided along the Westover Drive frontage of the zoning site. This planting yard shall be exclusive of any utility easements, except for perpendicular crossings by utilities and roadways.
2. Except for along its Westover Drive frontage, a minimum 20 foot wide landscaping yard, with a Type B planting rate, shall be provided wherever a townhome use/tract abuts the perimeter of the zoning site.

E. Fencing & Screening (Westover Drive frontage of site): Where townhome uses are developed, if fencing is erected along rear of sides dwelling units, then a common fencing plan shall be provided. A common fencing plan shall be provided prior Preliminary Plat approval of that tract.

F. Transportation:

1. Right-of-way dedication: The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the existing centerline of Westover Drive.
2. Vehicular Access:
 - a. The zoning site shall be limited to two (2) points of access to Westover Drive.
 - b. A street stub shall be required to be installed to the southwestern boundary of the zoning site to Davidson County Tax Parcel 8A-32A to provide additional connectivity to those properties southwest of the zoning site fronting along Westover Drive.
3. Turn Lanes: The property owner shall install left turn lanes from Westover Drive into each of the access points.
4. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

DESCRIPTION OF PROPERTY: A portion of a parcel, totaling approximately **28.17** **41.3** acres, lying along the north side of Westover Drive directly west of the Guilford/Davidson County line, and known as Davidson County Tax Parcel(s) 01008K0000001, 2, 3, 4, 5, 6, 8, 9, 11, 12; 01008K0000007, 7A, 7B, 7C; 01008K0050001, 1A, 1B, 1C, 1D; 01008K0050002A, 2B, 2C, 2D; 01008K0050003A, 3B, 3C, 3D and 01008L0000001, 2, 3, 4.

An application has been duly filed requesting that the property involved in this application be rezoned from the Conditional Use Residential Multifamily-8 (CU RM-8) District to an amended

Conditional Use Residential Multifamily-8 (CU RM-8) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

The City Council may add additional conditions to make the necessary findings of fact required for approval of a Conditional Use Permit.

It is further understood and acknowledged that plans for any development to be made pursuant to any such Conditional Use Permit so authorized shall be submitted to the Technical Review Committee and/or other such approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

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

**STAFF REPORT
ANNEXATION CASE 11-04
November 21, 2011**

Request	
Applicant: City of High Point Fire Department	Owner(s): City of High Point
Proposal: Voluntary contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Case 11-10.

Site Information	
Location:	Lying along the west side of Sandy Ridge Road, approximately 515 feet south of Bame Road (<i>2127 Sandy Ridge Road</i>).
Tax Parcel Number:	0170968 Guilford County.
Site Acreage:	Approximately 2 acres.
Current Land Use:	City of High Point Fire Station #26.
Current Fire District:	The High Point Fire Department has contracted with the Colfax Fire District to provide emergency services to the unincorporated rural area lying south of I-40.
Proposed Development:	No new development is proposed.
Proposed Unit Type, Number and Average Value:	Not applicable.
Proposed Build-out Schedule:	Not applicable.
Physical Characteristics:	The site does not have any noteworthy physical features or constraints.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Sandy Ridge Road and an 8-inch City sanitary sewer line stubs to the rear of the site from Alamar Drive.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the Oak Hollow Lake GWA requirements. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site and for single family residential developments with a density greater than 2 units per acre.
Overlay District(s):	Oak Hollow Lake General Watershed Area (GWA). Airport Overlay District - Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU RS-7	Conditional Use Residential Single Family 7 District	Single family dwellings
South:	CU RM-5	Conditional Use Residential Multifamily-5 District	Townhomes dwellings
East:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling
West:	CU RM-5	Conditional Use Residential Multifamily-5 District	Undeveloped, common/open space area of the abutting Saddlebrook subdivision

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	Major Thoroughfare
Vehicular Access:	Access will be taken from the sites two existing access points on Sandy Ridge Road		

City Department Comment Summary

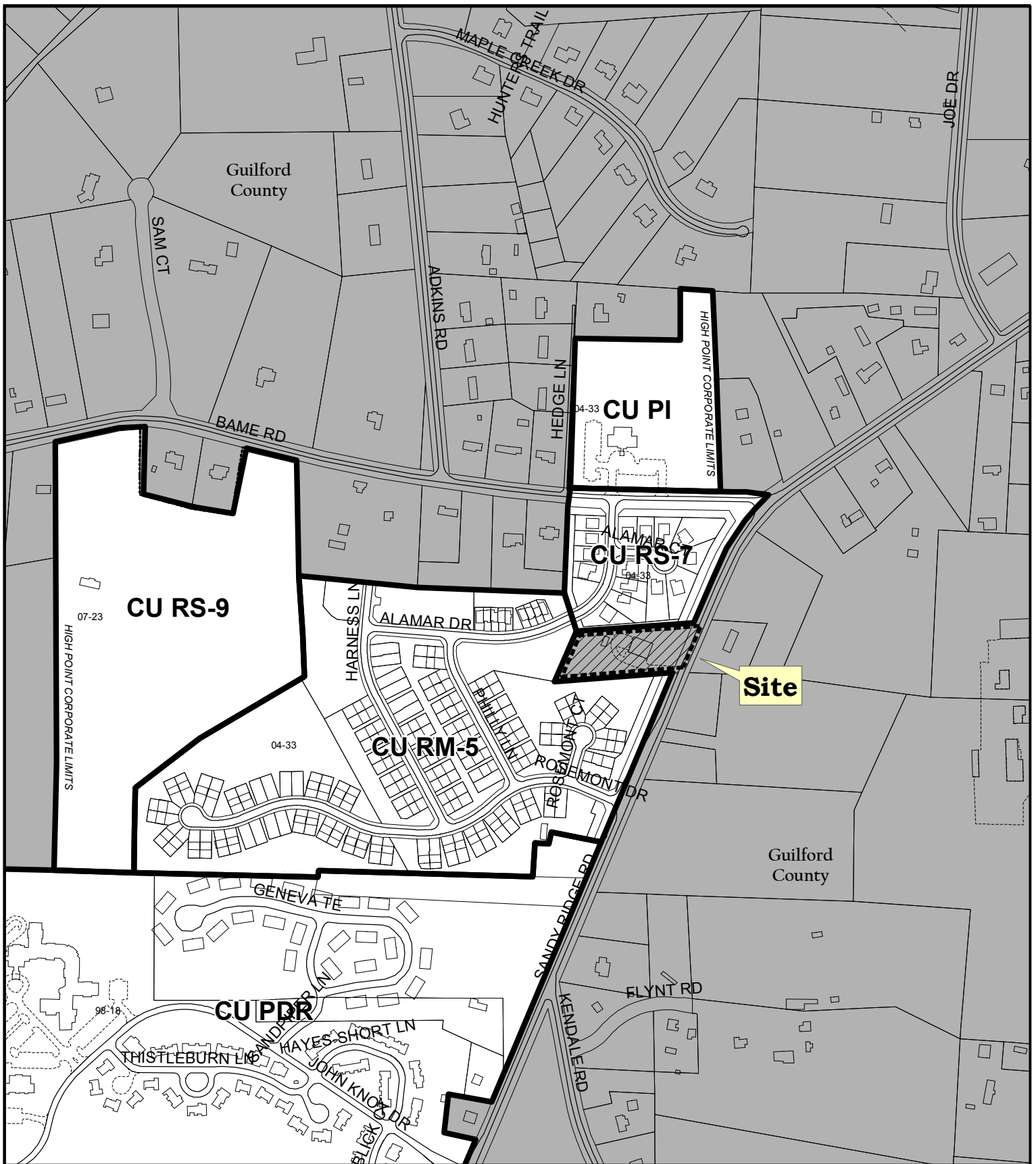
Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

Details of Proposal

The site is currently developed and used as a fire station. Since the property is owned by the City of High Point and is intended to serve current and future High Point property owners in this area, the Fire Department desires that this property be annexed into the City. This annexation petition represents a logical progression of the City's annexation policy for this area as the site abuts the City's corporate limits to the north, south and west. Other City services and service vehicles are already established or are present in this area and the inclusion of this parcel will not negatively impact the City's ability to provide services in this area.

Report Preparation

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



ANNEXATION REQUEST ANX11-04

Applicant: City of High Point (Fire Department)
Area: 2.00 acres

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

**Planning & Development
 Department**

City of High Point

Date: September 9, 2011



Scale: 1"=500'
 y:/ba-pz/2011/pz/anx11-04.mxd

AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF HIGH POINT

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.7, as amended, to annex the area described herein; and,

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 21st day of November 2011; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.7 as amended;

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

SECTION 1. That by virtue of the authority granted by G.S. 160A-58.7 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of _____, 2011.

Annex11-04 – City of High Point – Fire Station No. 26

BEGINNING at an old nail located in the center line of the Sandy Ridge Road, said old nail being in the northern line of the J.A. Bolejack property and also being in the southwest corner of the Teddy L. Wilson property; thence from said beginning old nail, South 87° 15' West 33.86 feet to an iron stake in the western margin of the right-of-way of the Sandy Ridge Road; thence from said iron stake continuing South 87° 15' West 455.58 feet to a point; thence North 24° 27' East 215.0 feet to a point; thence North 87° 15' East 455.58 feet to an iron stake in the western margin of the right-of-way of the Sandy Ridge Road; thence continuing 87° 15' East 32.0 feet to a nail in the center line of Sandy Ridge Road; thence with the center line of Sandy Ridge Road South 24° 27' West 215.0 feet to an old nail the point and place of Beginning containing 2.0 acres more or less according to a map and unrecorded survey by Joseph Parks Bennett, Jr. December 7, 1983.

SECTION 2. That upon and after the effective date of the annexation 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-58.7.

SECTION 3. That 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 _____ day of _____, 2011
Lisa B. Vierling, City Clerk

SPECIAL USE PERMIT 11-06
CITY OF HIGH POINT, NORTH CAROLINA

November 21, 2011.
(Adopted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Elementary or Secondary School

CONDITIONS:

1. No driveway access shall be permitted to Skeet Club Road. The existing gravel driveway access point to Skeet Club Road shall be removed prior to issuance of Certificate of Occupancy for the proposed school.
2. Prior to issuance of Certificate of Occupancy for the proposed school, the property owner shall install a southbound right turn lane into the site from Johnson Street. The City of High Point Director of Transportation shall approve all construction and improvements.
3. A minimum of 1,700 feet of onsite queuing area shall be provided for morning drop off/afternoon pick up for students. Any future classroom/building additions to the school will require that the TIA be revised and onsite queuing area be increased to accommodate the additional students.

DESCRIPTION OF PROPERTY: Approximately 32.66 acres lying at the southwest corner of Johnson Street and Skeet Club Road (*4145 Johnson Street*). The property is also known as Guilford County Tax Parcel 0203414.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 11-06 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 21ST DAY OF NOVEMBER, 2011.


Lisa B. Vierling
City Clerk



11-21-2011
Date

ZONE 1
AN UNDISTURBED AREA OF VEGETATION
EXTENDING A MINIMUM OF 30 FEET FROM
THE TOP OF BANK OR MEAN STREAM WATER
LEVEL OF OTHER WATER BODIES.

TOP OF BANK
CENTERLINE OF STREAM

30' - 30'

30' - 30'

ZONE 2
A VEGETATED AREA BEGINNING AT THE
OUTER EDGE OF ZONE 1 AND EXTENDING
A MINIMUM OF 30 FEET.

**STREAM BUFFER
ILLUSTRATION**
NOT TO SCALE

1,422,808± SQ. FT.
32.86± ACRES (DMD)
P.B. 88 PG. 24
O.B. 4408 PG. 80
TAX MAP 400-01-002
ZONED RS-15
CURRENT USE: VACANT

1012

COMMUNITY BIBLE CHURCH, INC.
PORTION OF LOT 2, P.B. 86, PG. 34
ZONED RS-18
CURRENT USE: CHURCH
TAX MAP 800-1-052

FUTURE SOCCER
FIELD PHASE 3

**FUTURE SOFTBALL
FIELD PHASE 3**

EXISTING CHURCH
32,200± SQ. FT.

PROPOSED BUILDING
82,533 SQ. FT.
PHASE 1

PRO
AND
TRU
PHA

PROPOSED TURN LANE
PER CITY OF HIGH
POINT STANDARDS

GLENN
MEADE DR

VICINITY MAP - 1"=2000'

SITE INFORMATION	
EX. ZONING	RS-15
PROP. ZONING	-
CURRENT LANDUSE	CHURCH
PROP. LANDUSE	SCHOOL AND CHURCH
PARCEL NUMBER	0203414
TAX MAP	18-00-0400-0-0001-00-002
PLAT REFERENCE	131-78
DEED REFERENCE	4408-0880
TOTAL AREA	32.66 ac.
WATERSHED	OAK HOLLOW TIER IV.
AVERAGE SLOPE	1.70%
DISTANCE TO NEAREST FEMA FLOOD PLAIN	2700'

EnB, EnC, IrB, MnB2, Wn

	ACREAGE	PERCENTAGE
DISTURBED	7.36 ac.	22.54 %
UNDISTURBED	25.30 ac.	77.46 %
EX. BUA	4.91 ac.	15.03 %
PROP. BUA	2.94 ac.	9.00 %
TOTAL BUA	7.85 ac.	24.03 %
EX. PERVIOUS	27.75 ac.	84.97 %
PROP. PERVIOUS	-2.94 ac.	-9.00 %
TOTAL PERVIOUS	24.81 ac.	75.97 %

PARKING INFORMATION

TOTAL SPACES	1 PARKING SPACE FOR EVERY 4 SEATS, 1168 SEATS/4
292	292 SPACES REQUIRED. 292 SPACES PROVIDED.
	SCHOOL PARKING RATE K-8 3 SPACES PER CLASS
	AND 3 SPACES PER OFFICE = 130 SPACES

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8"	VCP	JOHNSON ST.
WATER	12"	DI	SKEET CLUB RD.
STORM SEWER	VARIES	VARIES	JOHNSON ST./ SKEET CL.
ELECTRIC		UNDERGROUND	JOHNSON ST.
GAS	4"	UNDERGROUND	JOHNSON ST.

OWNER INFORMATION	
1. Name of owner	2. Address of owner
3. City	4. State
5. Zip	6. Telephone
7. E-mail	8. Fax
9. Business type	10. Other information

OWNER/DEVELOPER
MR. GUY PICHE
DIOCESAN FACILITIES MANAGER
OFFICE OF THE BISHOP
1123 S. CHURCH ST.
CHARLOTTE, N.C. 28203
PHONE: (704) 370-3248

LEGEND

PROPERTY LINE	ADJACENT PROPERTY
EX. DRAIN LINE	
EX. TIES LINE	
CORNER	
BOUNDARY	
EX. SEWER LINE	
EX. SANITARY MANHOLE	
EX. CLEANOUT	
EX. STORM WATER LINE	
EX. STORM WATER MANHOLE	
EX. GAS LINE	
EX. OVERHEAD POWER LINE	
EX. LIGHT POLE	
EX. WATER LINE	

GRAPHIC SCALE

WESTCOTT, SMALL & ASSOCIATES, PLLC
125 S. ELM ST., SUITE 606
GREENSBORO, NC 27401
PHONE: (336)310-WSAA
WWW.WSAA.ENG.COM

**IMMACULATE HEART OF
MARY PARISH LIFE AND
EDUCATION CENTER**
1042 SHEET CLUB ROAD
TOWNSHIP OF FORD COUNTY
HIGH POINT, NORTH CAROLINA

[illegible]

ALL CONSTRUCTION MUST CONFORM TO THE
UNDERGROUND UTILITY PROTECTION ACT



BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-637-4949

DATE	ISSUED FOR

PROJECT NO. E-1101

DATE: 9/12/11

SCALE: 1" = 100'

DWG. BY: PJR

CHK. BY: MBW

C-1
ZONING
PLAN



November 10, 2011

MEMORANDUM AGENDA ITEM

TO: Randy McCaslin
Assistant City Manager

FROM: Mark McDonald, P.E.
Transportation Director

A handwritten signature in black ink, appearing to read "Mark McDonald", is written over the printed name and title.

SUBJECT: Revisions to the Right Turn on Red Restrictions

The Department of Transportation recommends the attached changes to Article P of the City ordinance:

Schedule IV. Turn Control, Section C

This revision will add/remove "no right turn on red" signs at intersections where signs are required or should be removed. Field investigations were conducted by the staff and based on engineering judgement recommendations were provided to add/remove the signs on the various approaches of the listed intersections. Some of the streets where the signs will be added/removed are maintained by the North Carolina Department of Transportation (NCDOT). The NCDOT was contacted regarding the proposed changes. They have approved the revisions and modified their ordinance list per our request. Attached is the map that shows the intersections where the signs will be added/removed.

Also, as part of this revision the old state road numbers will be corrected to new state road numbers.

Please include this item for City Council consideration at the November 21st (or next available) meeting. If you have any questions regarding this recommendation, please give me a call at x3231.

**AN ORDINANCE TO AMEND THE
CITY OF HIGH POINT CODE OF ORDINANCES, BY REVISING SECTION 10-1-
291(4)a
Of SAID CODE
TO ADD THE FOLLOWING TO THE EXISTING SCHEDULE OF RIGHT TURN ON
RED PROHIBITED;**

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

Section 1. ARTICLE P Schedules

Section 10-1-291

(4) Turn control

C. Right turn on red prohibited; be amended per the attached list. Below are the additions to the old list:

Kearns Avenue (eastbound) at College Drive

Harvey Road (northbound) at Kivett Drive

Russell Avenue (eastbound) at Wrenn Street

Taylor Avenue (eastbound) at Green Drive

Hoskins Street (northbound) at Washington Street

Lindsay Street (northbound) at Kivett Drive

Ward Avenue (westbound) at Prospect Street

Fairfield Road (westbound) at Surrett Drive

Fraley road (westbound) at Surrett Drive

Springfield Road (eastbound) at Brentwood Street

Eden Terrace (westbound) at Surrett Drive

Also amend the ordinance by removing the following intersections from the old list:

Grimes Avenue (westbound) at Green Drive

Kivett Drive (eastbound) at Wrenn Street

Main Street (northbound) at High Avenue

Main Street (northbound, southbound) at Commerce Avenue

Main Street (southbound) at Green Drive

Main Street (southbound) at Westwood Avenue

Main Street (southbound) at Montlieu Avenue
Park Street (northbound, eastbound) at Russell Avenue
Westchester Drive (northbound) at Coventry Road
Hamilton Street (northbound) at Commerce Avenue
Wrenn Street (southbound) at High Avenue

Section 2. All ordinances in conflict with this ordinance are hereby repealed.

Section 3. That this ordinance shall become effective upon adoption and proper signage.

Adopted by the High Point City Council, this _____ day of _____, 2011.

Rebecca R. Smothers, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

APPROVED AS TO FORM:

JoAnne Carlyle, Assistant City Attorney

Schedule IV - Turn Control

C. Right turn on red prohibited:

1. State System

	Intersecting Streets	Direction
SR 1988 (English Rd)	Elm St	southbound
SR 1988 (English Rd)	Chestnut Dr	westbound, southbound
SR 1988 (English Rd)	West Point Ave	northbound
SR 1988 (English Rd)	Ward Ave	eastbound
SR 1300 (Green Dr)	Grimes Ave	northbound
SR 1300 (Green Dr)	Ward Ave	northbound
SR 1113 (Kivett Dr)	Elm St	northbound
SR 1113 (Kivett Dr)	Hoskins St	southbound
SR 1768 (Lexington Ave)	Johnson St	eastbound
SR 1768 (Lexington Ave)	Hamilton St	westbound
SR 1993 (Main St)	High Ave	westbound
SR 1993 (Main St)	Commerce Ave	eastbound, westbound
SR 1993 (Main St)	SR 1300 (Green Dr)	westbound
SR 1993 (Main St)	Grimes Ave	northbound, eastbound
SR 1993 (Main St)	Kearns Ave	northbound, southbound, eastbound
SR 1993 (Main St)	Centennial St/Coltrane Ave	westbound
SR 1993 (Main St)	NC 610 (Fairfield Rd)	southbound
SR 1993 (Main St)	SR 1113 (Kivett Dr)	northbound, eastbound
SR 1993 (Main St)	SR 1988 (English Rd)	southbound, westbound
SR 1993 (Main St)	Westwood Ave	northbound
SR 1993 (Main St)	State Ave	northbound
SR 1993 (Main St)	Old Winston Rd/Oxford Pl	eastbound, southbound
SR 1471 (Montlieu Ave)	Centennial St	westbound
SR 1468 (Russell Ave)	Elm St	northbound, eastbound
SR 1468 (Russell Ave)	Centennial St	eastbound
NC 68 (Eastchester Dr)	Centennial St	northbound, southbound
SR 1113 (Kivett Dr)	SR 1355 (Harvey Rd)	northbound
SR 1468 (Russell Ave)	Wrenn St	eastbound
SR 1300 (Fairfield Rd)	SR 4053 (Surrett Dr)	westbound
SR 1592 (Eden Terrace)	SR 4053 (Surrett Dr)	westbound

2. City System

	Intersecting Streets	Direction
Commerce Ave	Wrenn St.	eastbound
Elm St	High St	eastbound
Elm St	Parkway Ave	northbound
Elm St	Ward Ave	southbound
Prospect St	Ward Ave	eastbound, westbound
Hoskins St	Washington St	northbound
Kearns Ave	SR 1278 (College Dr)	eastbound
Taylor Ave	SR 1300 (Green Dr)	eastbound
Lindsay St	SR 1113 (Kivett Dr)	northbound
Springfield Rd	Brentwood St	eastbound
Fraley Road	SR 4053 (Surrett Dr)	westbound

