

City of High Point

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



Meeting Agenda

Monday, November 1, 2021

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Britt W. Moore (At Large), Mayor Pro Tem

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

NOTICE:

Face coverings (face masks) are now required inside all public places/buildings throughout Guilford County. There are some exceptions. Please visit www.guilfordcountync.gov for additional information.

The Guilford County Board of Commissioners in their capacity as the Guilford County Board of Health met on August 10, 2021 and took action to reinstate a Mandatory Mask Policy throughout Guilford County which was to be effective on Friday, August 13th at 5:00 p.m., and met again on Thursday, August 26th to make revisions to the Mandatory Mask Policy that are to be effective immediately. The mandate requires that:

- (1) Individuals must wear face coverings when indoors in all businesses, establishments, and public places.
- (2) All businesses, establishments, and public places must require that all persons wear face coverings when indoors on their premises.

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[2021-448](#)**Recognition - Parks & Recreation - CAPRA Accreditation**

Michelle Wells with the North Carolina Recreation & Park Association (NCRPA) will recognize the High Point Parks & Recreation Department with the CAPRA Accreditation. Department Director, Lee Tillery and staff will be in attendance representing the department.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative[2021-481](#)**Strategic Plan Update**

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Attachments: [Strategic Code Update October 2021.pdf](#)

PUBLIC COMMENT PERIOD**2021-485****Public Comment Period**

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

Persons addressing City Council are asked to limit their comments to 3 minutes.

Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.

If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that detract the meeting.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**CONSENT AGENDA ITEMS**[2021-449](#)**Contract - Breece Enterprises Inc. - Storm Water Maintenance**

City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$422,675.00 for personnel, equipment and materials to supplement the Storm Water Services Division in maintenance of existing storm water utilities and completing storm water improvement projects and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [1. Contract - Breece Ent. Inc. - Storm Water Maintenance](#)

[2021-450](#)**Contract - JSmith Civil, LLC - Montlieu Avenue Roadway & Utility Improvements - High Point University (HPU) MOU**

City Council is requested to award a contract to JSmith Civil, LLC in the amount of \$7,416,040.00 for streetscape improvements including installation of new sidewalks, curb and gutter, and asphalt resurfacing along Montlieu Ave. from N. Main St. to N. Centennial St. including installation of an underground electric ductbank, and replacement of water and sewer utilities and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [2. Contract -JSmith Civil, LLC - Montlieu Ave Roadway and Utility Improvements](#)

[2021-451](#)**Capital Project Ordinance - Montlieu Avenue Roadway and Utility Improvements Project**

City Council is requested to adopt an ordinance to appropriate \$3,708,020 for the Montlieu Avenue Roadway and Utility Improvements project.

Attachments: [2a. Ordinance - Capital Project - Montlieu Ave Roadway and Utility Improvements](#)

[2021-452](#)**Contract - Piedmont Truck Center - Altec Bucket Truck - NC State Contract 070A**

City Council is requested to award a contract to Piedmont Truck Center in the amount of \$129,115.80 using NC State Contract 070A, for the purchase of one (1) 2022 Ford F550 truck with an Altec AT40G 40' bucket for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Attachments: [3. Contract - Piedmont Truck Center - Altec Bucket Truck](#)

[2021-453](#)**Contract - Terex Utilities Inc. - Freightliner Terex Commander 5048 Digger Truck - Sourcewell Contract# 12418TER**

City Council is requested to award a contract to Terex Utilities Inc. in the amount of \$349,563.00 using Sourcewell Contract# 12418TER for the purchase of one (1) Freightliner truck with Terex Commander 5048 Digger Derrick for the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Attachments: [4. Contract - Terex Utilities Inc. - Freightliner Terex Commander 5048 Digger Truck](#)

[2021-454](#)**Resolution - Contract - Everbridge Emergency Notification System - City of High Point-City of Greensboro-Guilford County - Interlocal Agreement**

City Council is requested to adopt a resolution approving a Memorandum of Agreement with City of Greensboro and Guilford County to renew the three year agreement in the amount of \$40,834 for the Emergency Notification System and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [5. Resolution- Contract - Everbridge Emergency Notification System-City of High Point](#)

[2021-455](#)**Contract Renewal - Microsoft Enterprise Agreement**

City Council is requested to approve the renewal of a three year contract in the amount of \$577,331.23 annually for the three year Microsoft Enterprise Agreement which includes the Office 365 component to efficiently provide email archival storage and take advantage of cloud based services and that the appropriate City official be authorized to execute all necessary documents.

Attachments: [6. Contract - Microsoft Enterprise Agreement](#)

[2021-456](#)**Sole Source Contract - Penn Valley Pump, Co. Inc. - Eastside Wastewater Treatment Plant (WWTP) Primary Sludge Double Disc Pump**

City Council is requested to award a Sole Source contract to Penn Valley Pump Co. Inc. in the amount of \$33,840.00 for the purchase of an additional 6-inch Penn Valley Double Disc Pump for the Eastside Wastewater Treatment Plant (WWTP).

Attachments: [7. Contract - Penn Valley Pump, Co. Inc. - Eastside Wastewater Treatment Plant](#)

[2021-457](#)**Contract - Oltrin Solutions-Trinity Mfg - Sodium Hypochlorite - Wastewater Treatment**

City Council is requested to award a contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$218,080.00 for the purchase of Sodium Hypochlorite supply for Ward Water Treatment Plant (WTP), Eastside Wastewater Treatment Plant (WWTP) and Westside Wastewater Treatment Plant (WWTP).

Attachments: [9. Contract - Oltrin Solutions-Trinity Mfg - Sodium Hypochlorite - Wastewater Treatment](#)

[2021-458](#)**Contract - Stantec Consulting Services Inc. - Westside Wastewater Treatment Plant Centrifuge Design**

City Council is requested to award a contract to Stantec Consulting Services Inc. in the amount of \$286,200.00 for professional engineering services for the final design of the Westside WWTP Sludge Dewatering System Improvements.

Attachments: [10. Contract - Stantec Consulting Services-Westside Wastewater Treatment Plant](#)

[2021-459](#)**Resolution - Triangle Lake Road - Street Abandonments - NCDOT**

City Council is requested to adopt a resolution acknowledging the City's acceptance of maintenance responsibilities for the listed road segments to be abandoned by the North Carolina Department of Transportation (NCDOT), effective July 1, 2023.

Attachments: [11. Resolution - Triangle Lake Road - Street Abandonments - NCDOT](#)

[2021-460](#)**Contract - Kimley-Horn & Associates, Inc. (KHA) - Triangle Lake Road Improvements Phase 2**

City Council is requested to award a contract in the amount of \$1,498,298.77 for professional engineering and design services related to proposed roadway and utility improvements on Triangle Lake Road, from True Lane to M.L. King, Jr. Drive.

Attachments: [12. Contract - Kimley-Horn & Assoc Design Services - Triangle Lake Road Improvements](#)

[2021-461](#) Capital Project Ordinance - Triangle Lake Road Improvements Phase 2

City Council is requested to approve a capital project ordinance to appropriate \$12,000,000 in 2019 voter approved general obligation bond funds for the Triangle Lake Road Improvements project.

Attachments: [12a. Ordinance - Capital Project - Triangle Lake Road Improvements Phase 2](#)

[2021-462](#) Budget Ordinance - High Point Public Library - State Library of NC adapts Grant

City Council is requested to approve a budget ordinance to appropriate \$99,996.00 for the State Library of North Carolina Adapts grant for the High Point Public Library.

Attachments: [13. Budget Ordinance - High Point Public Library - State Library of NC Adapts G](#)

[2021-463](#) Resolution - Condemnation - 1928 Greenstone Place - Foxwoode Meadows Stormwater Alternate Access Project

City Council is requested to adopt a resolution authorizing the City Attorney to give a 30 day Notice

of Condemnation to the property owner of 1928 Greenstone Place property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$190,000 to the Clerk of Superior Court as just compensation to the property owner.

Attachments: [14. Resolution-Condemnation 1928 Greenstone Place-Foxwoode Meadows S](#)

[2021-479](#) Resolution - Housing Authority of High Point Multifamily Housing Revenue Bonds for Daniel Brooks Phase I

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

Attachments: [Resolution - Multifamily Housing Revenue Bonds for Daniel Brooks Phase I](#)

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**[2021-464](#) Ordinance - Demolition of Dwelling - 2206 Gable Way**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2206 Gable Way belonging to First Chandler Group, LLC.

Attachments: [2206 Gable Way Council Packet1](#)

[2021-465](#) Ordinance - Demolition of Dwelling - 1206 Ragan Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1206 Ragan Avenue belonging to Heirs of Barry Glen Sturgues.

Attachments: [1206 Ragan Council Packet1](#)

**PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,
Chair****PLANNING & DEVELOPMENT - Mayor Jay W. Wagner****PUBLIC HEARINGS**[2021-466](#)**Ordinance - City of High Point - Text Amendment 21-05**

A request by the Engineering Services Department to amend Section 6.3.2. (*Soil Erosion and Sedimentation - Exemptions*) of the Development Ordinance, to add an exemption to the requirements of a Land Disturbance Permit.

Attachments: [TA-21-05 Council Cover Memo and Staff Report](#)

[2021-467](#)**Ordinance - City of High Point - Text Amendment 21-04**

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance to correct errors, provide consistency, and make revisions related to specific development standards.

Attachments: [TA-21-04 Council Cover Memo and Staff Report](#)

[2021-468](#)**Ordinance - COHAB - Zoning Map Amendment 21-17**

A request by COHAB to rezone approximately 3 acres from the Planned Development - Core City (PD-CC) District and a Heavy Industrial (HI) District to an amended Planned Development - Core City (PD-CC) District. The site is lying along the east side of W. English Drive, between S. West Point Avenue and Phillips Avenue.

Attachments: [Staff Report ZA-21-17](#)

[2021-469](#)**Resolution - Leoterra Development, Inc. - Plan Amendment 21-05**

A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 70 acres from the Restricted Industrial and Low-Density Residential classifications to the Moderate-Density Residential classification. The site is located south of Cox Avenue and west of Jackson Lake Road.

Attachments: [PA-21-05 Final staff report with cover memo for 11-1-21 CC](#)

[2021-471](#)**Ordinance - Jay Patrick Short and Dawn M. Short - Annexation 21-05**

A request by Jay Patrick Short and Dawn M. Short for a voluntary noncontiguous annexation of approximately 73.8 acres located along the north and south sides of Cox Avenue and west of Jackson Lake Road. The property is known as Guilford County Tax Parcels 161559 and 157930.

Attachments: [Staff Report AN-21-05](#)

[2021-472](#)**Ordinance - Leoterra Development, Inc. - Zoning Map Amendment 21-19**

A request by Leoterra Development, Inc. to rezone approximately 70 acres from the Conditional Use Employment Center (CU-EC) and Residential Single Family - 5 (R-5) Districts, within the City of High Point's Extraterritorial Jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located south of Cox Avenue and west of Jackson Lake Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-21-19](#)

Note:

The representative for Shamrock Petey, LLC has requested postponement of his applications for this matter, 2021-473 Plan Amendment 21-06, and related matters 2021-474 Annexation 21-06, and 2021-475 Zoning Map Amendment 21-20 scheduled for the 11-1-2021 City Council meeting to the 11-15-2021 City Council meeting at 5:30 pm.

If City Council concurs, a motion, second, and vote would be necessary to continue the public hearings on these matters to November 15, 2021 at 5:30 pm.

[2021-473](#)**Resolution - Shamrock Petey, LLC and City of High Point** **- Plan Amendment 21-06**

A request by Shamrock Petey, LLC and the City of High Point to change the Land Use Plan classification for approximately 41 acres from the Office and Medium Density Residential classifications to the Community/Regional Commercial classification. The site is located at the southeast corner of W. Wendover Avenue and Penny Road.

Attachments: [PA-21-06 Final Staff report and CC fwd for 11-1-21 CC mtg ver2](#)

[2021-474](#)**Ordinance - Maria T. Montoya-Couch et al. - Annexation 21-06**

A request by Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK for a voluntary contiguous annexation of approximately 27.2 acres, located at the southeast corner of W. Wendover Avenue and Penny Road. The property is known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

Attachments: [Staff Report AN-21-06 ver2](#)

[2021-475](#)**Ordinance - Shamrock Petey, LLC - Zoning Map Amendment 21-20**

A request by Shamrock Petey, LLC to rezone approximately 25.5 acres from the Agricultural (AG) District, Residential Single Family - 40 (RS-40) District and General Office-Moderate Intensity (GO-M) District all within Guilford County's zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-21-20 ver2](#)

GENERAL BUSINESS AGENDA[2021-480](#)**Appointment of Trustee - Environmental Remedial Trust - Seaboard Chemical Corporation/Riverdale Drive Landfill**

City Council is requested to accept the resignation of Terry Houk as City Trustee and appoint Robby Stone, Deputy Director of Public Services as City Trustee of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remedial Action Trust Fund Agreement.

Attachments: [Appointment of Robby Stone - City Trustee-Seaboard Chemical Corp-Riverdale](#)

[2021-476](#)**Revisions to the Ordinance Establishing Dates & Times for Official Sessions of the High Point City Council**

City Council is requested to revise the 2022 Meeting Schedule and adopt a Revised Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council reflecting:

Cancellation of the Monday, January 3, 2022 Council Meeting and rescheduling to Tuesday, January 4th, Cancellation of the Monday, January 17th Council Meeting due to the MLK holiday, and rescheduling to Tuesday, January 18th

Cancellation of the Monday, April 4th Council Meeting due to the High Point Furniture Market

Cancellation of the Monday, July 4th City Council Meeting due to the July 4th holiday

Cancellation of the Monday, September 5th Council Meeting due to the Labor Day holiday

Attachments: [Ordinance - Establishing Meeting Dates & Times for Council 2022](#)

[2021-477](#)**Reappointment - Willie Davis - Human Relations Commission**

Council is requested to confirm the appointment of Willie Davis to the Human Relations Commission as Mayor Wagner's At Large appointee. Appointment to be effective immediately and will expire on 11/1/2023.

Attachments: [Human Relations Commission Appointment](#)

[2021-478](#)**Minutes To Be Approved**

September 30 , 2021 Finance Committee @ 4:00 p.m.

October 4, 2021 Manager's Briefing @ 3:30 .m.

October 4, 2021 Regular Meeting of City Council @ 5:30 p.m.

Attachments: [1. September 30 2021 Finance Committee Minutes.pdf](#)

[2. October 4 2021 Manager's Briefing Minutes.pdf](#)

[3. October 4 2021 Regular Meeting Minutes.pdf](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1206 Ragan Ave.

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

Meeting Date: 11/4/2021

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1206 Ragan Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/4/2021. No action occurred by the compliance date of 2/15/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

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

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1206 Ragan Ave.

OWNER:

Heirs of Barry Glen Sturgues

**REASON FOR
INSPECTION:**

Received a complaint from HPPD about condition

**FIRST
INSPECTION:
1/2/2020**

Summary of Major Violations

1. Repair or replace floor covering and material throughout
2. Repair or replace ceiling material throughout
3. Repair or replace wall material throughout
4. Repair or replace rotten wood for floor system
5. Repair or replace rotten wood at front porch

**HEARING
RESULTS:
1/4/2021**

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

**ORDER(S)
ISSUED:
1/5/2021**

Order to Repair or Demolish
Date of Compliance 2/15/2021

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector noted on the record that he spoke to both sons, Barry Jr. and Alanta Sturgues, neither son expressed an interest in repairing due to the unpaid taxes and their father not having a will. Both were told of the minimum housing process and that if the house isn't repaired the city will move forward with ultimately more forward with demolition.

Guilford County property taxes are delinquent for the years of 2011 through 2021, in the amount of \$5,669.81.

ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

1206 Ragan Ave.

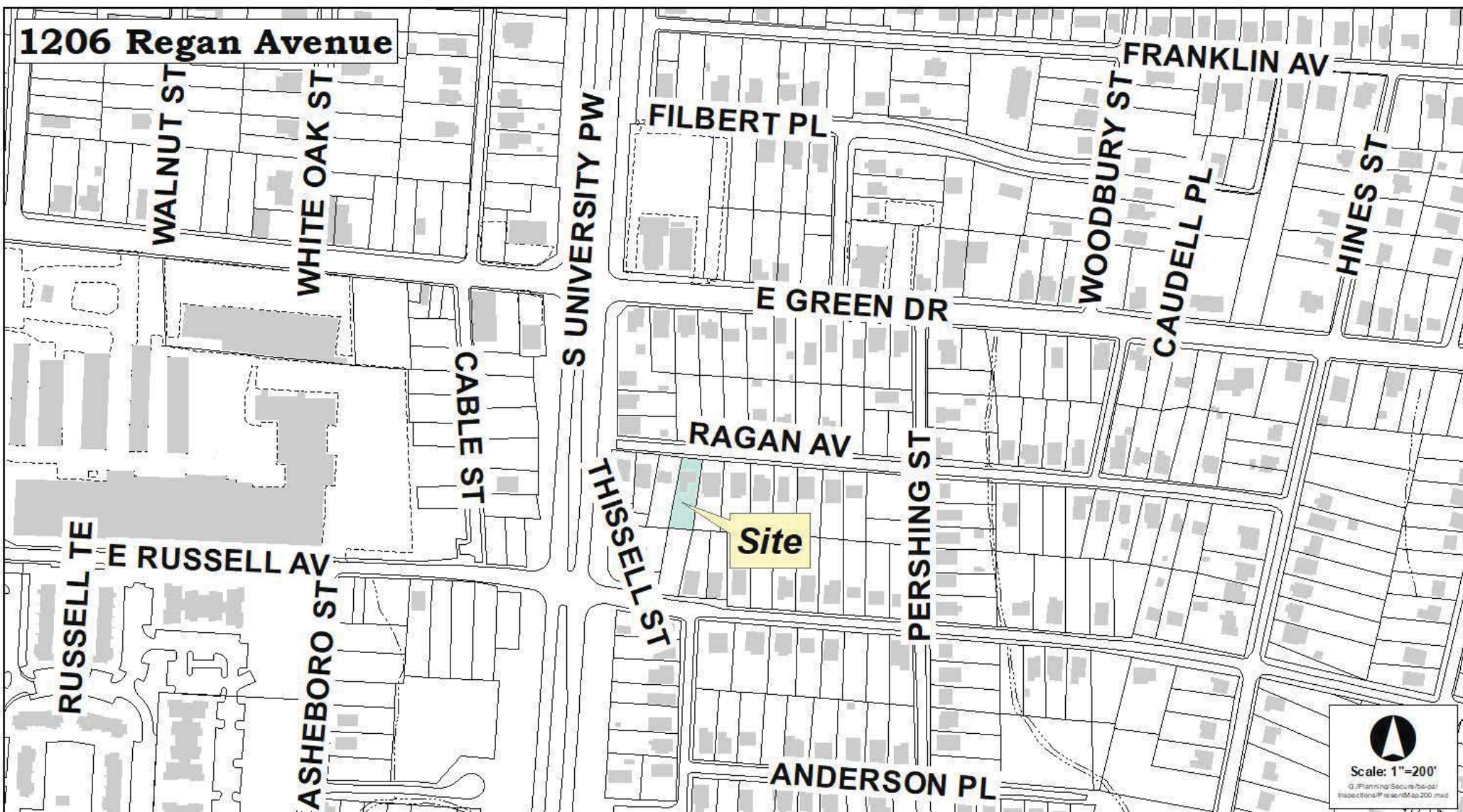
Heirs of Barry Glen Sturgues
1206 Ragan Ave.
High Point, NC 27260

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

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

Adopted by City Council,
This the 1st day of November, 2021

Lisa B. Vierling, City Clerk

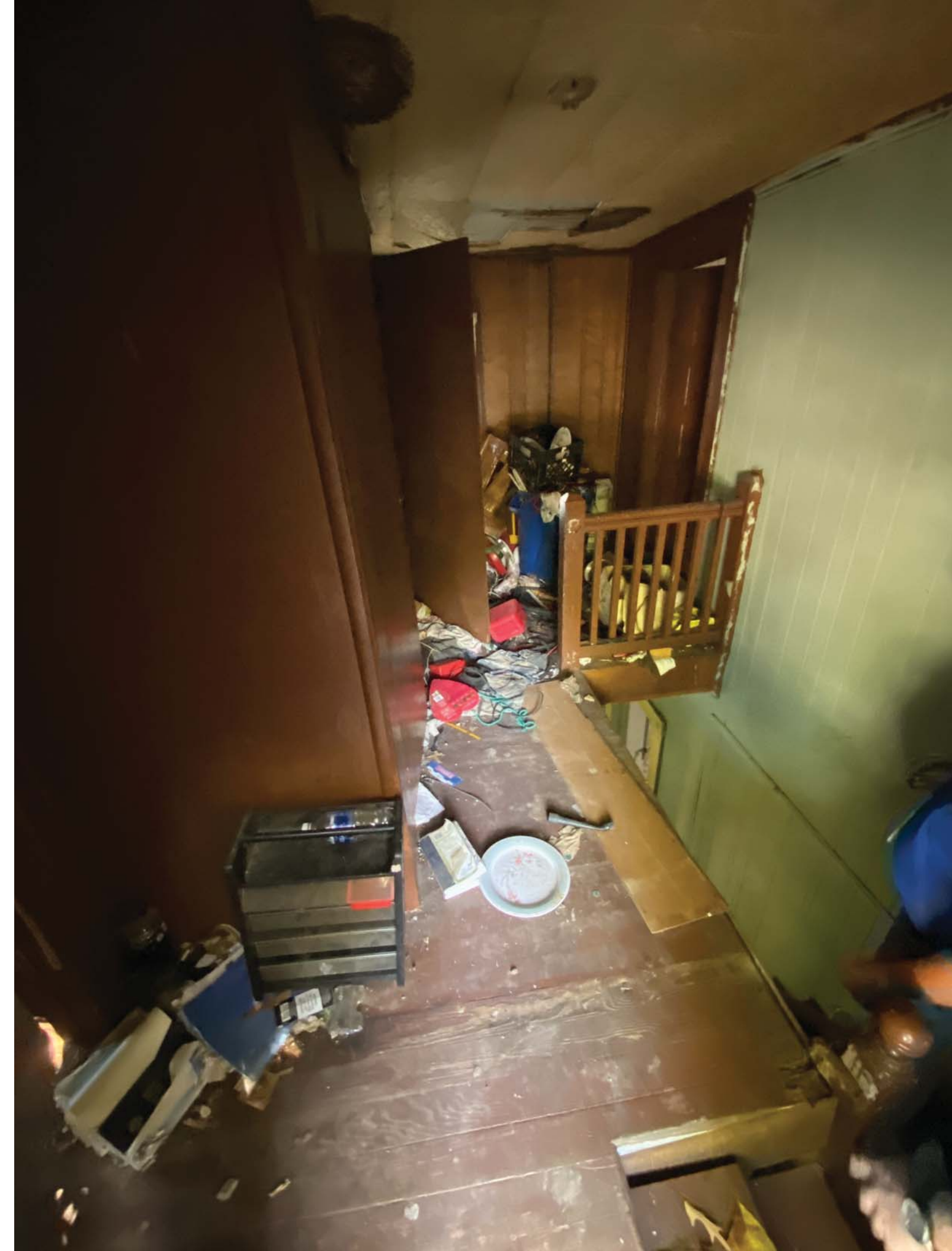



Scale: 1"=200'
G:\Planning\Securite\ba\02
Inspections\Presemt\to 200.mxd



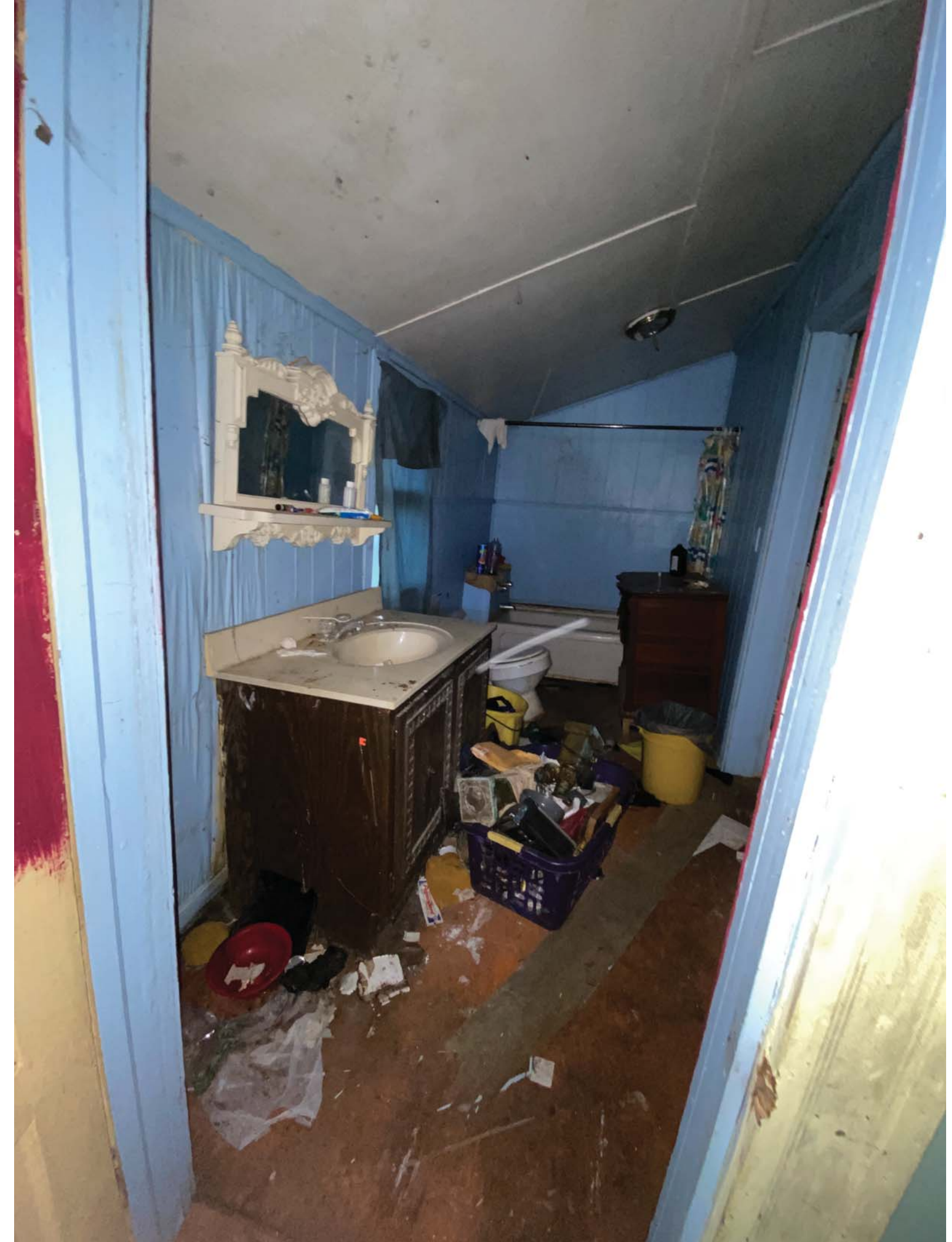
















CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-17
(COHAB Inc.)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: November 1, 2021

Public Hearing: Yes

Advertising Date: October 20, 2021, and
October 27, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by COHAB to rezone approximately 3 acres from the Planned Development – Core City (PD-CC) District and a Heavy Industrial (HI) District to an amended Planned Development – Core City (PD-CC) District. The site is lying along the east side of W. English Drive, between S. West Point Avenue and Phillips Avenue.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its September 28, 2021 public hearing. All members of the Commission were present except for Mr. Thad Juszczak, Ms. Angela McGill and Mr. Ray Wheatley. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant, Mr. John Muldoon, 1547 W. English Road, High Point, spoke in favor of the request. Mr. Muldoon provided an overview of the request and made himself available to the Commission for questions.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to approve the following statement:

That Zoning Map Amendment 21-17 is consistent with the City's adopted policy guidance because the expansion of this PD-CC district will continue the reuse of the historic structures in this area and is supported by the goals and objectives of the Community Growth Vision Statement, and the

Land Use Plan. Furthermore, the request is reasonable and in the public interest because the proposed expansion of this PD-CC district meets the ordinance standards and continues advancing city policy for redevelopment in this area as a mixed use center as envisioned by the Core City Plan.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-17
September 28, 2021**

Request	
Applicant: COHAB Space LLC	Owners: COHAB Space LLC City Transfer and Storage Company
Zoning Proposal: To rezone approximately 3 acres	From: PD-CC Planned Development – Core City District HI Heavy Industrial District
	To: PD-CC Planned Development-Core City District

Site Information	
Location:	The site is lying along the east side of W. English Drive, between S. West Point Avenue and Phillips Avenue.
Tax Parcel Number:	Guilford County Tax Parcels 18700, 18701, 18702, 18703, 187096, 187097, 187098 and 187099
Site Acreage:	Approximately 3 acres
Current Land Use:	The southern half of the site is developed with a two-story 31,523-square foot structure and a two story 11,965-square foot structure. The northern half of the site is developed with a two-story 42,400-square foot structure.
Physical Characteristics:	The site has been previously developed and has no noteworthy physical features.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sewer line lie adjacent to the site along W. English Road, S. West Point Avenue and along Phillips Avenue.
General Drainage and Watershed:	The site drains in a general westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Dependent upon the total acreage of the site and proposed development intensity, stormwater control measures may be required.
Overlay Districts:	None

Adjacent Property Zoning and Current Land Use			
North:	HI	Heavy Industrial District	Major vehicle establishment (vehicle repair facility)
South:	HI	Heavy Industrial District	Industrial use
East:	HI	Heavy Industrial District	Southern Railroad ROW
West:	GB	General Business District	Vacant commercial buildings and undeveloped parcels

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	Obj. 1D: Preserve and revitalize key historic landmarks and unique areas in High Point. Goal 3: Create more mixed-use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location. Obj. 3A: Revitalize and expand existing mixed-use areas through building rehabilitations and new infill development. Obj. 3B: Establish new or redeveloped mixed-use areas at key intersections where suitable land use and development patterns exist. Obj. 3E: Apply development standards to ensure that mixed-use areas are human scaled, pedestrian friendly, and physically integrated through mixed-use buildings and buildings that front onto streets rather than large parking lots that separate buildings and their uses. Obj. 4F: Introduce new uses and creative industries, including artist studios and living space, small business incubators, and live/work units, and support them through zoning.
Land Use Plan Map Classification:	The site has a Local/Convenience Commercial classification. This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. .
Land Use Plan Goals, Objectives & Policies:	The following objectives of the Land Use Plan are relevant to this request: Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. Obj.#10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.
Relevant Area Plan:	<u>Core City Plan</u> The site is located within the English & Kivett Mixed Use Center District of the Core City Plan. The plan identifies areas along these road corridors that should be developed or revitalized. The intent is to create diverse mixed-use areas with high-density housing nearby, so that residents can easily access goods and services. This area has a concentration of historic commercial buildings with a high degree of architectural integrity that could be rehabilitated. Specific recommendations were to rehabilitate these historic buildings for mixed uses and to develop new mixed-use buildings according to design standards that ensure architectural compatibility.
Zoning History:	<u>Zoning Map Amendment 18-10:</u> The southern half of the site obtain zoning approval in 2018 to establish a PD-CC District.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	W. English Road	Major Thoroughfare	420 ft.
	S. West Point Avenue	Local Street	325 ft.

	Phillips Avenue	Local Street	165 ft.
Vehicular Access:	Access is proposed from existing driveways along S. West Point Avenue, W. English Road and Phillips Avenue.		
Traffic Counts: (Average Daily Trips)	W. English Road	8,300 (NCDOT 2019 traffic count)	
Estimated Trip Generation:	This development is anticipated to generate approximately 24 daily trips (during a 24-hour time period).		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not Applicable
Conditions:	<u>Access:</u> Vehicular access to the rezoning site shall be from Phillips Avenue and S. West Point Avenue. In the future the Transportation Department may recommend the closing of the existing curb cut/driveway on W. English Road and replace it with standard curb and gutter and sidewalk. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.		

School District Comment

Not applicable to this zoning case.

Planned Development District Overview

A. Purpose and Intent of the Planned Development (PD) District

The Planned Development (PD) districts are established to allow development under unified control while utilizing more flexible standards than would otherwise result from a strict application of a general district and development. The PD districts are intended to encourage innovative land planning and site design concepts that will produce a high quality unified project that will not negatively impact adjacent land.

All PD developments are subject to Section 3.7.3 of the Development Ordinance (Standards Applied to All Planned Development Districts) and the specific standards of the respective PD District. Furthermore, all PD Districts must comply with Chapter 5 (Development Standards), Chapter 6 (Environmental Standards) and Chapter 7 (Subdivision and Infrastructure Standards).

B. Planned Development-Core City (PD-CC) District

The PD-CC district is established to provide a flexible means of accommodating high density mixed-use development with an urban character in the Core City area. The district encourages a well-balanced mix of residential, commercial, employment, recreation, and entertainment uses configured in a manner that supports pedestrian orientation and human interaction.

Details of Proposal

The southern half of the site has an existing PD-CC District that was established by Cohab Inc. in 2018 under Zoning Map Amendment Case 18-10 (ZA-18-10). The Statement of Intent and zoning conditions for ZA-18-10 were designed to promote a mixed-use development utilizing the historic Melrose Mill structures. The intent was to redevelop the site to create a diverse array of commercial and industrial uses, and for the site to serve as a year-round activity center for the community. This facility

will be a one-stop shop for design professionals with some limited area (up to 40%) to be used for market showroom uses. The goal is for all amenities to be available to the public year-round, and to provide a hub of activity in this portion of the Core City area. This amendment proposes to expand the Cohab facility and its PD-CC District zoning to include most of the northern portion of this block.

Staff Analysis

This proposed expansion of this PD District maintains all the initially adopted conditions from its 2018 approval. As conditioned, this expansion will continue to allow for the reuse and redevelopment of the historic Melrose Mill structure, limit area used for market showroom space, and promote a mixture of other land uses that will be open year-round. Staff believes for market showrooms to be permitted in a PD District, outside the CB District, that the development must:

1. Further or advance other important City policies. Specifically, such a proposal should advance redevelopment in the Core City and create year-round interest beyond Market;
2. Preserve and reutilize key historic properties; and
3. Finally, should be a part of a larger mixed-use development, consistent with the Core City Plan, and not be the predominate use of space.

This proposed expansion of this PD-CC district continues the goal to promote redevelopment in an area identified by the Core City Plan as the English and Kivett Mixed Use Center, and is consistent with the Plan's recommendation for this area. More importantly, the expansion of land area allows for more development flexibility in making this a year-round destination hub and further promotes objectives of the Core City Plan.

Consistency with Adopted Policy Guidance

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

The expansion of this PD-CC district will continue the reuse of the historic structures in this area and is supported by the goals and objectives of the Community Growth Vision Statement, and the Land Use Plan.

Reasonableness/Public Interest:

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

The proposed expansion of this PD-CC district meets the ordinance standards and continues advancing city policy for redevelopment in this area as a mixed use center as envisioned by the Core City Plan.

Consistency with PD District Standards

This request meets the standards of the Development Ordinance.

Compatibility with Surrounding Areas

- Whether the proposed PD district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the master plan map, statement of intent and the standards document shall provide for appropriate transition areas that address incompatibility through

increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.

- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

Previous compatibility findings used to establish a Planned Development District at this location still apply. The site fronts along a major thoroughfare (W. English Drive) and non-residential uses along the opposite side of W. English Drive provide a transition area for the adjacent residential neighborhood to the west. Furthermore, the reuse of the existing historic structures for a mixed-use development is encouraged by the goals and objectives of the Community Growth Vision Statement and the Core City Plan.

Mitigation of Impacts: Whether the applicant's proposed PD district, including the proposed use(s), standards and PD master plan, will satisfactorily:

Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.

- ❖ The proposed expansion does not add any new vehicular access points and does not increase the previously approved intensity of development.

Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees, and protect habitat.

- ❖ The requested amendment does not change initial environmental findings used to support establishment of this planned development district in 2018.

Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police, and fire.

- ❖ The area is currently served by City services and the proposed expansion will not adversely impact the provision of those services.

Minimize or effectively mitigate any identified adverse effect on the use, enjoyment, or value of adjacent lands.

- ❖ The site is mostly developed with former industrial structures and there are no environmentally sensitive features. As conditioned, the proposed expansion of this PD-CC district is anticipated to facilitate the reuse of vacant and underutilized property and not adversely impact adjacent uses.

Supportive Changes in the Area

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

There have been no significant changes in this area.

Promotes a Preferred Development Patterns

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

This portion of the Core City contains a mixture of commercial and industrial structures, many of which are vacant and underutilized. The Core City Plan intends for the area to be redeveloped as a

mixed-use center and the proposed PD-CC district contains a mixture of uses that are consistent with the Plan's vision for the area.

Recommendation

Staff Recommends Approval

The Planning and Development Department recommends approval to rezone this 3 acre area to a PD-CC district.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

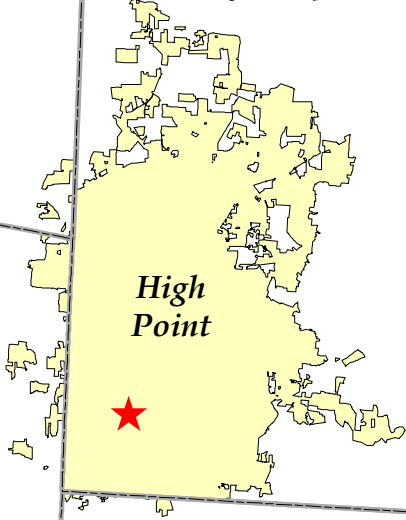
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Director.

LOCATION MAP

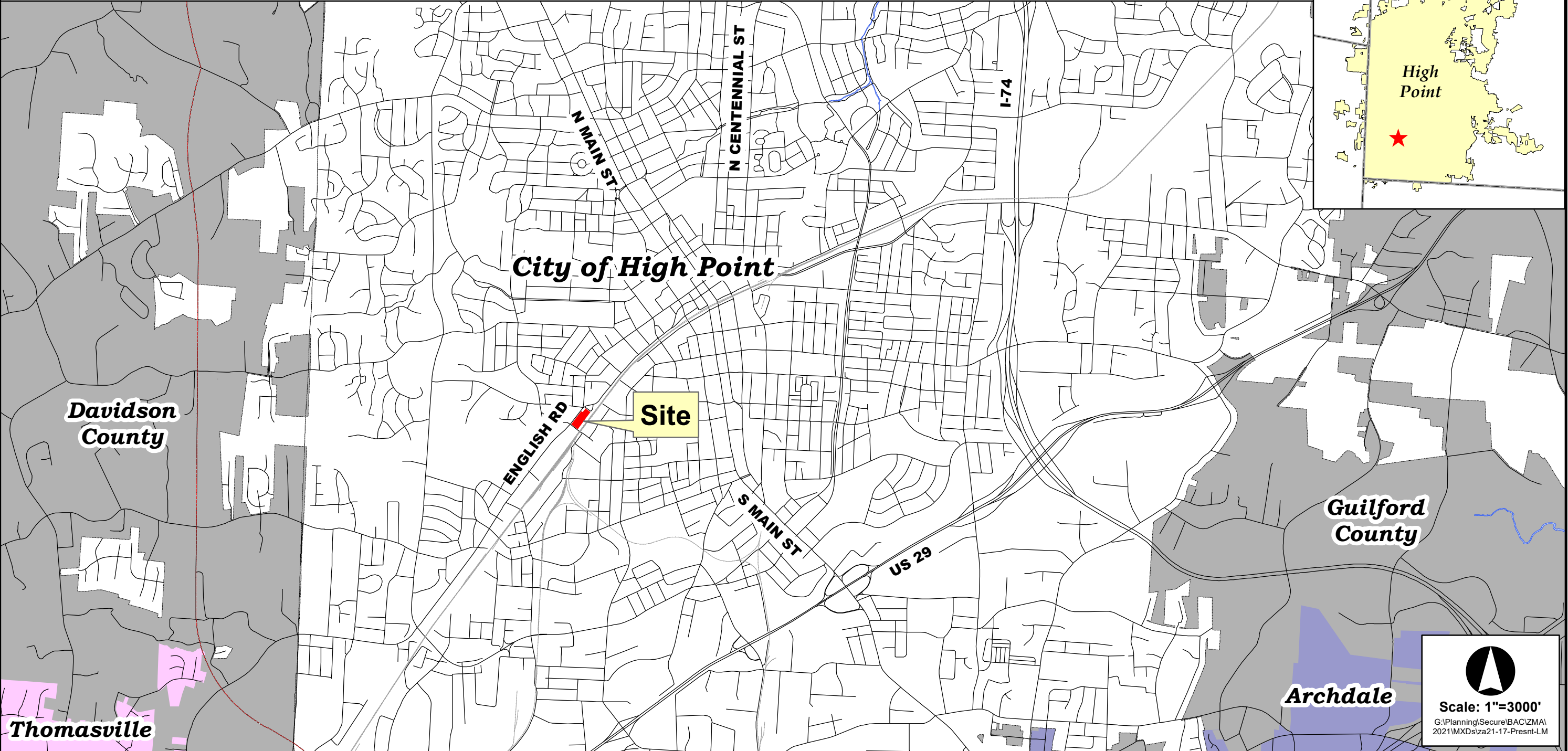
ZONING MAP AMENDMENT ZA-21-17

Applicant: COHAB

Vicinity Map



High Point



City of High Point

Site

Davidson County

Guilford County

Archdale

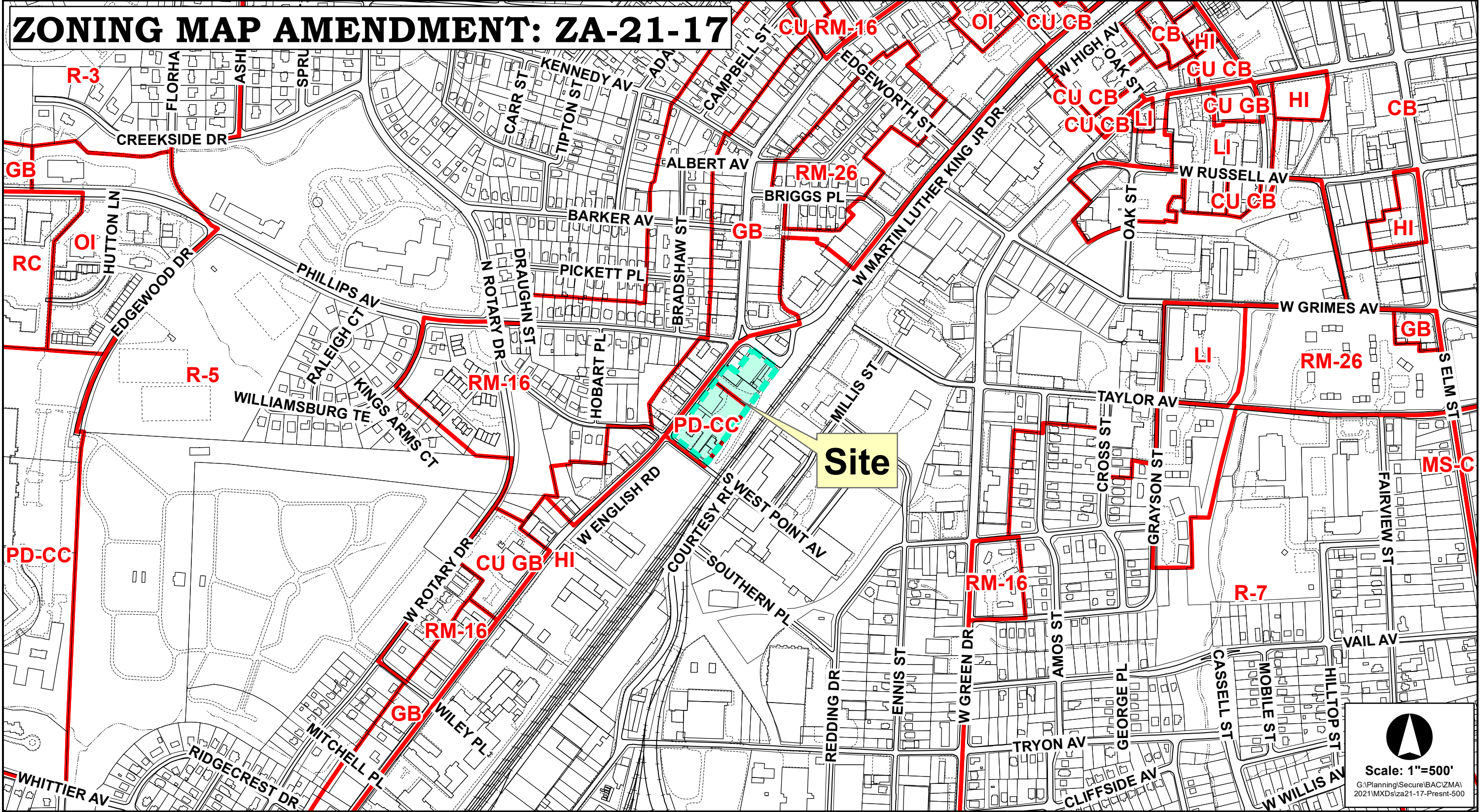
Thomasville



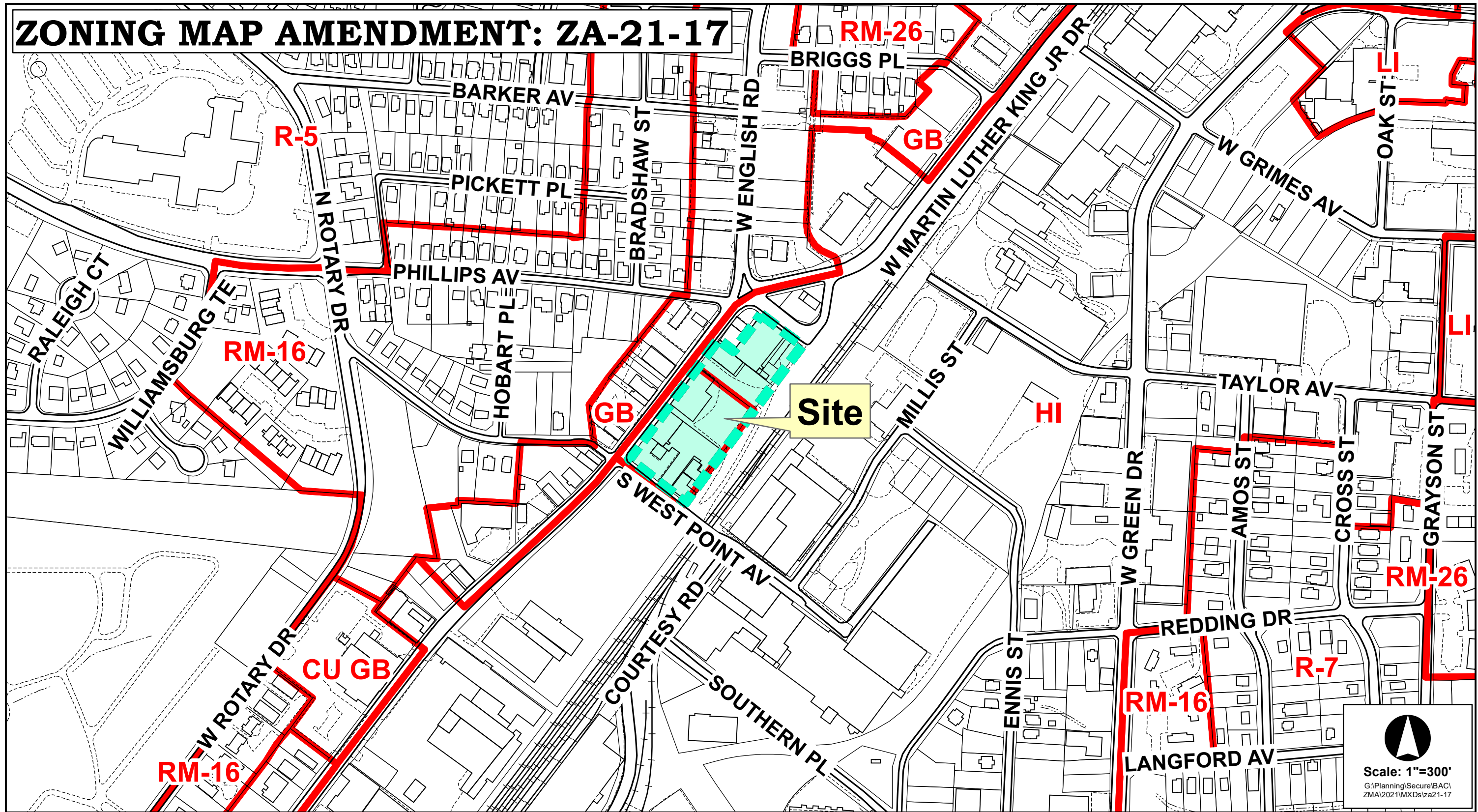
Scale: 1"=3000'

G:\Planning\Secure\BAC\ZMA\2021\MXDs\za21-17-Presnt-LM

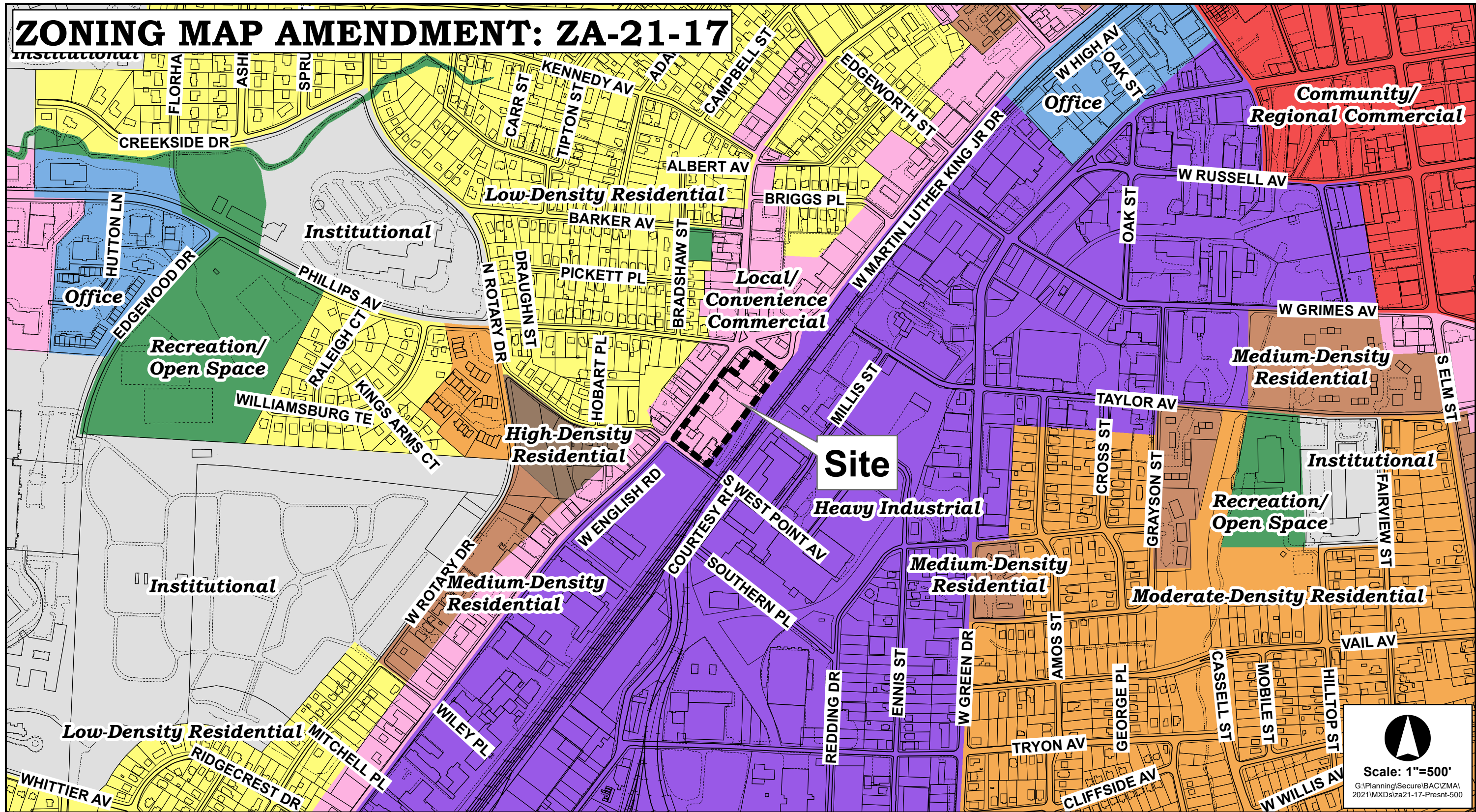
ZONING MAP AMENDMENT: ZA-21-17



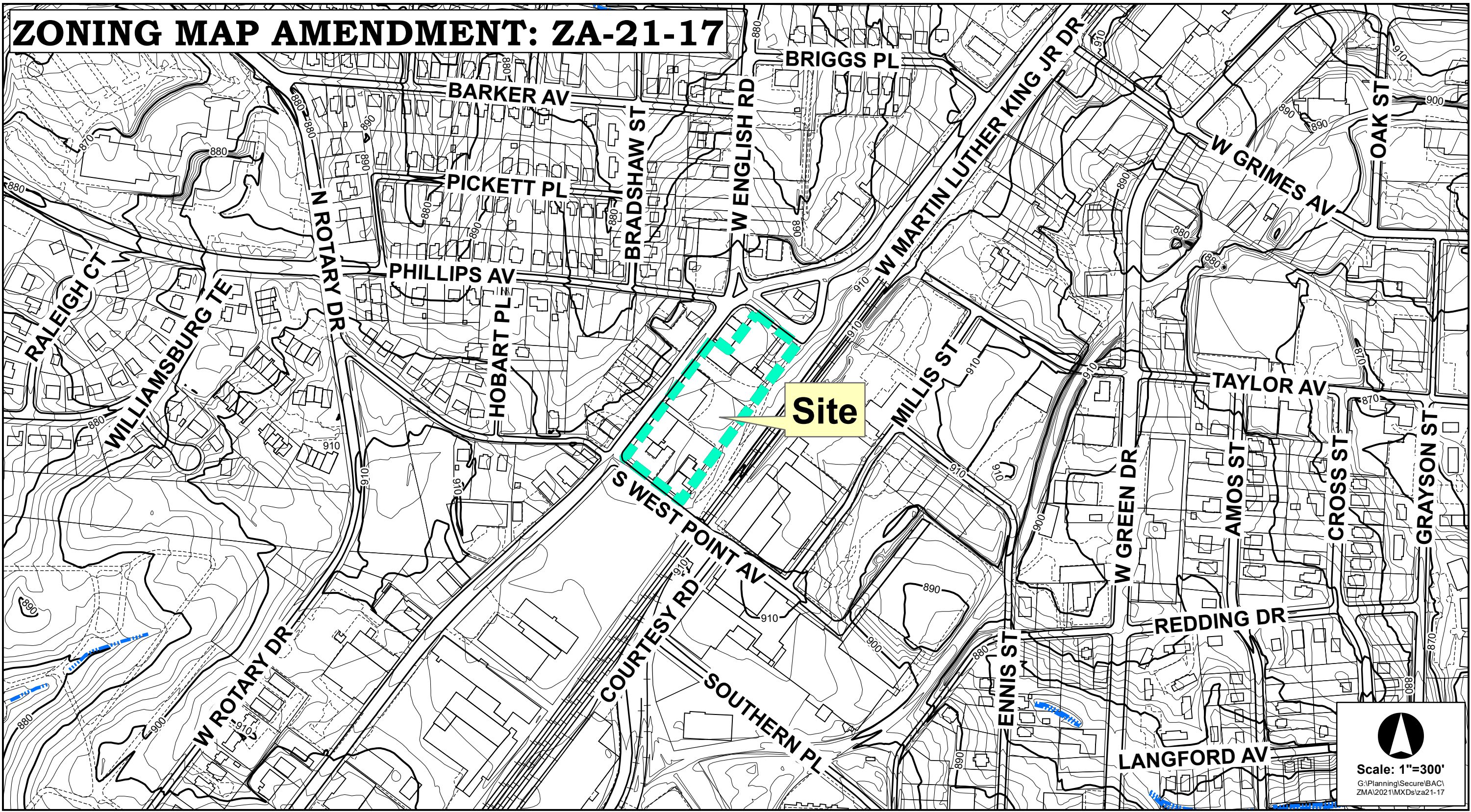
ZONING MAP AMENDMENT: ZA-21-17



ZONING MAP AMENDMENT: ZA-21-17

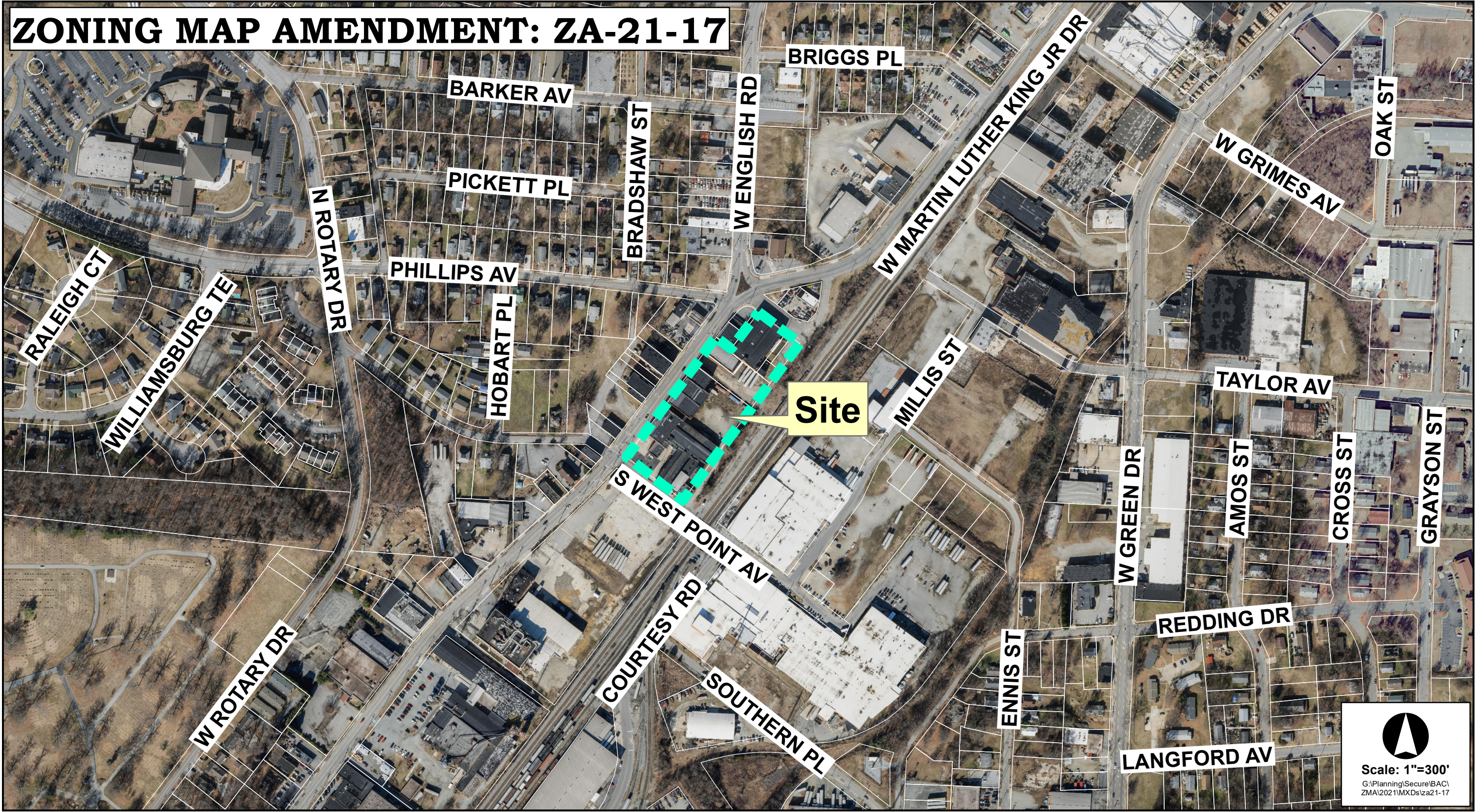


ZONING MAP AMENDMENT: ZA-21-17




Scale: 1"=300'
G:\Planning\Secure\BAC\
ZMA\2021\MXDs\za21-17

ZONING MAP AMENDMENT: ZA-21-17




Scale: 1"=300'
G:\Planning\Secure\BAC\
ZMA\2021\MXDs\za21-17

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 28, 2021 and before the City Council of the City of High Point on November 1, 2021 regarding **Zoning Map Amendment Case 21-17 (ZA-21-17)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 19, 2021, for the Planning and Zoning Commission public hearing and on October 20, 2021 and October 27, 2021, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 1, 2021**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Planned Development – Core City (PD-CC) District**. The property is approximately 3 acres lying along the east side of W. English Drive, between S. West Point Avenue and Phillips Avenue. The property is also known as Guilford County Tax Parcels 18700, 18701, 18702, 18703, 187096, 187097, 187098 and 187099.

SECTION 2

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

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with standards imposed in the PD-CC District, Master Plan Map and Development Standards, and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina

The 1st day of **November, 2021**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

**COHAB
PLANNED UNIT DEVELOPMENT
STATEMENT OF INTENT & DEVELOPMENT STANDARDS**

Applicant: John Muldoon

Adopted: **November 1, 2021**

Statement of Intent

The applicant intends to house a diverse array of uses to serve as an active center for the community, redeveloping the Historic Melrose Mill property on West English Road to create a year-round destination. COHAB will be a destination for designers to design, create, work, sell, and possibly live, offering a unique experience for community members as well as visitors to High Point. COHAB will provide opportunities for visitors to engage with up-and-coming talent through educational courses, workshops, public exhibitions and retail sales. For artists in residence and other on-site makers, there will be equipment available for creating prototypes and limited manufacturing.

COHAB intends to be a one-stop shop for creative minds to immerse themselves in the rich resources available in High Point. Possible opportunities for the COHAB community include permaculture gardens that feed on-site restaurant(s) and café(s), luxury hostel lodging, and health and wellness classes. All these amenities will be available to the public, providing a much-needed hub of activity and education for residents of and visitors to High Point to be enjoyed year-round.

The northern half of the site, which currently houses a warehousing and distribution use (City Transfer and Storage Company), will continue to be used for a warehousing use until such time it is folded into the COHAB community that lies south of these structures.

During Furniture Market, many of the interior and exterior spaces at COHAB will be transformed into temporary showrooms. The same café and short-term lodging services will be available for those visiting the area, providing West End hospitality for guests outside of downtown.

The owners of COHAB want to continue to serve the community they've been a part of for the last twenty years by offering a productive, flexible space for new ventures. They have chosen this area of High Point in an effort to instill a renewed sense of energy to this historical industrial corridor.

Proposed phases of development will be:

- First, occupancy by one or more tenants in existing building(s). Simultaneously, repairs will be made to the current exterior envelope and structural systems to make spaces ready for current and additional tenant occupancies. This may require additional coordination of utilities to be brought to the building to support the intended uses.
- Second, additional individual tenant improvements will be made as more lease agreements

are executed. A standard, linear, chronological “Phasing” Plan is not ideal for this development. The development will maintain mixed uses, including Commercial and Industrial occupancies, with a maximum of 40% as Market Showroom.

- **Third, incorporate the northern half of the site (City Transfer and Storage Company), into the COHAB facility.**

Development Standards:

Part 1. USES:

The following uses and their customary accessory uses shall be permitted, subject to the requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

A) Residential Use(s):

- a. Common Elements Recreation facilities
- b. Live / Work Dwellings
- c. Single Room Occupancies
- d. Rooming Houses
- e. Multi-Family Dwelling

B) Institutional Use(s):

- a. Assembly, major and minor
- b. Cultural Facilities, major and minor
- c. Public recreation facility
- d. Day Care Center
- e. Religious Institution
- f. Post-secondary Educational Facility

C) Commercial Use(s):

- a. Bar or Nightclub
- b. Restaurant, minor
- c. Office, major and minor
- d. Personal Services, major and minor
- e. Sports and Fitness center
- f. Retail Sales:
- g. Flea market / Antique Mall
- h. Retail sales, major and minor
- i. Bed & Breakfast
- j. Hotels or motels

D) Industrial Use(s):

- a. Minor manufacturing
- b. Microbrewery, micro-distillery and/or micro-winery
- c. Warehouse and Distribution
- d. Market Showroom
- e. Wholesale, major and minor

Part 2. CONDITIONS:

1) Development, Dimensional & Density Standards:

Primarily, there shall be a mixture of Commercial uses and Industrial uses, with a maximum of 40% allowed to be Market Showroom. Institutional and Residential uses are fully permitted in the development, but are excluded from the mandatory use mix requirements.

2) General Building Height, Setback and Development Requirements:

EXISTING BUILDING DIMENSIONAL STANDARDS		
STANDARD		ALL USES
Residential Density (units/acre)	Minimum	Per standards of the PD-CC District
	Maximum	Per standards of the PD-CC District
Minimum <u>Lot</u> Area (square feet)		N/A
Minimum <u>Lot</u> Width (feet)	Interior <u>lot</u>	100 ft.
	Corner <u>lot</u>	100 ft.
Minimum Street Setback (feet)		0 ft. setback is required (for existing buildings only)
Maximum Street Setback (feet)		N/A (due to existing building setbacks)
Minimum Perimeter Setback (feet)		0 ft. setback is required, but where provided, it is at least 5 ft.
Maximum Building Height (feet)		N/A

NEW DEVELOPMENT BUILDING DIMENSIONAL STANDARDS		
STANDARD		ALL USES
Residential Density (units/acre)	Minimum	Per standards of the PD-CC District
	Maximum	Per standards of the PD-CC District
Minimum Lot Area (square feet)		8,000 sf (Single Fam. & Multi-Fam.), N/A (All Other Uses)
Minimum Lot Width (feet)	Interior <u>lot</u>	60 ft.
	Corner <u>lot</u>	60 ft.
Minimum Street Setback (feet)		0 ft. setback is required, subject to structure being 10 ft. from back of curb
Maximum Street Setback (feet)		20 ft.
Minimum Perimeter Setback (feet)		0 ft. setback is required, but if provided, it shall be at least 5 ft.
Maximum Building Height (feet)		None, however, for each additional foot of height beyond 50 ft. up to 80 ft., the perimeter setback shall be increased by 1 ft.

Part 3. DISTRICT STANDARDS:

- 1) Building Compliance due to Expansion or Exterior Alteration
 - a) In cases where an existing building is expanded or enlarged by 25 percent or less of its gross floor area as it existed upon the effective date of the district upon the land, the expansion of the building shall either maintain the current appearance of the existing building or comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - b) In cases where an existing building is expanded or enlarged by more than 25 percent of its gross floor area as it existed upon the effective date of the district upon the land, the portion of the front and side building facades associated with the expansion or enlargement shall comply with the standards of this ordinance and comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - c) In cases where the exterior of an existing building is altered, the alterations shall conform to the standards of this section and The Secretary of the Interior's Standards for the Treatment of Historic Properties, to the maximum extent practicable.
- 2) Site Standards
 - a) Building Orientation: Any new buildings constructed on site shall be oriented with their primary facades facing the street.
 - b) Off-Street Parking: Off-Street parking is not required, but when provided, development in this PD-CC District shall comply with the following standards in addition to the applicable standards in Section 5.4, Off-Street Parking and Loading:
 - (1) New off-street parking areas shall not be located between the front building line and the street it faces
 - (2) New off-street parking areas on corner lots shall not contiguously front more than one (1) street.
 - c) Accessory Buildings
 - (1) Accessory buildings shall be located behind the rear building line of the principal building they serve.
 - (2) For group developments, accessory buildings can be located internally to the development. In no instance, shall an accessory building be located between a front building line that is established by a principal building and the street the principal building faces.
- 3) Building Standards: The following standards are applied to all new multi-family residential and nonresidential buildings and/or additions, except for locally or nationally designated individual historic structures, and contributing structures within a locally or nationally designated historic district, as applicable. These standards shall not apply to new development located at the rear of the site behind buildings fronting a public street.
 - a) Facade Articulation
 - (1) Front and side building facades shall include at least 2 or more of the following features, etc.:
 - (i) Recessed entryways;
 - (ii) Display windows;
 - (iii) Pedestrian Entrances

- b) Changes in wall plane (such as projections or recesses) Facade Materials
 - (1) Primary facade materials should not change at outside corners, and should continue around the corner to a logical point of conclusion such as a change in facade plane.
 - (2) Exterior building materials shall be continued to the finished grade on any elevation.
 - (3) The use of vinyl siding as the primary facade material is prohibited.
- c) Facade Transparency
 - (1) The front building facades facing a street shall maintain non-reflective, transparent windows on at least 50 percent of the façade area between 2 and 8 feet above average grade.
- d) Roof-Mounted Equipment
 - (1) For sloped roofs, equipment and other roof penetrations should be located and screened to have a minimal visual impact as seen from the public right-of-way at a height of 6 feet.
 - (2) In cases where complete screening is not practical, all roof-mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance
 - (3) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are exempt from the screening requirements described in this subsection.

Part 4. LANDSCAPING, SETBACKS AND BUFFERS:

See Sections 5.5.3 E & H of the Development Ordinance for exceptions utilized.

Part 5. TRANSPORTATION:

Vehicular Access and Improvements:

- a) Access shall be from the driveway on S. West Point Avenue, **from the existing access drive on W. English Road (located on Guilford County Tax Parcel 187099 and from Phillips Avenue.**
- b) Access may be gated in the future with proper approval and review from HPDOT and Emergency Services
- c) The City of High Point Transportation Director and the NCDOT shall approve the exact location and design of access point improvements.

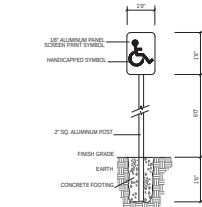
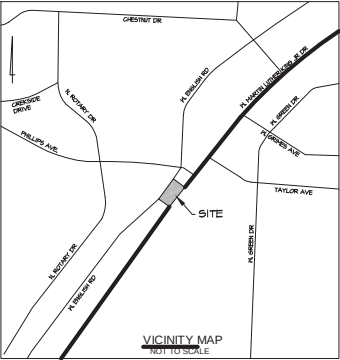
Part 6. RELATIONSHIP OF PERMIT TO DEVELOPMENT ORDINANCE:

The use and development of the subject site shall be subject to the uses and conditions within this Development Standards document and the Statement of Intent. The City of High Point Development Ordinance shall govern issues not addressed within these documents.

PROJECT NAME	COHAB
CONTACT PERSON	JOHN MULDOON 1-888-992-5822 1541 W. ENGLISH ROAD HIGH POINT, NC 27262
PROJECT LOCATION	1541 W. ENGLISH ROAD, HIGH POINT, NC 27262
DESIGN PROFESSIONAL	SAMSEL ARCHITECTS
ZONING DISTRICT	HIGH INDUSTRIAL (HI)

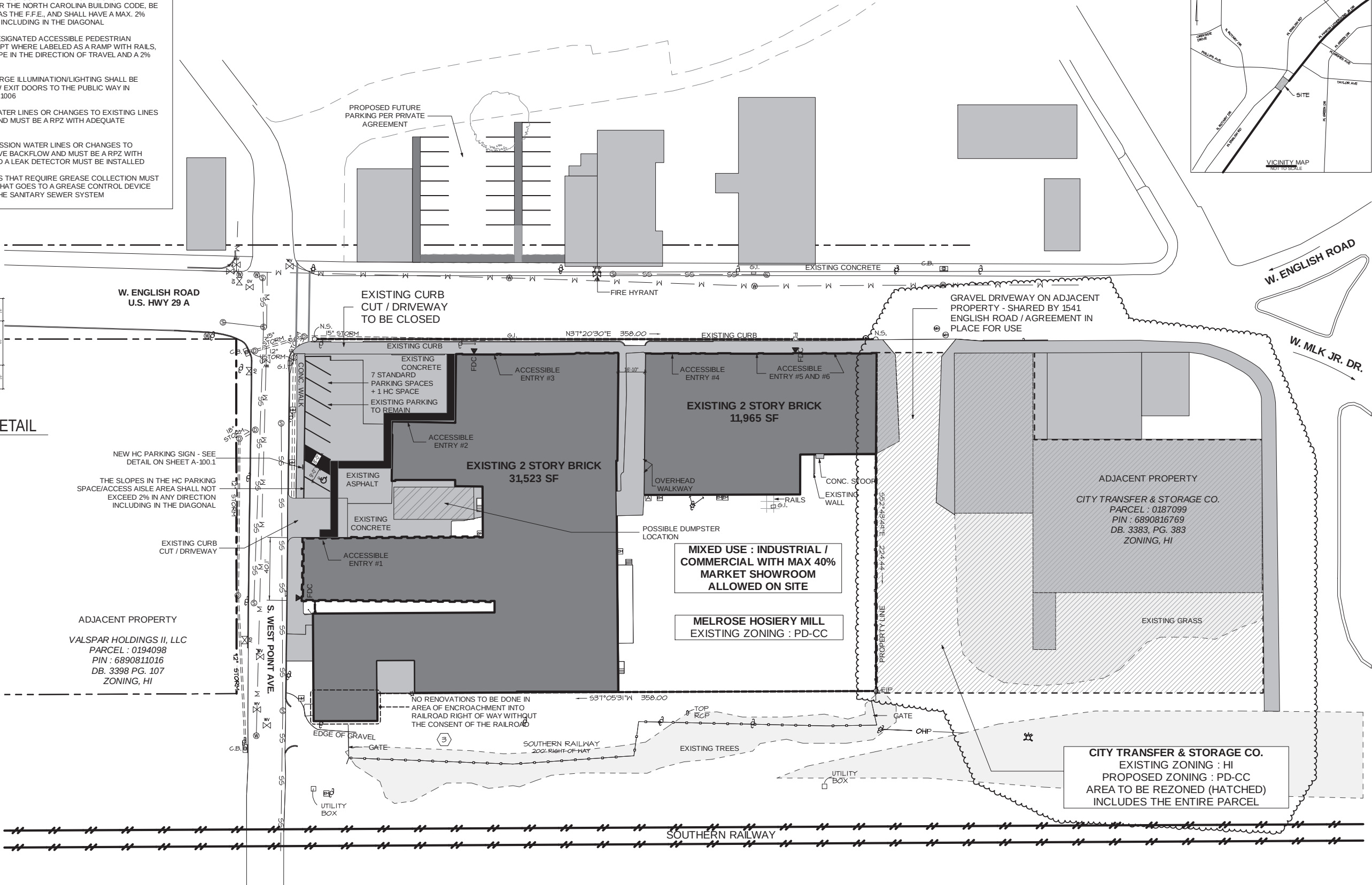
GENERAL NOTES

1. LANDINGS OUTSIDE ALL ACCESSIBLE ENTRANCE DOORS AND NEW EXITS SHALL BE SIZED PER THE NORTH CAROLINA BUILDING CODE, BE AT THE SAME ELEVATION AS THE F.F.E., AND SHALL HAVE A MAX. 2% SLOPE IN ANY DIRECTION INCLUDING IN THE DIAGONAL
2. THERE SHALL BE NO DESIGNATED ACCESSIBLE PEDESTRIAN ROUTES/SIDEWALK, EXCEPT WHERE LABELED AS A RAMP WITH RAILS, WHICH EXCEED A 5% SLOPE IN THE DIRECTION OF TRAVEL AND A 2% CROSS SLOPE
3. EXTERIOR EXIT DISCHARGE ILLUMINATION/LIGHTING SHALL BE REQUIRED FROM ALL NEW EXIT DOORS TO THE PUBLIC WAY IN COMPLIANCE WITH NCBC 1006
4. ANY NEW DOMESTIC WATER LINES OR CHANGES TO EXISTING LINES MUST HAVE BACKFLOW AND MUST BE A RPZ WITH ADEQUATE DRAINAGE
5. ANY NEW FIRE SUPPRESSION WATER LINES OR CHANGES TO EXISTING LINES MUST HAVE BACKFLOW AND MUST BE A RPZ WITH ADEQUATE DRAINAGE AND A LEAK DETECTOR MUST BE INSTALLED
6. ANY NEW OCCUPANCIES THAT REQUIRE GREASE COLLECTION MUST INSTALL A SERVICE LINE THAT GOES TO A GREASE CONTROL DEVICE AND DISCHARGES INTO THE SANITARY SEWER SYSTEM



HC SIGN DETAIL

SCALE: 1/4" = 1'-0"



SAMSEL
ARCHITECTS

P.A.
60 Biltmore Avenue
Asheville, NC 28801
P: 828.253.1124
F: 828.254.7316
www.samselarchitects.com



PROJECT:

COHAB
PHASE 2

1541 W ENGLISH RD
HIGH POINT, NC
27262

SHEET TITLE:

PD-CC
REZONING
SITE PLAN -
REVISION

DATE:	DESCRIPTION:
08/13/21	PD-CC REVISION #1

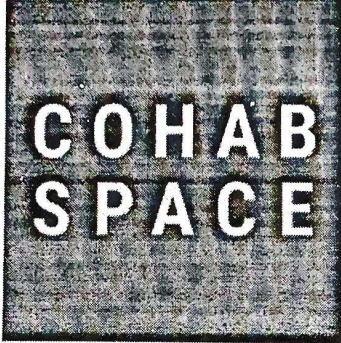
PROJECT #:	17.28
DRAWN BY:	MMC
CHECKED BY:	NB, CK
SHEET #:	

L-104

COPYRIGHT 2021
SAMSEL ARCHITECTS, P.A.

**Citizens Information Meeting Report
Zoning Map Amendment 21-17**

**Submitted by: John Muldoon, on behalf of
Cohab Inc.**



COHAB SPACE INC.
1547 West English Street
High Point, NC 27262
888-475-3030 FAX:336-899-8950
INFO@COHAB.SPACE
WWW.COHAB.SPACE

September 14, 2021

TO: Planning and Development Office, City of High Point, NC

FROM: John Muldoon, Cohab Space Inc

RE: Zoning Map Amendment Citizen Information Letter Report

John Muldoon, on behalf of Cohab.Space, has completed the Citizen Information Meeting requirement in support of our petition for a Zoning Map Amendment for the property located at 1547 West English Street, High Point, NC 27262.(Record ID ZA-17-107). As required, all surrounding property owners within 300 feet of the proposed zoning site were notified by Cohab Space Inc. Please refer to the Surrounding Property Owner List attached.

In lieu of a Citizen Information Meeting, and in accordance with guidance from the City of High Point Planning & Development department, a Citizen Information letter was prepared and sent to surrounding property owners to provide them with adequate information regarding our petition for a Zoning Map Amendment. This correspondence also included contact information and instructions to direct questions, comments, and/ or concerns to Cohab Inc. The Attached Citizen Information Letter was mailed to surrounding property owners on 9/ 3/21.

To date, Cohab Inc has received no correspondence from surrounding property owners in reference to this matter.

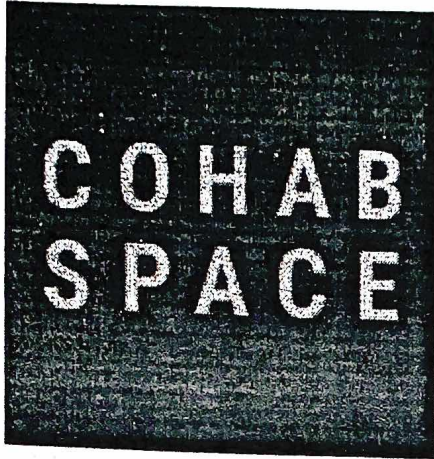
Please let me know if you have any questions regarding this report.

Best Regards,

A handwritten signature in black ink, appearing to be "John Muldoon", written over a horizontal line.

John Muldoon, President

Cohab Inc.



COHAB SPACE INC.

1547 West English Street

High Point, NC 27262

888-475-3030, fax 336-899-8950

www.cohab.space

Info@cohab.space

September 3rd, 2021

TO: Owners of property near 1547 West English Street, High Point, NC 27262

From: John Muldoon, COHAB SPACE Inc.

RE: Zoning Map Amendment Citizen Information Letter

John Muldoon, President, on behalf of COHAB SPACE Inc. has submitted a Zoning Map Amendment (Rezoning) Application to the City of High Point Planning and Development department for the property located at 1547 West English Street, High Point, NC 27262.

A request by COHAB to rezone approximately 2.9 acres from the Planned Development – Core City (PD-CC) District an Heavy Industrial (HI) District to and amended Planned Development- Core City (PD-CC) District. The Site is lying along the east side of the W English Drive, between S. West Point Avenue and Phillips Avenue.

Proposal/ Uses

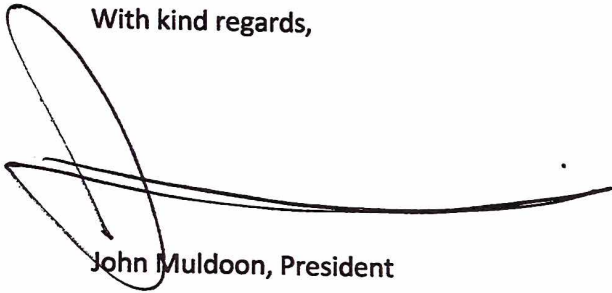
To amend an existing Planned Development District to expand the land area of this district.

Site will consist of a mixture of industrial commercial and market showroom uses.

AS required by the rezoning process, all surrounding property owners within 300 feet of the proposed zoning site must be notified by the applicant and a Citizen Information Meeting must be held. However, in accordance with the approved means of notification from the applicant per the City of High Point Planning and Development office, this information letter shall serve as the means of notification in lieu of a Citizen Information Meeting.

Please write, email, or call COHAB SPACE Inc. by September 13th, 2021, with any comments, questions or concerns regarding this rezoning request.

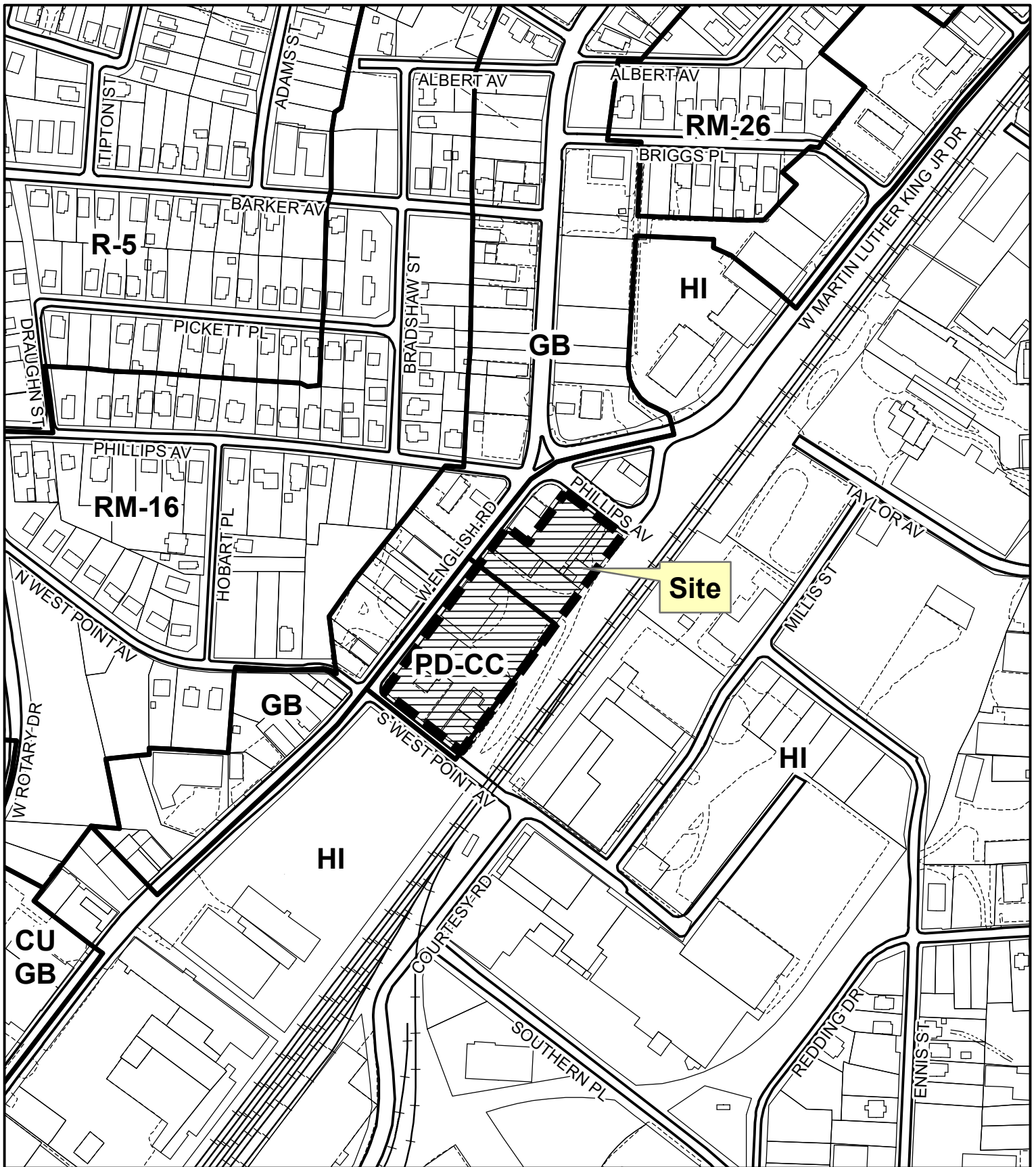
With kind regards,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long horizontal stroke that tapers to the right.

John Muldoon, President

COHAB SPACE Inc.

ENC: Property Location Map



ZONING MAP AMENDMENT: ZA-21-17

From: Planned Development-Core City (PD-CC) and Heavy Industrial (HI)

To: Planned Development-Core City (PD-CC)

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

**Planning & Development
Department**

City of High Point



Scale: 1"=300'
G:\Planning\Secure\BAC\
ZMA\2021\MXDs\za21-17

3-4 HOLDINGS LLC
PO BOX 2002
HIGH POINT NC 27261

801 MILLIS LLC
PO BOX 1010
BOCA GRANDE FL 33921

AARYA 12 INC
1421 W ENGLISH RD
HIGH POINT NC 27262

AJW OF NC LLC
1500 W ENGLISH RD
HIGH POINT NC 27262

ATLANTIC INSURANCE & REALTY CO
PO BOX 5252
HIGH POINT NC 27262

AXALTA COATING SYSTEMS USA LLC
2001 MARKET ST STE 3600
PHILADELPHIA PA 19103

BATUL, SAFINA;HALIM, MOHAMMED ILYAS;ILYAS,
HUSSNAIN BIN
305 TIMBERWOOD DR
HIGH POINT NC 27260

BROOKS, BONITA;BROOKS, JOSEPH G
1513 MCGUINN DR
HIGH POINT NC 27262

BROWN, BRIEN T;BROWN, ANGELA
1162 SULLIVAN RD
THOMASVILLE NC 27360

Carter B. Lassiter - City Transfer & Storage
1272 Westminster Av
HIGH POINT NC 27262

CITY TRANSFER & STORAGE CO
PO BOX 2122
HIGH POINT NC 27261

COHAB SPACE LLC - JOHN MULDOON
1547 W ENGLISH RD
HIGH POINT NC 27262

CROMER, RANDALL C
1414 W ENGLISH RD
HIGH POINT NC 27260

DAVIS, TAMMY C;DAVIS, ALLEN L
1616 W ENGLISH RD
HIGH POINT NC 27262

DEADMON, LORRAINE S
1405 BRADSHAW ST
HIGH POINT NC 27262

FITESA HIGH POINT INC
840 SE MAIN ST
SIMPSONVILLE SC 29681

FRANK, BILLY JOHN;FRANK, KAREN S
3932 HILLCREST CT
SOPHIA NC 27350

GUILFORD INVESTMENT PROPERTIES LLC
2527 WHITE OAK RD
RALEIGH NC 27609

GUZMAN-ECHEVERRIA, JOSE DIMAS
306 PHILLIPS AVE
HIGH POINT NC 27262

HERNDON, J WILLIAM JR
1526 W ENGLISH RD
HIGH POINT NC 27262

HIGH POINT MILLIS AVE LLC
812 MILLIS ST
HIGH POINT NC 27260

HUMPHRIES PROPERTY MANAGEMENT LLC
1711 BURKE RD
SHELBY NC 28152

Irvin S. Lassiter - City Transfer & Storage
4308 Broadwater Dr
Kernersville NC 27284

JARRELL INVESTMENT PROPERTIES LLC
2527 WHITE OAK RD
RALEIGH NC 27609

KHAN, HAIDER ALI
805 OVERBROOK DR
THOMASVILLE NC 27360

KHAN, TANVEER
504 FERNDAL BLVD
HIGH POINT NC 27262

NC STATE HIGHWAY COMMISSION
PO BOX 14996
GREENSBORO NC 27415

REEDY FORK EARLY LEARNING ACADEMY LLC
1616 W ENGLISH RD
HIGH POINT NC 27262

RENTERIA, ALBERTO GARCIA;ARROYO, MINERVA
YANEZ
819 FORD ST
LEXINGTON NC 27292

Ronald C. Lassiter - City Transfer & Storage
1534 Squire Davis Rd
Kernersville NC 27284

STADIUM INVEST LLC
79 WINDWARD CV
THE WOODLANDS TX 77381

TOLEDO, JUAN LUIS;ESPITIA-PEREZ, MANUEL
SALVADOR
1530 W ENGLISH RD
HIGH POINT NC 27262

WHITEWOOD HOLDINGS LLC
100 LIBERTY DR
THOMASVILLE NC 27360

WILSON, DEL RAY;WILSON, REBECCA ANN
1746 LEE LAYNE RD
RAMSEUR NC 27316



November 1, 2021

To: Randy McCaslin, Deputy City Manager

From: Thanena Wilson, Interim Dir. of Community Development & Housing

Subject: Strategic Update on Code Enforcement Activity for October 2021

This report summarizes Code Enforcement activity for the month of October. During this period Local Codes Enforcement (LCE) staff processed 24 new minimum housing complaints; 59 new public nuisance complaints and collected 314 signs. Additionally, during the month of October:

- LCE staff recorded 32 zoning complaints.
- A total of 100 Public Nuisance cases were abated (35 - City abated and 65 - owner abated).
- Two inspectors did work on a Saturday morning (10/23) and collected 132 signs
- 6 properties out for demolition bids to be submitted
- 3 properties waiting on demolition
- There are three housing cases with an ordinance passed for demolition waiting for repairs to be completed (337 Wingo, 216 Underhill and 1004 Prospect).
- Three inspector positions remain open and interviews are underway.
- During the report period there were 421 total active cases:
 - o 230 active minimum housing cases
 - o 82 active public nuisance cases
 - o 109 active zoning cases

Please see the attachment containing a table summarizing detailed activity and pictures.

Local Codes Enforcement Montly Activity

[illegible]



CITY OF HIGH POINT
CODE ENFORCEMENT
VIOLATION NOTICE

NOTICE IS HEREBY GIVEN THAT THE FOLLOWING VIOLATION HAS BEEN OBSERVED AT THE ABOVE DESCRIBED PROPERTY:

VIOLATION: ☒ EXCESSIVE WEEDS

DATE OF VIOLATION: 7/25/18

VIOLATION NUMBER: 18-00000

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF HIGH POINT AT 704-881-2777.









607

PRIVATE
PROPERTY













CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 21-05**

(Jay Patrick Short and Dawn M. Short)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: November 1, 2021

Public Hearing: Yes

Advertising Date: October 21, 2021

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

Advertised By: Planning & Development

PURPOSE:

A request by Jay Patrick Short and Dawn M. Short for a voluntary noncontiguous annexation of approximately 74 acres located along the north and south sides of Cox Avenue and west of Jackson Lake Road. The property is known as Guilford County Tax Parcels 161559 and 157930.

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends ***approval*** of Annexation 21-05.

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

**STAFF REPORT
ANNEXATION 21-05
November 1, 2021**

Request	
Applicant: Jay Patrick Short and Dawn M. Short	Owners: Jay Patrick Short and Dawn M. Short
Proposal: Voluntary non-contiguous annexation.	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 21-19

Site Information	
Location:	The site is located along the north and south sides of Cox Avenue and west of Jackson Lake Road.
Tax Parcel Number:	Guilford County Tax Parcels 161559 and 157930.
Site Acreage:	Approximately 73.8 acres
Current Land Use:	Undeveloped
Current Zoning:	The site is within the City's ETJ Area, and is currently subject to the City's zoning requirements. The current R-5 District, for that portion of the site lying north of Cox Avenue, is not proposed to be changed. The current CU-EC and R-5 zoning districts along the south side of Cox Avenue is proposed to be changed, under Zoning Map Amendment 21-19, to a Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District.
Current Fire District:	Guil-Rand Fire District
Proposed Development:	The property owner has a buyer that is proposing to develop a 420-unit residential subdivision consisting of single family and townhome dwellings.
Proposed Unit Type, Number and Average Value:	The developer estimates the average selling price per unit to be approximately \$325,000. They also estimate the entire project, including cost for road and utility improvement to have an estimated total value of \$136,175,000.
Proposed Build-out Schedule:	Approximately four years.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 2. If approved, the annexation area will be part of Ward 2.
Physical Characteristics:	The site is heavily wooded and has a moderate to severely sloping terrain. A perennial stream runs from north to south through the middle of the site, with a 100 year flood zone lying along both sides of this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line lie to the west of the site within Baker Road. Also, a 24-inch City sewer line runs along the southern boundary of the site.

General Drainage and Watershed:	The site drains in a general southerly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for residential development that is greater than one dwelling unit per acre or for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	R-5	Residential Single Family - 5 District	Single family dwellings, religious institution and undeveloped parcels
South:	CU-EC	Conditional Use Employment Center District	Undeveloped (<i>lying across I-74</i>)
East:	R-5	Residential Single Family - 5 District	Single family dwellings
West:	R-5	Residential Single Family - 5 District	Single family dwellings

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Cox Avenue	Local	975 ft.
	Jackson Lake Road	Minor Thoroughfare	740 ft.
Vehicular Access:	Jackson Lake Road and Cox Ave		

City Department Comment Summary
The annexation site lies approximately 950 feet to the west (0.2+ mile) of the current City of High Point corporate limits; thus, comments were not requested for this proposed annexation. Annexation petitions for lands within proximity to existing service areas do not warrant individual department comments.

Details of Proposal
The applicant is requesting annexation to have access to City utilities to facilitate development of a residential subdivision. This property is situated in the southeastern portion of the City's planning area within the City of High Point extraterritorial jurisdiction (ETJ) Area. The ETJ Area is a designation for lands adjacent to the City limits where Guilford County has granted the City of High Point zoning and building permit authority.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is within the City's ETJ Area and less than ¼ mile from the current corporate limits. Base on the size of the proposed development and that City services and service vehicles are already present in this area, this annexation request will not negatively impact the City's ability to provide services in this area.

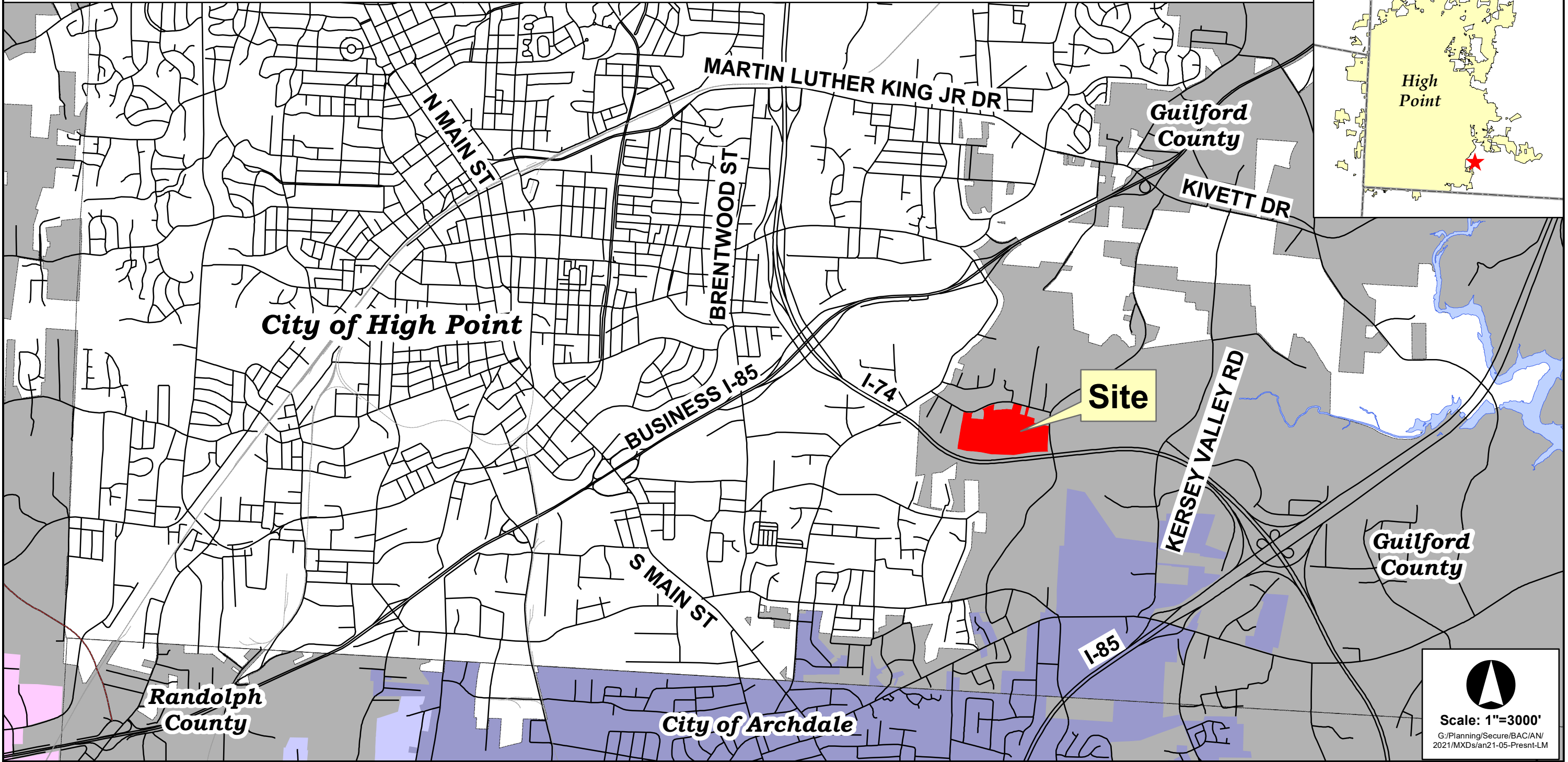
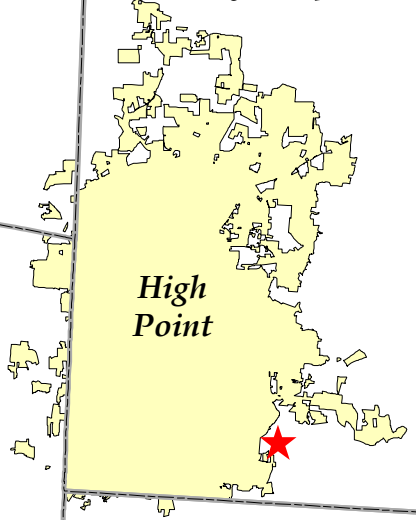
Report Preparation

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

LOCATION MAP

ANNEXATION REQUEST: AN-21-05
Applicant: Jay Patrick Short and Dawn M. Short

Vicinity Map

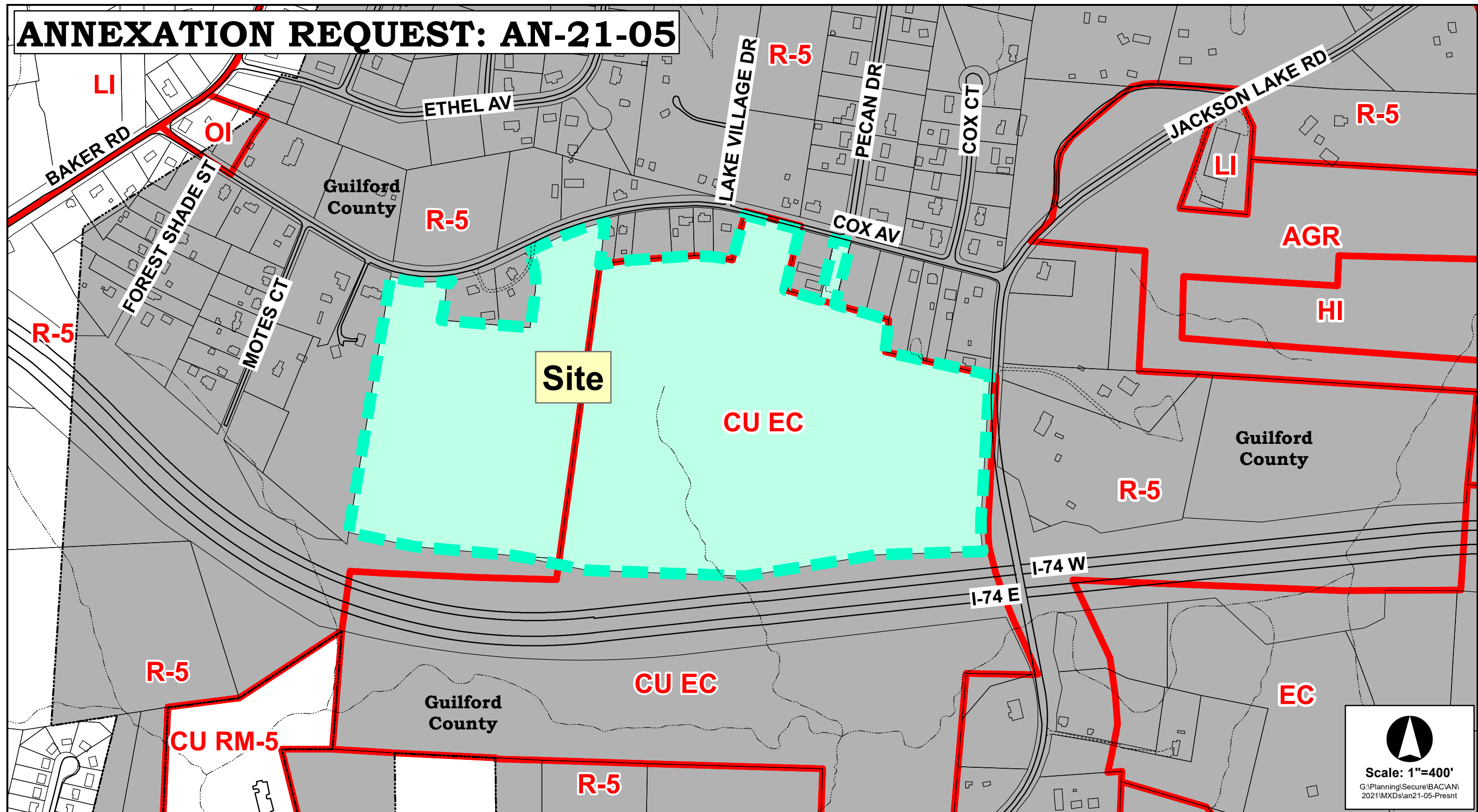




Scale: 1"=3000'

G:\Planning\Secure\BAC\AN\2021\MXD\an21-05-Presnt-LM

ANNEXATION REQUEST: AN-21-05



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

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

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 1st day of November, 2021; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 1, 2021.

ANNEXATION DESCRIPTION

Jay Patrick Short and Dawn M. Short
Annexation Case AN-21-05 (AN-21-05)
Guilford County Tax Parcels 161559 and 157930.

The site is located along the north and south sides of Cox Avenue and west of Jackson Lake Road and specifically described as follows:

SECTION 2. Upon and after **November 1, 2021** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

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

Adopted by the City Council
City of High Point, North Carolina
The **1st** day of **November, 2021**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 28, 2021 and before the City Council of the City of High Point on November 1, 2021 regarding **Zoning Map Amendment Case 21-19 (ZA-21-19)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 19, 2021, for the Planning and Zoning Commission public hearing and on October 20, 2021 and October 27, 2021, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 1, 2021**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Residential Multifamily 16 (CZ RM-16) District**. The property is approximately 70 acres, located south of Cox Avenue and west of Jackson Lake Road. The property is also known as Guilford County Tax Parcel County Tax Parcels 161559 and 157930 (portion lying south of Cox Avenue).

SECTION 2

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

Part I. **USES:**

A. **Permitted Uses:**

Any uses allowed in the Residential Multifamily – 16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. **Prohibited Uses:**

1. The Multifamily dwelling use type (Household Living Use Category), as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.
2. All land uses under the Group Living Use Category, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

C. Restricted Uses:

1. That portion of the zoning site abutting Guilford County Tax Parcel 157924 (1308 & 1310 Cox Ave.) and within ~~150~~ **400** feet of the Cox Avenue right-of-way, the only Household Living use type permitted shall be the single family detached dwelling use type.
2. Within 150 feet of the Jackson Lake Road right-of-way, development shall be limited to those uses permitted within the R-3 District.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. The maximum density for any use under the Household Living use category shall not exceed ~~6.5~~ **six (6)** dwelling units per acre.
2. Within 150 feet of the Jackson Lake Road right-of-way development shall be subject to the R-3 District standards.

B. Landscaping, Buffers and Screening.

1. A minimum 15 foot wide Streetyard, planted to Type C rate, shall be installed along the Cox Avenue frontage of the zoning site. This streetyard shall be included within a common area. This standard shall not apply to that portion of the zoning site current uses as parking for the religious institution located at 1352 Cox Avenue (Guilford County Tax Parcel 161563).
2. If access to the zoning site is taken from Jackson Lake Road, then a minimum 15 foot wide Streetyard, planted to Type C rate, shall be installed along the Jackson Lake Road frontage of the zoning site. This condition shall not apply to driveway access serving an individual single family detached dwelling(s) oriented towards Jackson Lake Road.

3. Fencing/Screening(northwestern boundary of the site – abutting 1308 Cox Avenue – Guilford County Tax Parcel 157924):

- a) The applicant shall construct a 6-foot high opaque fence from the Cox Avenue right-of-way (at the northwestern corner of tax parcel 157930), extending southward a minimum of 200 feet along the western boundary of tax parcel 157930, which abuts tax parcel 157924.
- b) As part of obtaining grading or preliminary plat approval for any portion of the site abutting Guilford County Tax Parcel 157924, the property owner shall apply for and obtain a fence permit. The fence shall be installed prior to Final Plat approval for the northwestern portion of the zoning site. This fence shall be depicted on the Final Plat for this portion of the zoning site.

(NOTE: Fencing shall be subject to standards of Section 5.11.5 of the Development Ordinance. Fence height may be restricted to a

height to 4-feet within 15 feet of the Cox Avenue right-of-way or where adjacent to the front yard setback of 1308 Cox Avenue).

C. Transportation Conditions.

1. Access:

- a) A maximum of three points of access shall be allowed to Cox Avenue.
- b) Driveway access from individual dwelling units shall not be permitted to Cox Avenue.

2. Improvements

- a) As a part of driveway permit approval, the property owner shall provide an eastbound right turn lane with appropriate storage and taper at Access C as shown in the Traffic Impact Analysis (TIA dated August 2021 prepared by Ramey Kemp & Associates, Inc. - RKA Project No 21388).
- b) As a part of driveway permit approval, the property owner shall provide a westbound left turn lane with appropriate storage and taper at Access A as shown in the Traffic Impact Analysis (TIA dated August 2021 prepared by Ramey Kemp & Associates, Inc. - RKA Project No 21388).

SECTION 3

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

SECTION 4

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

SECTION 5

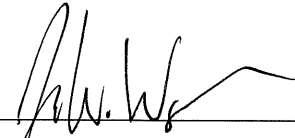
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

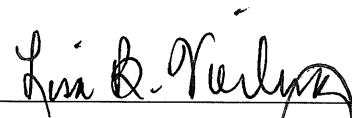
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 1st day of November, 2021

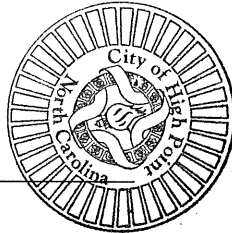
By: _____


Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment of Trustee for the Environmental Remedial Trust (ERT)

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, November 1, 2021

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

Attachments: Appointment of City Trustee

Purpose/Background:

Previously the City appointed Terry Houk, Director of Public Services, as City Trustee of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remediation Trust Fund Agreement ("Seaboard Trust"). Due to Mr. Houk's upcoming retirement from the City, Council is requested to accept the resignation of Mr. Houk as City Trustee and appoint Robby Stone, Deputy Director of Public Services as the City Trustee of the Seaboard Trust.

Budget Impact:

None

Recommendation:

Staff recommends Council accept the resignation of Terry Houk as City Trustee and appoint Robby Stone, Deputy Director of Public Services as City Trustee of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remedial Action Trust Fund Agreement Seaboard Trust.

NOTICE OF RESIGNATION OF CITY TRUSTEE
FOR THE SEABOARD CHEMICAL CORPORATION/RIVERDALE DRIVE
LANDFILL REMEDIAL ACTION TRUST FUND AGREEMENT

I, Terry Houk, do hereby tender my resignation as City Trustee for the Seaboard Chemical Corporation/Riverdale Drive Landfill Remedial Action Trust Fund Agreement (“Remedial Trust”).

In accordance with Section X. of the Remedial Trust, notice of my resignation is hereby served upon the City to be effective thirty (30) days after delivery of this Notice or upon the written acceptance of the appointment of a successor City Trustee, whichever is earlier.

Terry Houk

Date: _____

APPOINTMENT OF CITY TRUSTEE
FOR THE SEABOARD CHEMICAL CORPORATION/RIVERDALE DRIVE
LANDFILL REMEDIAL ACTION TRUST FUND AGREEMENT

In accordance with Section X. of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remedial Action Trust Fund Agreement (“Remedial Trust”), the City of High Point (“City”) hereby appoints as successor City Trustee:

Robby Stone (“Appointee”)
Deputy Public Services Director
City of High Point
P.O. Box 230
High Point, NC 27261
(336) 883-3218
robby.stone@highpointnc.gov

This appointment shall be effective upon receipt of the Appointee’s Acceptance of Appointment by the City.

The successor City Trustee shall have all the rights, powers, duties, authority, and privileges as if initially named as City Trustee under the Remedial Trust. The City hereby executes and agrees to the terms of the Remedial Trust.

Adopted by City Council this 1st day of November, 2021.

CITY OF HIGH POINT

By: _____
Mayor Jay W. Wagner

Date: _____

ATTEST:

Lisa B. Vierling
City Clerk



MANAGER'S BRIEFING
October 4, 2021 – 3:30 p.m.
Council Chambers-Municipal Building

MINUTES

CALL TO ORDER

The meeting was called to order at 3:30 p.m.

Present:

Mayor Jay W. Wagner; Mayor Pro Tem Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large [arrived at 4:44 p.m.]; Council Member Cyril Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Monica Peters, Ward 3 [arrived at 3:35 p.m.]; Council Member Wesley Hudson, Ward 4 [arrived at 3:48 p.m.]; and Council Member Victor Jones, Ward 5

Absent:

Council Member Michael Holmes, Ward 6

Staff Present:

Tasha Logan Ford, City Manager; Randy McCaslin, Deputy City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Jeron Hollis, Managing Director; Trevor Spencer, Engineering Services Director; Steve Lingerfelt, IT Services Director; Ryan Ferguson, Marketing Manager; Lee Tillery, Parks and Recreation Director; Heidi Galanti, Planning Administrator; Andy Piper, Senior Planner; Stephen Hawryluk, Budget and Performance Manager; Mark McDonald, Transportation Director; Bobby Fitzjohn, Financial Services Director; Rase McCray, Human Relations Manager; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

1. *Presentation-Community Inventory & Analysis (CIA)*
2. *Hand Out-Task 1 of the Comprehensive Plan*
3. *Presentation-Update-The Office of Diversity, Equity & Inclusion (DEI)*
4. *Presentation-Update-Transportation Bond Projects*
5. *Presentation-Update-Parks & Recreation General Obligation Bond Projects*

PRESENTATION OF ITEMS

2021-439 Community Inventory and Analysis- Task One of the Comprehensive Plan Update

Staff will share a presentation on the Community Inventory and Analysis- Task One of the Comprehensive Plan Update.

Heidi Galanti, Planning Administrator, Planning and Development Department extended greetings; said that the Task One Community Inventory and Analysis (CIA) of the Comprehensive Plan (Plan) was completed; spoke to launching a website for the Plan that would be the source for public information; recognized Andy Piper, Senior Planner, Planning and Development Department as well as other staff in the Planning and Development Department for their hard work and efforts; provided a brief history of the Plan for the city of High Point dating back as early as 1947; expressed the need to continue the momentum for the city; said that the CIA was to establish a baseline of where we are as a community; spoke to the benefits of the Plan; and recognized Mr. Piper to give a presentation regarding the CIA-Task One of the Comprehensive Plan.

Mr. Piper made a PowerPoint Presentation (PPP) regarding the CIA Background analysis of existing conditions in the city; explained what the CIA was; said it was a starting point based on facts and data; and was not based on replacing other planning efforts; said that the CIA would be presented using StoryMaps because of its flexibility for users; said it was a group effort; and explained and discussed the following tabs that would be provided on the Plan's website:

- *Introduction and Purpose*
- *Demographics*
- *Socioeconomics*
- *Housing*
- *Land Use & Zoning*
- *Economy*
- *Infrastructure*
- *Community Services & Facilities*
- *Cultural & Environmental Resources*
- *Trends Analysis*
- *Benchmarking of Key Indicators*

Mr. Piper concluded and provided instructions regarding the website to access the CIA; and entertained questions.

Mayor Pro Tem Moore inquired if the website would be providing up to date information. Mr. Piper replied that another heat map could be in the future to accommodate that; and that the website included a snapshot in time to establish a baseline.

Council Member Hudson inquired on the number of Brownfield redevelopments that the city had. Mr. Piper replied the Brownfield redevelopments were not on the map; said that was something that could be looked at during the comprehensive plan process; and noted that today's presentation was an overview of what a brownfield was.

Mr. Piper continued discussion regarding benchmarking of key indicators; how success was measured; provided the website with the analysis; and entertained questions.

Mayor Pro Tem Moore inquired on the timeframe for the next step regarding the Plan. Ms. Galanti replied that the next step in the Plan would be Task 2 which is an policy audit; said that the audit would begin in house completed by an outside consultant; the cost for the consultant would total in the amount of \$350,000; \$300,000 would be for the consultant; \$50,000 would be used for public education series on educating the public on different planning theories and topics; the audit would take three years to complete; and if the consultant was hired in 2022 it would be completed by 2024.

2021-440 Diversity, Equity & Inclusion (DEI) Program

Staff will provide an update on the city's Diversity, Equity & Inclusion (DEI) Program.

Jeron Hollis, Managing Director made a PowerPoint Presentation (PPP) on the Office of Diversity, Equity and Inclusion; said that he was filling in for Jelani Biggs, DEI Officer, who would not be able to make it in today; provided an overview of what was going to be discussed; explained the demographics for workforce data (2019), and Community data (Census 2020); said that 23% was minority, and 24% women for workforce data, and 57% minority, and 53% women for the community data; voiced the importance of having a workforce that reflected the demographics of the community; spoke to collaborating with the Human Resources Department on recruitment efforts that represented the under populated; provided an overview of the city's partnership with High Point Pathways; spoke to external and emerging partners with the city to assist in engaging with diverse audiences for opportunities with the city; said that staff was consulting with the Government Alliance on Race and Equity (GARE) regarding the implementation of an employee survey to assess the knowledge, skills, and experiences of employees related to race and equity; GARE recommended having a baseline survey to gather employee responses early in the process of incorporating organizational change to advance equity with a targeted implementation period of early 2022; explained what the survey would entail and capture about employees; discussed the hiring policies and practices that would include a subject matter expert/interview panel selection; and concluded with measuring outcomes to assess progress on specific metrics such as recruitment/community engagement, and workforce demographics; and entertained questions.

Council Member Jefferson inquired on the timeframe that the DEI Specialist position would be filled in the DEI department; asked would there be mandatory diversity training for department heads/directors; and inquired on any updates regarding a Disparity Study on MWBE participation. Mr. Hollis replied that a DEI Specialist position was included in the budget; and that the new hire would start at the beginning of 2022. Tasha Logan Ford, City Manager replied 'yes', that there would be diversity training for department heads/directors; that the city's trainer to assist with those efforts began on the 27th; and that staff would provide an update regarding a Disparity Study at a later date.

2021-441 Upgrades to 3rd Floor Conference Room for Audio Streaming of Meetings

Staff will provide an update regarding the upgrades to the 3rd Floor Conference Room for audio streaming of meetings.

Ryan Ferguson, Marketing Manager reported that staff researched multiple streaming options for the 3rd floor conference room; said that the cost to upgrade the conference room would be \$16,257.30; explained the installation process including the equipment that would be installed; and that the timeframe for installation was estimated to be completed in two months.

Council Member Jones asked if there would be a notification signal/light when meetings go live. Mr. Ferguson replied that staff was currently having discussions regarding installing a mute button to use during the live streaming of meetings.

Tasha Logan Ford, City Manager advised the mayor and city council that staff would need a consensus to move forward with the upgrade installation.

It was the consensus of the mayor and city council for staff to move forward in the installation upgrade to the 3rd floor lobby conference room for streaming meetings.

2021-446 ARPA Funding

Discussion on Community Engagement Options.

Jeron Hollis, Managing Director spoke to receiving feedback from the community regarding the use of ARPA funding; said that Guilford County had expressed interest in having a community session here at City Hall; said that the city could overlap that session to receive feedback at that time from the citizens of High Point; to having future sessions in the city get dialogue from the community; spoke to having surveys completed using an outside firm that would cost around \$50,000 to \$60,000; and entertained questions.

Tasha Logan Ford, City Manager said that Guilford County would like to conduct their session here at city hall in October; spoke to the opportunity of partnering with the county regarding feedback from the community; to having independent sessions; and to creating a survey with broad categories to include existing projects, capital improvements, infrastructure, housing needs, etc...

Mayor Wagner spoke to working with the county to maximize the ARPA funds to make a bigger impact in the city; and voiced the need to look at the city's specific needs.

Council Member Jefferson spoke to the feedback from citizens regarding the use of ARPA funding; and inquired on providing information for the public on the city's website.

Ms. Logan Ford replied that staff would reach out to the county regarding maximizing the ARPA funds; said that a website was being developed to show allocations for funding received; said that the website would also provide a link for more information on the federal guidance for ARPA funds; and the website would also include actions that council had taken so far regarding the use of the funding.

2021-442 2019 GO Bond Projects

Staff will provide an update on the 2019 GO Bond projects.

Mark McDonald, Transportation Director made PowerPoint Presentation (PPP) on update on the Transportation Bond Project; and provided an overview of the three following Projects: Burton Avenue, Triangle Lake Road, and Washington Street Relocation as followed:

- 1. Burton Avenue Widening Project: widening from Wright Street to the city limits at the Davidson County line add curb and gutter for improved drainage, utility upgrades design by*

Engineering services in progress, construction would start in fall 2022 and \$6.5 million roadway plus \$2.5 million utilities.

- 2. Triangle Lake Road Widening Project: Hickory Chapel Road to M.L. King, Jr. Drive, improve alignment and site distances, add curb and gutter for improved drainage sidewalks and bike lanes utility upgrades, environmental update and prelim design complete; construction in fall 2023 and \$12 million roadway and \$3.85 million for utilities.*
- 3. Washington Street Relocation Project: Project is addressing a serious erosion problem that could potentially undermine the road, will shift 1,800 feet of road and sidewalk away from the top of slope, existing pedestrian crossings will be retained, utility upgrades, design by an on-call consultant in progress, construction in spring 2022 and \$3.5 million roadway and \$1.4 million utilities.*

Council Member Hudson asked if the pedestrian bridge would remain as is. Mr. McDonald replied that the pedestrian bridge would remain in place.

Mayor Pro Tem Moore inquired on the funding for the utilities portion of the projects. Mr. McDonald replied that the funding for utilities would come from the water, sewer, and electric funds.

Lee Tillery, Parks and Recreation Director made a PPP on the High Point Parks and Recreation General Obligation Bond; and provided an overview for the Senior Center, and City Lake Park Projects as followed:

- 1. Senior Center Project: the old Senior Center site was sold began a five-year lease of the Oak Hollow Community Center in January 2021 that serves as a temporary location for the Senior Center and activities work continues to evaluate possible locations for new center, once location was determined, next step would be planning and design which would take up to one year and estimated construction timeframe would be 12-18 months.*
- 2. City Lake Park Pool and Gym renovation Project: planning and design began in May 2020 Samet Corporation was selected as CMAR in April 2021, construction began in May 2021, progress can be viewed from the High Point City Lake Park construction webpage; photos were shared regarding the progress and challenges, the water slide for the park went through the approval process with the North Carolina Department of Labor and was denied the approval for a slide; and Mr. Tillery provided reasoning for decision.*

Mayor Wagner spoke to having discussions with Fred Bagget regarding the approval for the water slide.

Mr. Tillery said that staff was looking at Plan B regarding the water slide.

Discussion-Vaccination Incentives

Tasha Logan Ford, City Manager spoke to having incentives for employees who received the COVID-19 vaccinations; spoke to comparisons from other cities that gave incentives to employees; would like to implement a bonus for employees vaccinated in the amount of \$250 by late November; and give an

additional \$250 if an organization goal was met with targeted 70% rate; and said that the bonus would be paid in December.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 5:10 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks, CMC
Deputy City Clerk

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

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

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

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on September 28, 2021 and before the City Council of the City of High Point on November 1, 2021, regarding this proposed amendment (PA 21-05) to said *Land Use Plan for the High Point Planning Area*.

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

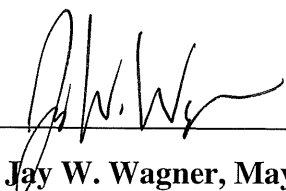
SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 70 acres (as shown on the attached map) from Low Density Residential and Restricted Industrial to Moderate-Density Residential.

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

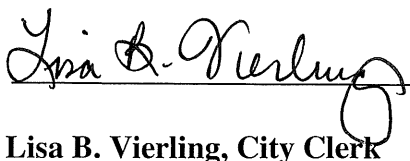
SECTION 3. This resolution shall become effective immediately upon adoption.

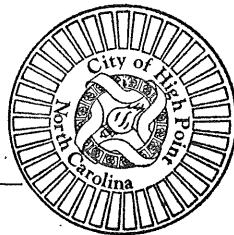
Adopted by City Council
City of High Point, North Carolina
The 1st day of November 2021

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Revisions to the Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council

From: Tasha Logan Ford, City Manager

Meeting Date: November 1, 2021

Public Hearing: N/A

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

Attachments: Revised Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council

PURPOSE:

To adopt a Revised Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council.

BACKGROUND:

At the Organizational Meeting of the 2019-2023 City Council held on Monday, December 2, 2019, Council adopted an Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council. On November 16, 2020, December 21, 2020, and May 19, 2021, the City Council subsequently made additional revisions to the schedule reflecting revisions to the meeting schedule. Revisions are now necessary to reflect the 2022 meeting dates of the High Point City Council.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to adopt a Revised Ordinance Establishing Dates and Times for Official Sessions of the High Point City Council reflecting the 2022 Meeting Schedule Revisions.

Adopted 12/2/2019
Revised 11/16/2020
Revised 12/21/2020
Revised 5/19/2021
Revised 11/1/2021

REVISED
ORDINANCE ESTABLISHING DATES AND TIMES FOR OFFICIAL SESSIONS OF THE
HIGH POINT CITY COUNCIL

WHEREAS, Article II, Section 2.5 of the Charter of the City of High Point (Chapter 501 of the Session Laws of 1979, as amended), requires that the City Council establish specific dates for all meetings, and provide for the call of special meetings;

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

Pursuant to Article II, Section 2.5 of the Charter of the City of High Point, that on and after December 2, 2019, there shall be held Regular meetings of the High Point City Council in the Council Chambers on the Third Floor of the Municipal Building, located at 211 South Hamilton Street, High Point, North Carolina. The meeting schedule shall be as follows:

Regular Meetings of the City Council shall be held on the first and third Monday of each month at **5:30 p.m.** except for the following meetings:

2020 Meeting Revisions:

Cancellation of the Monday, January 20th Council Meeting and rescheduling to Tuesday, January 21st at 5:30 p.m. due to the MLK Holiday

Cancellation of the Monday, April 20th Council Meeting due to the High Point Furniture Market

Cancellation of the Monday, July 6th Council Meeting due to the 4th of July Holiday

Cancellation of the Monday, September 7th Council Meeting due to the Labor Day Holiday

Cancellation of the Monday, October 19th Council Meeting due to the High Point Furniture Market

2021 Meeting Revisions:

Cancellation of the Monday, January 18th Council Meeting and rescheduling to Tuesday, January 19th due to the MLK Holiday

~~*Cancellation of the Monday, April 19th Council Meeting due to the High Point Furniture Market*~~ (added back to meeting schedule on 12/21/2020)

Cancellation of the Monday, June 7th Council Meeting due to the High Point Furniture Market

Cancellation of the Monday, July 5th Council Meeting due to the July 4th Holiday

Cancellation of the Monday, September 6th Council Meeting due to the Labor Day Holiday

Cancellation of the Monday, October 18th Council Meeting due to the High Point Furniture Market

2022 Meeting Revisions:

Cancellation of the Monday, January 3, 2022 Council Meeting and rescheduling to Tuesday, January 4th

Cancellation of the Monday, January 17th Council Meeting due to the MLK holiday, and rescheduling to Tuesday, January 18th

Cancellation of the Monday, April 4th Council Meeting due to the High Point Furniture Market

Cancellation of the Monday, July 4th City Council Meeting due to the July 4th holiday

Cancellation of the Monday, September 5th Council Meeting due to the Labor Day holiday

City Manager's Briefing Sessions shall be held on the 1st and 3rd Monday at 4:00 p.m. in the 3rd Floor Lobby Conference Room, unless otherwise announced.

Any Special Called Meetings—including Closed Sessions—may be called as provided by law.

All scheduled meetings shall be in accordance with the Open Meetings Law.

(these meetings could be subject to cancellation if there is no business to be considered)

FURTHER, that the Mayor, when present, shall preside at all meetings of the City Council. If the Mayor is absent, then the Mayor Pro Tempore shall preside. If the Mayor Pro Tempore is also absent, then any other Member of City Council may be selected to preside at the meeting.

Meeting schedule to be effective upon adoption.

Adopted by the City Council this 2nd day of December 2019;

Revised by the City Council this 16th day of November 2020;

Revised by the City Council this 21st day of December 2020; and

Revised by the City Council this 19th day of May 2021.

Revised by the City Council this 1st day of November 2021.

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

ORDINANCE

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

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

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

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

PROPERTY LOCATION

2206 Gable Way

OWNER (S)

First Chandler Group LLC
P O Box 3170
Thomasville, NC 27360

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

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

Adopted by City Council,
This the 1st day of November, 2021

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

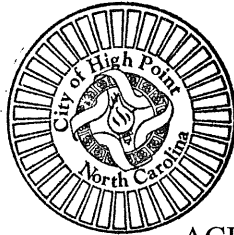


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Mary S. Brooks, Deputy City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 1, 2021 and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7754/21-71, page 71, Legislative File No. 2021-464 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 2nd day of November 2021.

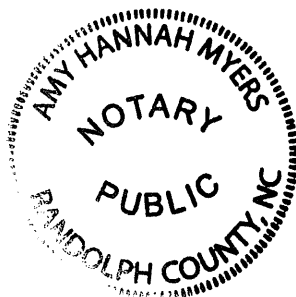


Mary S. Brooks
Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 2nd day of November 2021.



Amy Hannah Myers
Amy Hannah Myers, Notary Public

Commission Expires: 04/30/2025



FINANCE COMMITTEE

Chaired by Mayor Pro Tem Britt Moore

Members: Moore, Holmes, Jones, and Peters

September 30, 2021 – 4:00 p.m.

CALL TO ORDER (Virtual Roll Call)

Chairman Moore called the meeting to order at 4:00 p.m.; and extended Committee Holmes, who was absent, a Happy Wedding Anniversary.

Following roll call by Chairman Moore, the following Committee Members were **Present (3)**:

Chairman Britt W. Moore

Committee Member Monica Peters

Committee Member Victor Jones

Absent (1) Committee Member Michael Holmes

Staff Members Present:

Randy McCaslin, Deputy City Manager; Meghan Maguire, Assistant City Attorney; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Jeron Hollis, Managing Director; Stephen Hawryluk, Budget & Performance Manager; Bobby Fitzjohn, Financial Services Director; Derrick Boone, Public Services Assistant Director; Lee Tillery, Parks and Recreation Director; Kim Thore, ROW Coordinator; Bob Martin, Customer Service Director; Robby Stone, Deputy Public Services Director; Lisa B. Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

PRESENTATION OF ITEMS**2021-425 Contract - Maintenance Equipment Lease Agreement - Huntington National Bank - Parks & Recreation**

City Council is requested to approve a lease agreement with Huntington National Bank in the amount of \$533,647.36 for lease of maintenance equipment for Oak Hollow and Blair Park Golf courses, City Lake Park and Oak Hollow Park.

Lee Tillery, Parks and Recreation Director reported that the Parks and Recreation Department began leasing maintenance equipment for both Oak Hollow and Blair Park golf courses in 2016 due to an aging fleet of city owned equipment, high maintenance and repair costs and the need to provide a better fleet of equipment to serve both courses. The City moved forward with a lease with TCF Equipment in October 2016, which is now owned by the Huntington National Bank. The new, proposed lease is also with Huntington National Bank and includes equipment from Smith Turf and Irrigation for 59 months. The Parks and Recreation Department is recommending approval of the 59-month lease agreement with Huntington National Bank in the amount of \$533,138.16 for the equipment outlined in the Smith Turf and Irrigation (STI) Quotation from August 26, 2021. The lease would begin November 1, 2021.

Chairman Moore inquired if maintenance was included with the cost of the lease agreement. Mr. Tillery replied that the lease agreement included a maintenance package that provided numerous preventative maintenance items, as well as a maintenance credit at 1% of the overall contract value that totaled \$5,331.38.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the October 4, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Jones

Absent (1): Committee Member Holmes

2021-426 Contract - Purchase Water Meters - Greenville Utilities Commission of the City of Greenville

City Council is requested to authorize Customer Service to piggyback off the Greenville Utilities Commission of the City of Greenville bid for water meters to replace aging equipment.

Bob Martin, Customer Service Director reported that the Customer Service Department was requesting approval for authorization to piggyback off the Greenville Utilities Commission of the City of Greenville bid for water meters opened August 12, 2020 and awarded November 6, 2020. This bid was submitted by Water Works Inc and Mueller meters will be shipped from Cleveland, NC.

Committee Member Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the October 4, 2021 City Council Finance Committee Consent Agenda for approval. Chairman Moore made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Jones

Absent (1): Committee Member Holmes

2021-427 Contract - Volkert Inc. - Bridge Assessment, Design & Construction

City Council is requested to award a contract to Volkert, Inc. in the amount of \$145,112.13 for bridge assessment, design and construction engineering and inspection.

Robby Stone, Deputy Public Services Director reported that the City of High Point oversees bridge maintenance based on the inspection reports. The most current report identified five bridges passing over the Railroad line. This proactive approach would be less intrusive than complete replacement in the future due to a lack of maintenance and at a much less expense. Funds for bridge assessment, design and construction engineering and inspection for this expense are in the General Capital CIP Budget. The Public Services Department is recommending the approval of the contract with Volkert, Inc in the amount of \$145,112.13.

Chairman Moore asked if the five bridges were for vehicular traffic. Mr. Stone replied, yes.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the October 4, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Jones

Absent (1): Committee Member Holmes

2021-428 Resolution - Condemnation - 3538 Running Cedar Trail - Foxwoode Meadows Stormwater Alternate Access Project

City Council is requested to adopt a resolution authorizing the City Attorney to give a 30 day Notice of Condemnation to the property owner of 3538 Running Cedar Trail property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$245,000 to the Clerk of Superior Court as just compensation to the property owner.

Kim Thore, Right of Way Coordinator reported that this request was for the consideration for the adoption of a resolution authorizing condemnation to acquire the property located at 3538 Running Cedar Trail in connection with the Foxwoode Meadows Stormwater Alternate Access Project. Staff is recommending adoption of the resolution authorizing the City Attorney to give a 30-day Notice of Condemnation to the property owner, to file the necessary proceeding under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$245,000 to the Clerk of Superior Court as just compensation to the property owner.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the October 4, 2021 City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Moore, Committee Member Peters, and Committee Member Jones

Absent (1): Committee Member Holmes

ADJOURNMENT

There being no further business to come before the Finance Committee, Chairman Moore asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 4:09 p.m.

Respectfully Submitted,

Britt Moore, Chairman

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-19
(Leoterra Development, Inc.)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: November 1, 2021

Public Hearing: Yes

Advertising Date: October 20, 2021, and
October 27, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Leoterra Development, Inc. to rezone approximately 70 acres from the Conditional Use Employment Center (CU-EC) and Residential Single Family - 5 (R-5) Districts, within the City of High Point's Extraterritorial Jurisdiction, to a Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District. The site is located south of Cox Avenue and west of Jackson Lake Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its September 28, 2021 public hearing. All members of the Commission were present except for Mr. Thad Juszczak, Ms. Angela McGill and Mr. Ray Wheatley. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro. Mr. Terrell provided an overview of Leoterra Developments proposal to rezone this site to a CZ RM-16 District to develop an approximate 450 unit residential development consisting of single family homes and townhomes. Mr. Terrell noted that they have offered conditions to restrict the density to 6.5 units per acre and to prohibit multifamily uses. He also outlined a summary of the Traffic Impact Analysis and outlined transportation-related conditions offered, which are supported by their traffic impact analysis.

Speaking in opposition to the request were:

Ms. Deana Carter, 1515 Jackson Lake Rd., High Point
Ms. Rudy Anne Johns and Mr. Larry Johns, 1431 Motes Ct., High Point
Ms. Katie Caudle, 1310 Cox Ave., High Point
Ms. Christel Oliphant, 1259 Elon Pl, High Point
Mr. Rick Lawrence, 1614 Jackson Lake Rd., High Point

These speakers expressed the following concerns:

- Density: They desire to keep the development in the area as low density, with large individual lots similar to their existing neighborhoods.

- Environmental: Concern over the impacts of development on the wetlands and endangered animal and plant species.
- Traffic: The proposed 450-unit development would potentially have a negative impact and increase traffic on Cox Avenue.
- Access: Another access point to the development is needed in addition to Cox Road.
- Stormwater & Flooding Concerns: Development could potentially worsen existing problem with stormwater runoff flooding properties along Cox Avenue after heavy rainfall
- Blasting from the construction of I-74 impacted many residents' water wells. There is concern if there is blasting related to this residential development that it will further impact their wells.
- Approximately 30 – 40 residents stood in opposition to this request as a protest petition was submitted to the Commission.

After the public hearing was closed there was a lengthy discussion among the Commission. This discussion period among the Commission included questions for Mr. Terrell, for some of the neighbors who spoke and for the Planning Department and Transportation Department staff members.

NOTE: Since the September 28, 2021 Planning & Zoning Commission public hearing the applicant has amended their conditional zoning ordinance to:

1. Reduce the maximum development density from 6.5 to 6 dwelling units per acre (from 455 to 420 dwelling units).
2. Clarify that townhome dwellings are to be no closer than 400 feet from the Cox Avenue right-of-way (not abutting any of the existing single family homes along Cox Avenue).
3. Adding conditions pertaining to installing an opaque fence along the northwestern boundary of the zoning site.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to approve the following statement:

That Zoning Map Amendment 21-19 is consistent with the City's adopted policy guidance because subject to approval of a Plan Amendment to establish a Moderate-Density Residential land use classification for this area, and based upon conditions offered by the applicant, the proposed CZ RM-16 District is supported by the goals and policies of the Community Growth Vision Statement and the Land Use Plan. Furthermore, as conditioned, the requested CU RM-16 District will support development similar to the surrounding area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-19
September 28, 2021**

Request	
Applicant: Leoterra Development, Inc.	Owner: Jay Patrick Short and Dawn M. Short
Zoning Proposal: To rezone approximately 70 acres	From: CU-EC Conditional Use Employment Center District R-5 Residential Single Family - 5 District
	To: CZ RM-16 Conditional Zoning Residential Multifamily – 16 District

Site Information	
Location:	The site is located south of Cox Avenue and west of Jackson Lake Road
Tax Parcel Number:	Guilford County Tax Parcels 157930 (portion) and 161559
Site Acreage:	Approximately 70 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is heavily wooded and has a moderate to severely sloping terrain. A perennial stream runs from north to south through the middle of the site, with a 100 year flood zone lying along both sides of this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line lie to the west of the site within Baker Road. Also, a 24-inch City sewer line runs along the southern boundary of the site.
General Drainage and Watershed:	The site drains in a general southerly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for residential development that is greater than one dwelling unit per acre or for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	R-5	Residential Single Family - 5 District	Single family dwellings, religious institution and undeveloped parcels
South:	CU-EC	Conditional Use Employment Center District	Undeveloped (<i>lying across I-74</i>)
East:	R-5	Residential Single Family - 5 District	Single family dwellings
West:	R-5	Residential Single Family - 5 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Map Classification:	The site has a Restricted Industrial and a Low-Density Residential Land Use Map designation. A description of these land use designations are as follows: • <u>Restricted Industrial</u>: This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments. • <u>Low-Density Residential</u>: 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. The applicant has submitted a Plan Amendment application (PA-21-05) to change the Land Use Map designation of the site to a Moderate-Density Residential classification. This classification supports a variety of detached or attached dwellings, generally including single family homes, duplexes and townhouses. Development densities shall range from 5 to 8 dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objective of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan:	Not applicable
Zoning History:	1. <u>Zoning Map Amendment 89-01</u>: The current CU-EC District, an industrial zoning district, governing the eastern 46 acres of the zoning site was established in 1989. 2. Three zoning requests have been submitted for a parcel at the northeast corner of Baker Road and Cox Avenue, approximately 0.4 miles west of the zoning site. • <u>Zoning Map Amendment 83-13</u>: A request to rezone this parcel to the Office Institutional (OI) District was adopted in 1983. • <u>Zoning Map Amendment 84-26</u>: A request to expand the land area of the OI District was adopted in 1984. • <u>Zoning Map Amendment 88-21</u>: A request to rezone this parcel to the Conditional Use Light Industrial (CU-LI) District was denied in 1988.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Cox Avenue	Local	975 ft.
	Jackson Lake Road	Minor Thoroughfare	740 ft.
Vehicular Access:	Jackson Lake Road and Cox Ave		
Traffic Counts: (Average Daily Trips)	Jackson Lake Road	1,200 AADT (2019 NCDOT Traffic Counts)	
	Cox Ave	None, NCDOT does not typically conduct counts on local streets.	

Estimated Trip Generation:	A 450-unit residential subdivision is proposed to be developed consisting of approximately 140 single family dwellings and approximately 310 townhome dwellings. Such a development is anticipated to generate approximately 3,772 daily trips (during a 24-hour time period) with approximately 244 AM peak-hour trips and approximately 414 PM peak-hour trips.		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u> X	<u>No</u>	The proposed development will generate more than 150 trips in the AM or PM peak hours; therefore, a TIA is required to be submitted as part of the rezoning application. The TIA executive summary is attached as a supporting documentation at the end this staff report.
Conditions:	<u>Access:</u> A maximum of three points of access will be allowed to Cox Avenue. <u>Improvements:</u> • Provide a 100-foot eastbound right turn lane with appropriate taper at Access C as shown in the TIA. • Provide a 100-foot westbound left turn lane with appropriate taper at Access A as shown in the TIA. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.		

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2021 – 2022 (20 th day of class)	Maximum Design / Built Capacity: (2021 – 2022)	Mobile Classrooms:	Projected Additional Students:
Allen Jay Elementary School	420	543	7	125 - 127
Southern Middle School	684	1,194	0	63 - 65
Southern High School	1,044	1,057	0	57 - 59
School District Remarks: <u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal

The applicant has submitted this Zoning Map Amendment request to establish a CZ RM-16 District zoning on this 70 acre tract of land to support development of a mixed residential subdivision consisting of single family and townhome dwellings. The site is located within the City of High Point extraterritorial jurisdiction (ETJ) Area. The ETJ Area is a designation for lands adjacent to the City limits where Guilford County has granted the City of High Point zoning and building permit authority.

In conjunction with this application, the applicant has submitted a proposed Conditional Zoning Ordinance in which they have offered conditions pertaining to permitted uses, prohibited uses, restricted uses, development density, landscaping, vehicular access and road improvements. Also, a

corresponding annexation petition has been submitted, which will be reviewed by the City Council, as required by the City's utility connection policy

Staff Analysis

The site lies at the northwestern quadrant of the I-74 corridor and Jackson Lake Road. When the I-74 corridor was being planned in the 1980s, there was some speculation that an interchange from the highway may potentially be established to Jackson Lake Road. In 1989 a zoning request was submitted and adopted to establish industrial zoning (CU-EC District) at the northwestern and southwestern quadrants of this intersection. In the proceeding years, the Land Use Plan was also amended to denote a Restricted Industrial land use classification to reflect the previously established CU-EC District zoning of this area. With the completion of the I-74 corridor through the City of High Point in 2011, no interchange to Jackson Lake Road was constructed and the zoning site has remained undeveloped.

Surrounding lands along Cox Avenue and Baker Road, west of the zoning site, have a Low Density Residential land use designation primarily due to the lack of water and sewer availability. Under this zoning request a development density up to 6.5 units per acre is proposed. This density allows the extension of utilities to become economically feasible. With the construction of this portion of the I-74 corridor complete, and the ability for the developer to extend utilities to this area, adjustments of land use and zoning policy for this area are appropriate.

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

Consistency with Adopted Policy Guidance

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

Subject to approval of a Plan Amendment to establish a Moderate-Density Residential land use classification for this area, and based upon conditions offered by the applicant, the proposed CZ RM-16 District is supported by the goals and policies of the Community Growth Vision Statement and the Land Use Plan.

Reasonableness/Public Interest:

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

As conditioned, the requested CU RM-16 District will support development similar to the surrounding area.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping,

fencing, building height, mass and scale or other means designed to promote a complimentary character of development.	
• Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.	
❖	To ensure development will be compatible with the character of the surrounding area, the applicant has offered a condition to prohibit the multifamily use type and to restrict the sites overall development density to 6.5 dwelling units per acre.
❖	To ensure development will be compatible with the character of the surrounding area the applicant has offered a condition to limit development adjacent to Cox Avenue and Jackson Lake Road to single family dwellings.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	To mitigate traffic impact, the applicant has offered conditions to limit the number of access points to Cox Avenue and to install improvements (turn lanes) at the site's primary Cox Avenue access point.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.
	The site is within the Randleman Lake General Watershed Area and development is required to meet the watershed standards of the Development Ordinance. Also, a perennial stream runs through the middle of the site and stream buffer standards of the Development Ordinance are required to be met.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.
	A City of High Point sanitary sewer main runs along the southern boundary of the zoning site and the applicant will be extending a City water line from Baker Road to the site. The zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	To assist in mitigating adverse impacts to adjacent lands, the applicant has offered conditions to prohibit multifamily uses and to only permit single family homes on those portions of the site adjacent to Cox Avenue.

Supportive Changes in the Area

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

There has been no change in the residential development pattern along Cox Avenue. Furthermore, the lack of direct access to I-74 and severely sloping terrain contributes to making the zoning site challenging for large-scale industrial land uses.

Promotes a Preferred Development Pattern

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

The topography adjacent to the Jackson Lake Road frontage of the zoning site is steep, dropping approximately 20 feet, which forces access for any significant size development to be from Cox Avenue. As most of the land along Cox Avenue is developed with residential uses, the requested rezoning from industrial to residential will promote a development pattern more in line with the land use pattern along the Cox Avenue corridor.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this approximately 70-acre area to the CZ RM-16 District. As conditioned and subject to approval of Plan Amendment Case 21-03, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

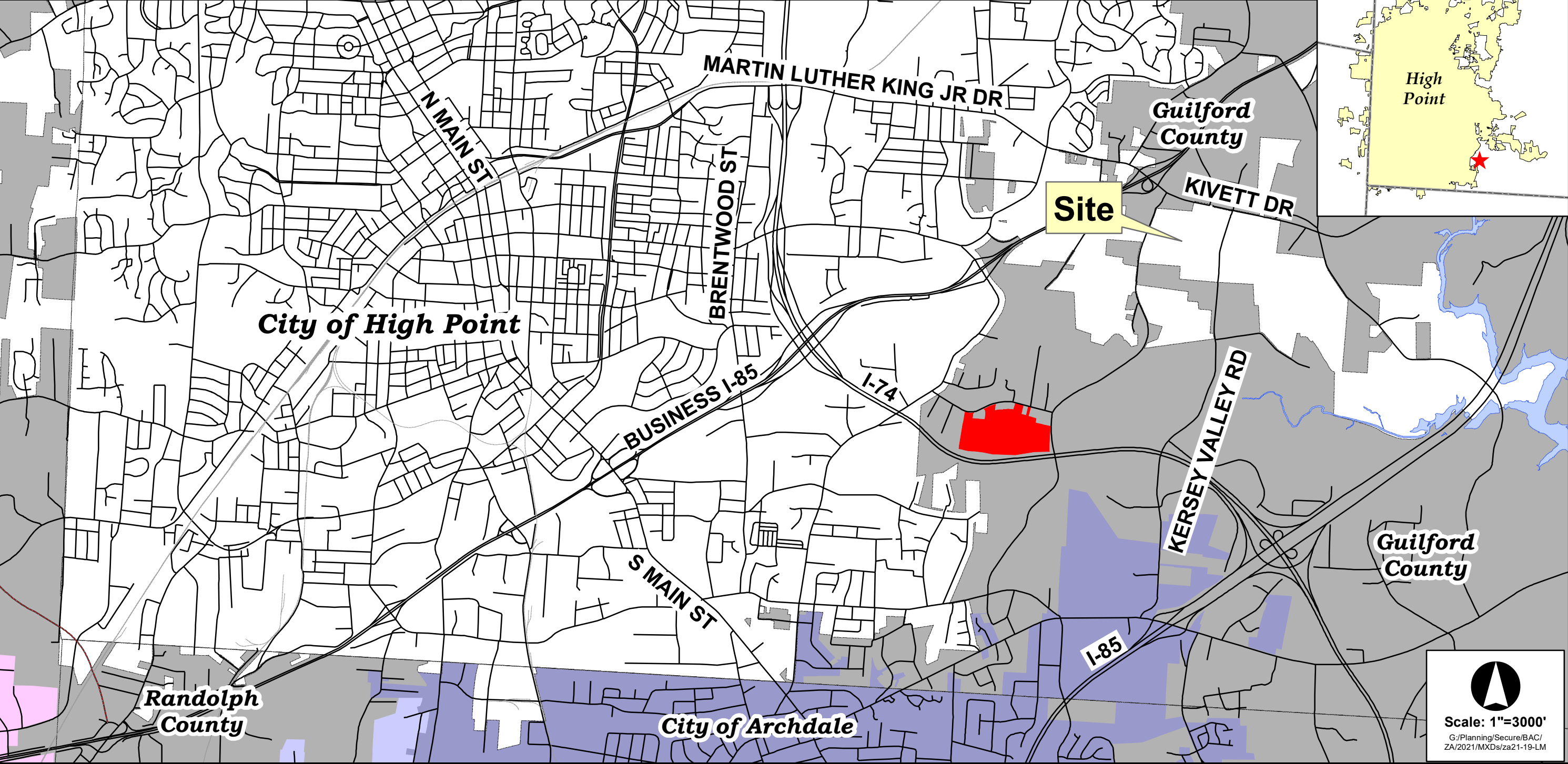
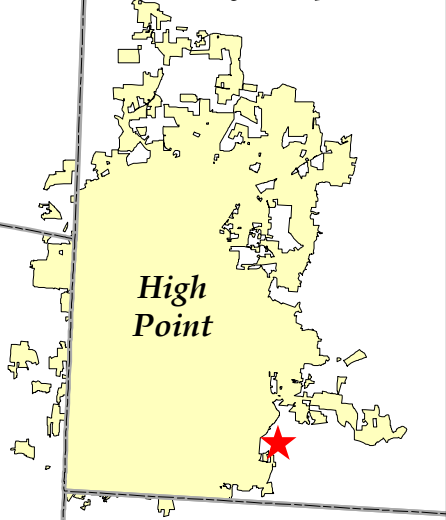
Report Preparation

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

LOCATION MAP

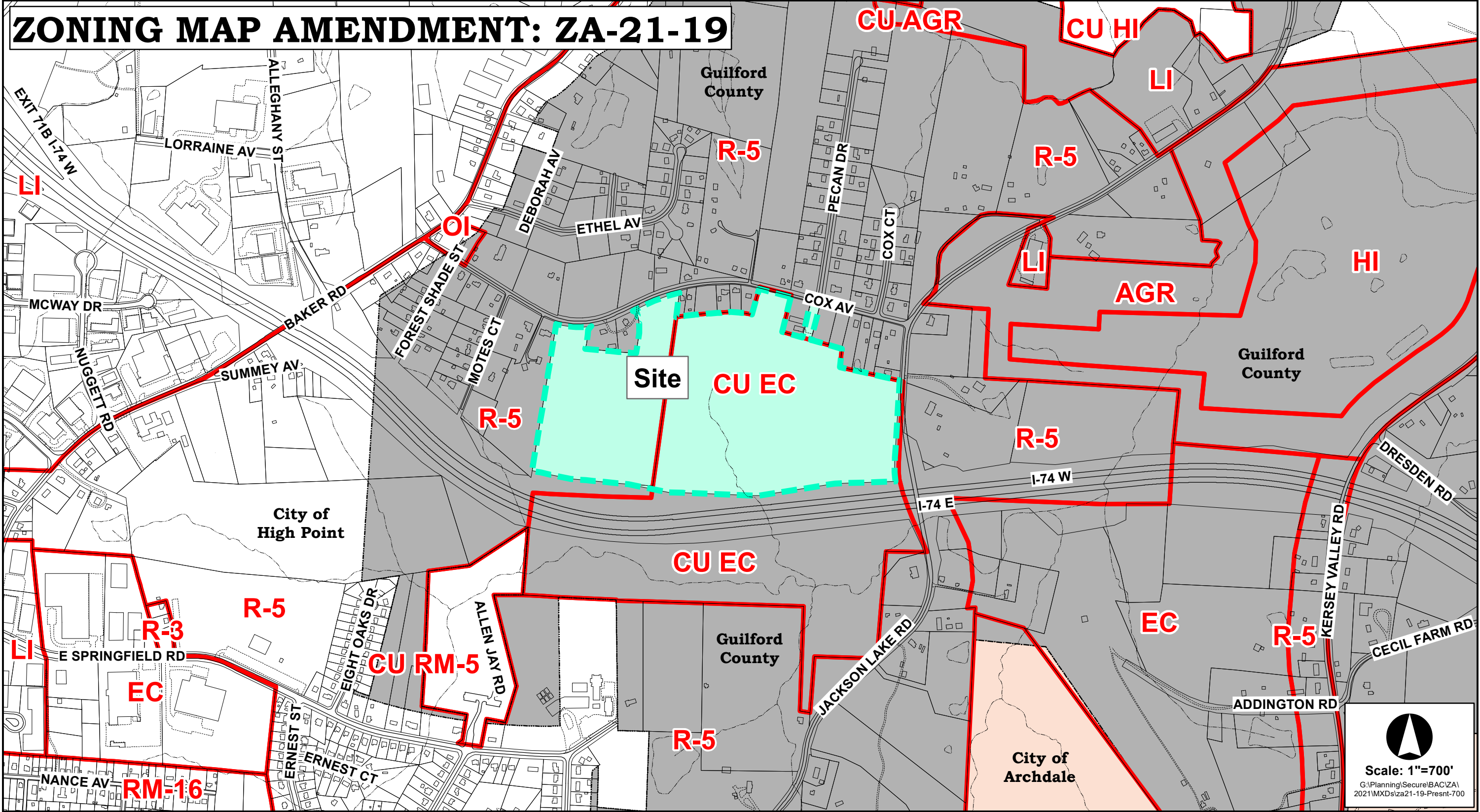
ZONING MAP AMENDMENT ZA-21-19
Applicant: Leoterra Development, Inc.

Vicinity Map

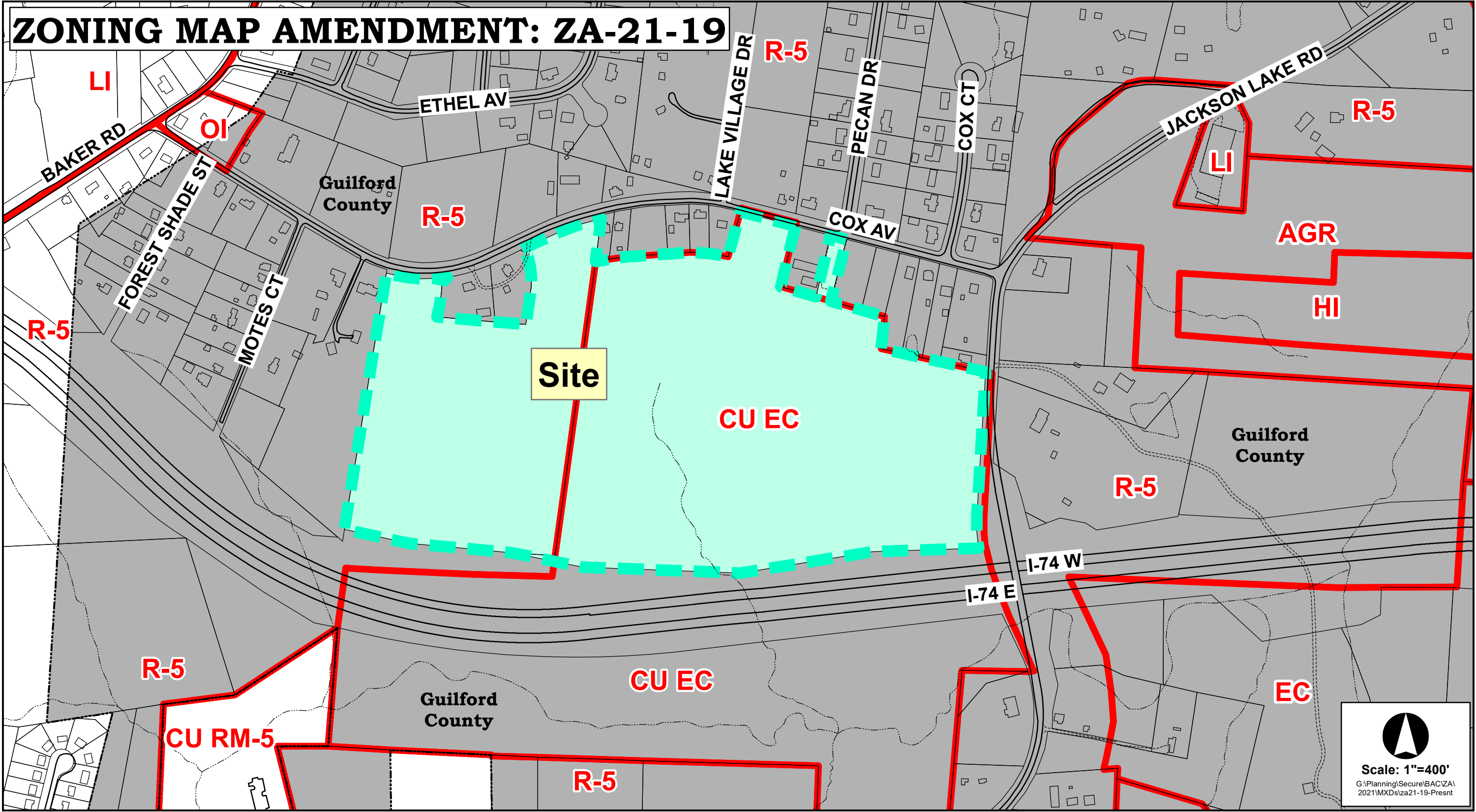



Scale: 1"=3000'
G:/Planning/Secure/BAC/
ZA/2021/MXD/za21-19-LM

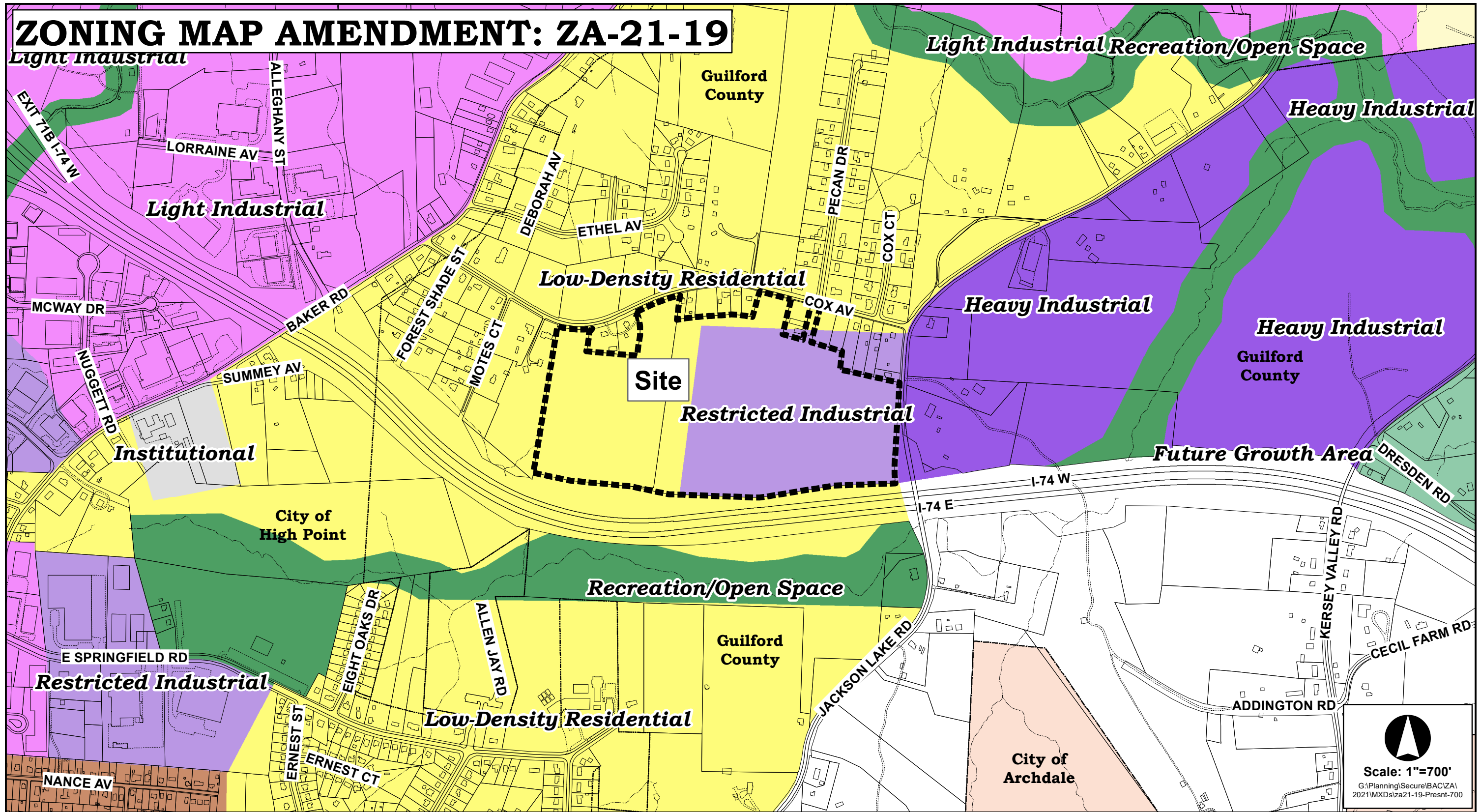
ZONING MAP AMENDMENT: ZA-21-19



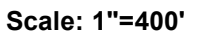
ZONING MAP AMENDMENT: ZA-21-19



ZONING MAP AMENDMENT: ZA-21-19

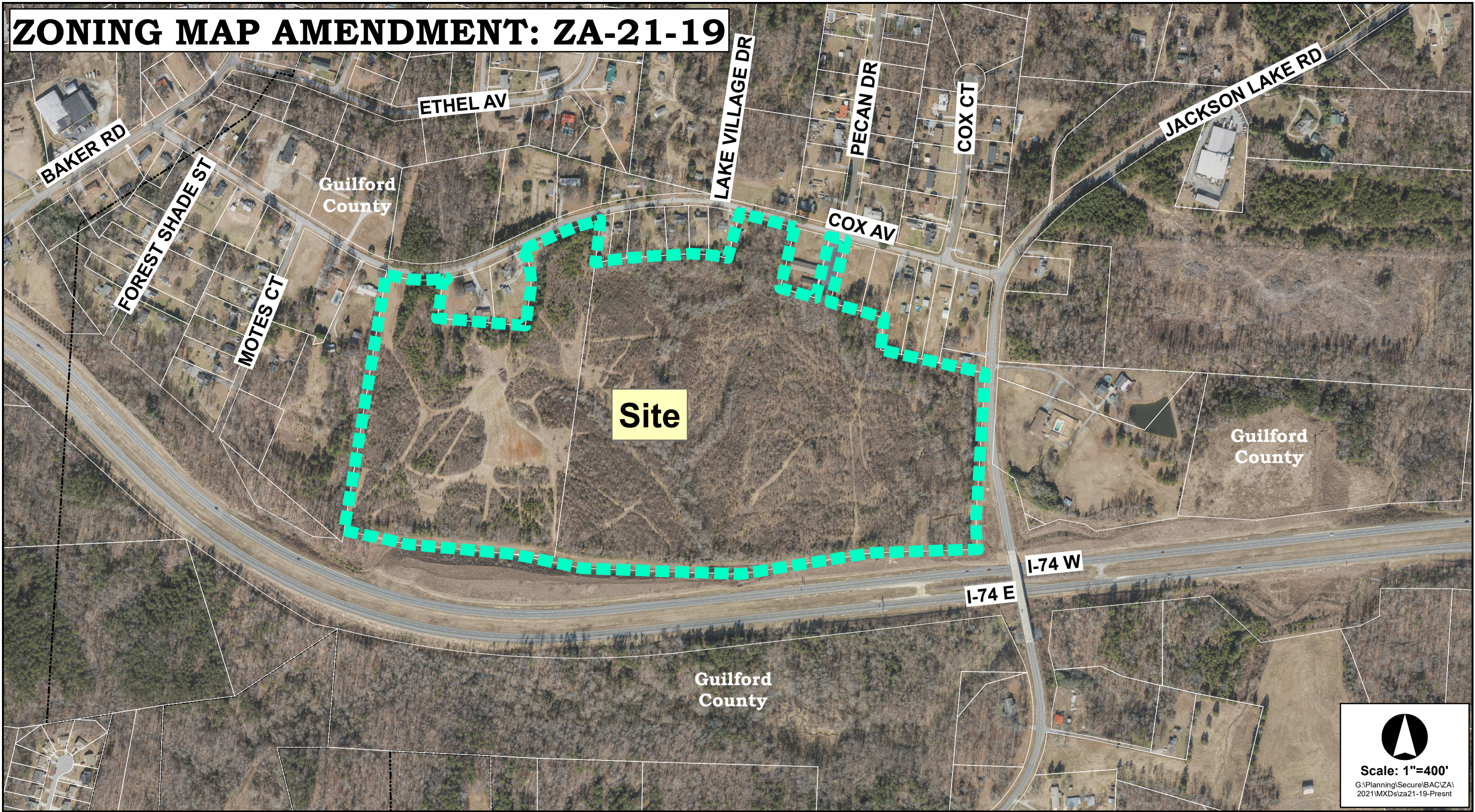



Scale: 1"=700'
G:\Planning\Secure\BAC\ZA\2021\MXDs\za21-19-Presnt-700

[illegible]

G:\Planning\Secure\BAC\ZA\
2021\MXD\za21-19-Presnt

ZONING MAP AMENDMENT: ZA-21-19



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 28, 2021 and before the City Council of the City of High Point on November 1, 2021 regarding **Zoning Map Amendment Case 21-19 (ZA-21-19)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 19, 2021, for the Planning and Zoning Commission public hearing and on October 20, 2021 and October 27, 2021, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 1, 2021**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Residential Multifamily 16 (CZ RM-16) District**. The property is approximately 70 acres, located south of Cox Avenue and west of Jackson Lake Road. The property is also known as Guilford County Tax Parcel County Tax Parcels 161559 and 157930 (portion lying south of Cox Avenue).

SECTION 2

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

Part I. USES:

A. Permitted Uses:

Any uses allowed in the Residential Multifamily – 16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. Prohibited Uses:

1. The Multifamily dwelling use type (Household Living Use Category), as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

2. All land uses under the Group Living Use Category, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

C. Restricted Uses:

1. **That portion of the zoning site abutting Guilford County Tax Parcel 157924 (1308 & 1310 Cox Ave.) and** within ~~150~~ **400** feet of the Cox Avenue right-of-way, the only Household Living use type permitted shall be the single family detached dwelling use type.
2. Within 150 feet of the Jackson Lake Road right-of-way, development shall be limited to those uses permitted within the R-3 District.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. The maximum density for any use under the Household Living use category shall not exceed ~~6.5~~ **six (6)** dwelling units per acre.
2. Within 150 feet of the Jackson Lake Road right-of-way development shall be subject to the R-3 District standards.

B. Landscaping, Buffers and Screening.

1. A minimum 15 foot wide Streetyard, planted to Type C rate, shall be installed along the Cox Avenue frontage of the zoning site. This streetyard shall be included within a common area. This standard shall not apply to that portion of the zoning site current uses as parking for the religious institution located at 1352 Cox Avenue (Guilford County Tax Parcel 161563).
2. If access to the zoning site is taken from Jackson Lake Road, then a minimum 15 foot wide Streetyard, planted to Type C rate, shall be installed along the Jackson Lake Road frontage of the zoning site. This condition shall not apply to driveway access serving an individual single family detached dwelling(s) oriented towards Jackson Lake Road.
3. **Fencing/Screening(northwestern boundary of the site – abutting 1308 Cox Avenue – Guilford County Tax Parcel 157924):**
 - a) **The applicant shall construct a 6-foot high opaque fence from the Cox Avenue right-of-way (at the northwestern corner of tax parcel 157930), extending southward a minimum of 200 feet along the western boundary of tax parcel 157930, which abuts tax parcel 157924.**
 - b) **As part of obtaining grading or preliminary plat approval for any portion of the site abutting Guilford County Tax Parcel 157924, the property owner shall apply for and obtain a fence permit. The fence shall be installed prior to Final Plat approval for the northwestern portion of the zoning site. This fence shall be depicted on the Final Plat for this portion of the zoning site.**

(NOTE: Fencing shall be subject to standards of Section 5.11.5 of the Development Ordinance. Fence height may be restricted to a height to 4-feet within 15 feet of the Cox Avenue right-of-way or where adjacent to the front yard setback of 1308 Cox Avenue).

C. Transportation Conditions.

1. Access:

- a) A maximum of three points of access shall be allowed to Cox Avenue.
- b) Driveway access from individual dwelling units shall not be permitted to Cox Avenue.

2. Improvements

- a) As a part of driveway permit approval, the property owner shall provide an eastbound right turn lane with appropriate storage and taper at Access C as shown in the Traffic Impact Analysis (TIA dated August 2021 prepared by Ramey Kemp & Associates, Inc. - RKA Project No 21388).
- b) As a part of driveway permit approval, the property owner shall provide a westbound left turn lane with appropriate storage and taper at Access A as shown in the Traffic Impact Analysis (TIA dated August 2021 prepared by Ramey Kemp & Associates, Inc. - RKA Project No 21388).

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 1st day of November, 2021

By: _____
Jay W. Wagner, Mayor

ATTEST:

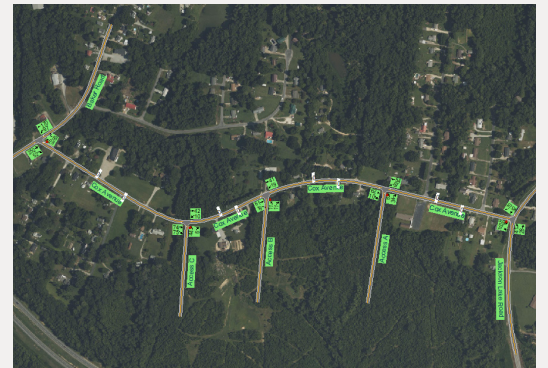
Lisa B. Vierling, City Clerk

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.

RAMEY KEMP ASSOCIATES

Moving forward.



Triangle Lake Development **Traffic Impact Analysis** **High Point, North Carolina**



rameykemp.com

Transportation
Consulting
that moves us
forward.

**TRAFFIC IMPACT
ANALYSIS**

FOR

TRIANGLE LAKE DEVELOPMENT

LOCATED

IN

HIGH POINT, NORTH CAROLINA

Prepared For:
LeoTerra Development Inc.
110-A Shields Park Drive
Kernersville, NC 27284

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910



8-23-2021

AUGUST 2021

RKA Project No. 21388

Prepared By: AMI

Reviewed By: CTS

TRAFFIC IMPACT ANALYSIS TRIANGLE LAKE DEVELOPMENT HIGH POINT, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Triangle Lake Development to be located along Cox Avenue, west of Jackson Lake Road in High Point, North Carolina. The proposed development is assumed to consist of up to 140 single family homes and 310 townhomes and is anticipated to be completed by 2026. Site access is proposed via three (3) full movement driveways along Cox Avenue.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2026 No-Build Traffic Conditions
- 2026 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the City of High Point (City) and consists of the existing intersections of Baker Road/Cox Avenue and Jackson Lake Road/Cox Avenue. Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection, in July 2021 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Due to counts being taken while schools were not in session, an adjustment factor of 1.10 was applied to the July 2021 traffic data.

3. Site Trip Generation

It is estimated that the proposed development could generate up to 3,722 total trips during a typical 24-hour weekday period with 244 trips (58 entering and 186 exiting) generated during the

weekday AM peak hour and 414 trips (112 entering and 302 exiting) generated during the weekday PM peak hour.

4. Future Traffic Conditions

Through coordination with the City and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2026 projected weekday AM and PM peak hour traffic volumes. Based on coordination with the NCDOT and the City, it was determined there were no future roadway improvements or adjacent developments to consider with this study.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2021 existing, 2026 no-build, and 2026 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, no specific geometric improvements have been identified to accommodate future traffic conditions. However, through coordination with the City, the following improvements are required. Refer to Figure E-1 for an illustration of the recommended lane configuration for the proposed development.

Cox Avenue and Access A

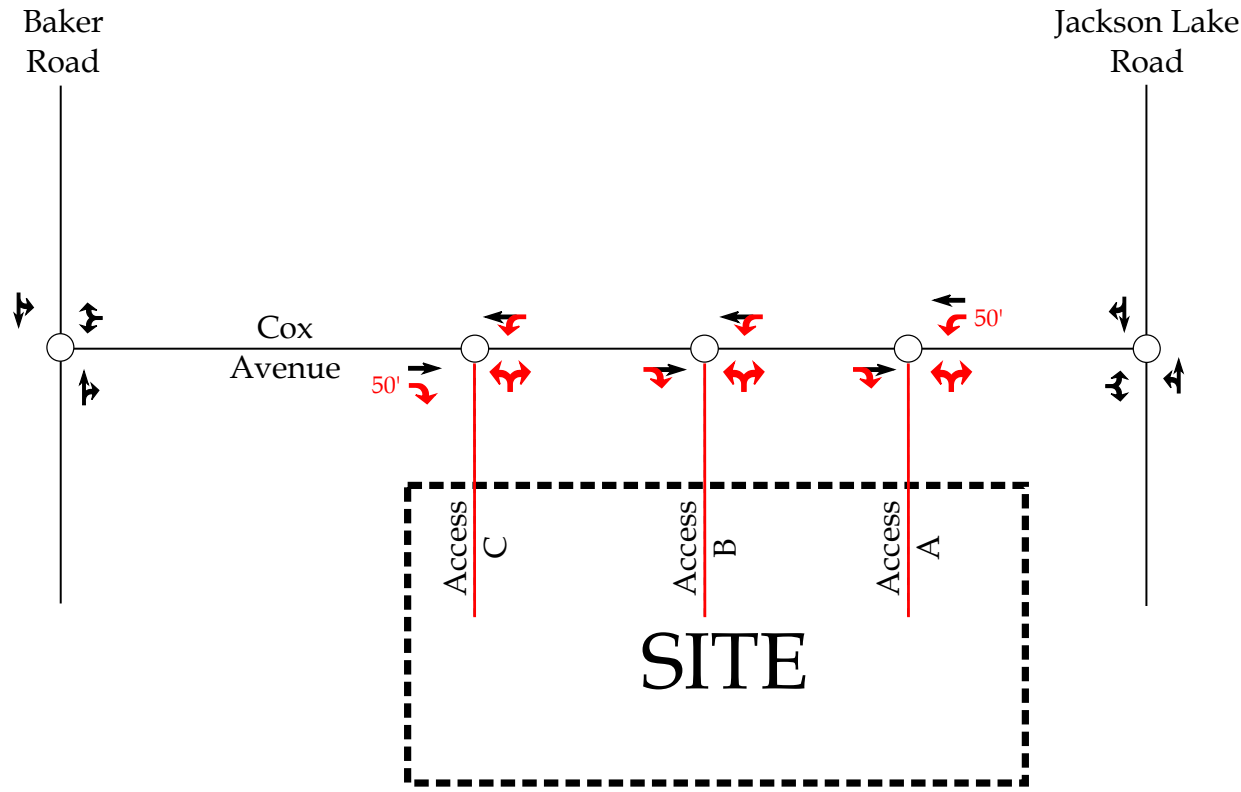
- Construct an exclusive left turn lane with at least 50 feet of storage and appropriate taper.

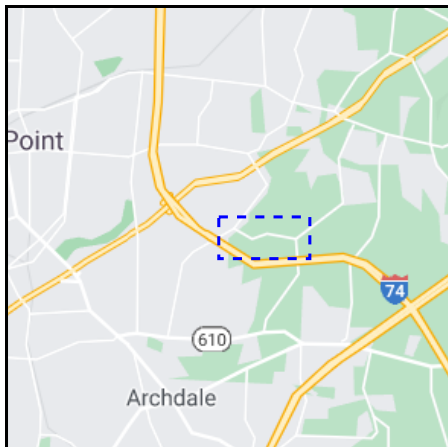
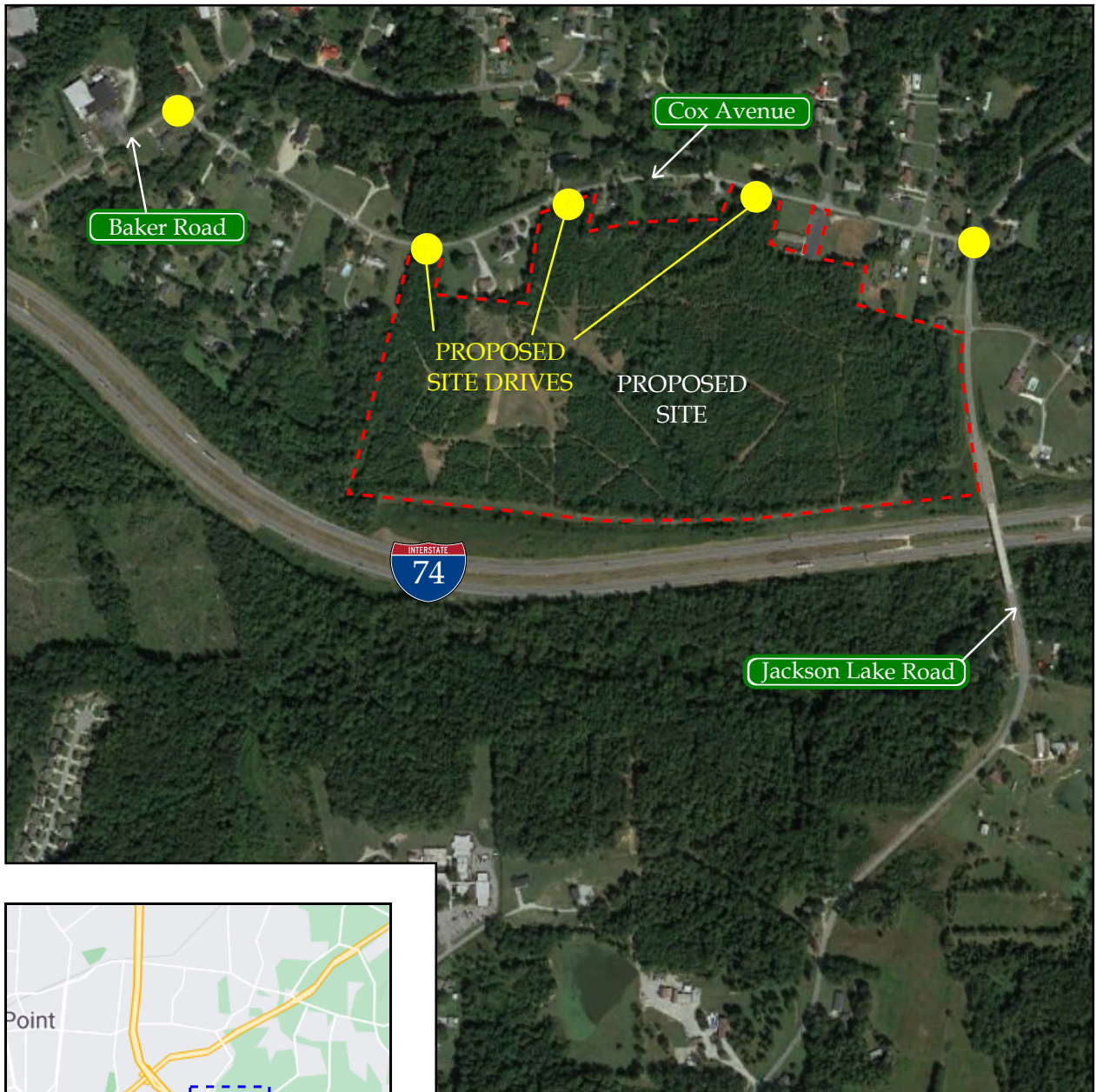
Cox Avenue and Access C

- Construct an exclusive right turn lane with at least 50 feet of storage and appropriate taper.

LEGEND

- Unsignalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- x' Storage (In Feet)





LEGEND

- Proposed Site Location
- Study Intersection
- Study Area

Moving forward.

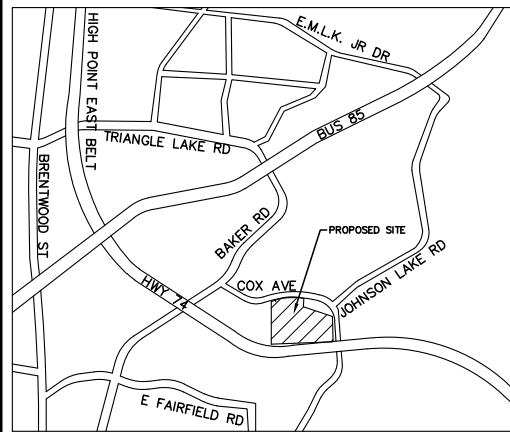
RKA
RAMEY KEMP ASSOCIATES

Triangle Lake Development
High Point, NC

Site Location Map

Scale: Not to Scale

Figure 1

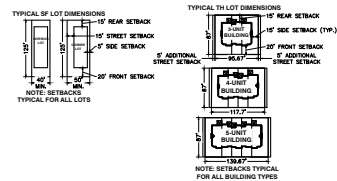
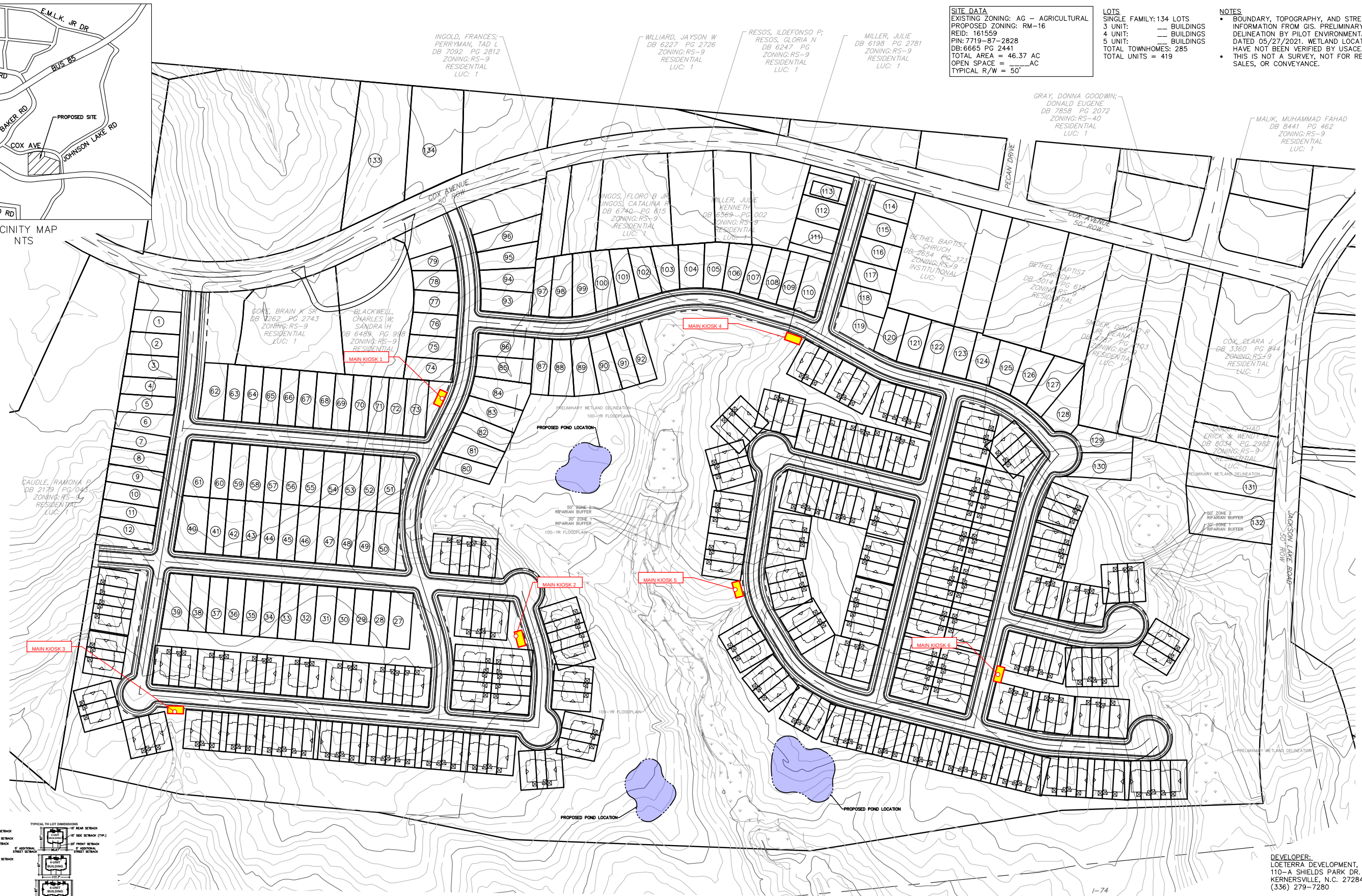


VICINITY MAP
NTS

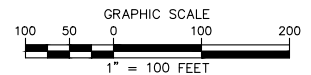
SITE DATA
EXISTING ZONING: AG - AGRICULTURAL
PROPOSED ZONING: RM-16
REID: 161559
PIN: 7719-67-2828
DB: 6665 PG 2441
TOTAL AREA = 46.37 AC
OPEN SPACE = _____AC
TYPICAL R/W = 50'

LOTS
SINGLE FAMILY: 134 LOTS
3 UNIT: _____ BUILDINGS
4 UNIT: _____ BUILDINGS
5 UNIT: _____ BUILDINGS
TOTAL TOWNHOMES: 285
TOTAL UNITS = 419

NOTES
• BOUNDARY, TOPOGRAPHY, AND STREAM INFORMATION FROM GIS. PRELIMINARY WETLAND DELINEATION BY PILOT ENVIRONMENTAL - DATED 05/27/2021. WETLAND LOCATIONS HAVE NOT BEEN VERIFIED BY USAGE.
• THIS IS NOT A SURVEY, NOT FOR RECORD, SALES, OR CONVEYANCE.



TYPICAL ATTACHED DWELLING DIMENSIONS
NTS



REV	DATE	DESCRIPTION	BY	PROJECT	210113
1				DATE	JULY 2021
2				DESIGNED	CN
3				DRAWN	CN
4				CHECKED	EM
5				SCALE	AS NOTED
6				SURVEYED	N/A

THE SCALE BAR
SHOWN BELOW
MEASURES ONE
INCH LONG ON
THE ORIGINAL
DRAWING.



DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS **dmp**

6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

PRELIMINARY SITE PLAN
TRIANGLE LAKE DEVELOPMENT
1512- 1514 JACKSON LAKE RD
JAMESTOWN TOWNSHIP, GUILFORD COUNTY
HIGH POINT, NORTH CAROLINA

SHEET NO.
OF _____

Citizens Information Meeting Report Zoning Map Amendment 21-19

Submitted by: Thomas E. Terrell, Jr.; on behalf of
Leoterra Development, Inc.

Neighborhood Communications Report

Leoterra Development, Inc.

ZA-21-19

I-74, Jackson Lake, and Cox Road

Submitted by
Thomas E. Terrell, Jr.
September 17, 2021

1. Invitation

All neighbors within 300 feet were sent the letter attached as **Exhibit A** which included the city's prepared statement. The letter included (a) a vicinity map showing the location of the property; (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; (d) ways the neighbors could personally contact the attorney for Leoterra with questions; and (e) a way for neighbors to attend a virtual meeting.

Recipients of the letter are the neighbors listed on **Exhibit B**.

2. Meeting

A virtual meeting was held between 5:00 and 6:30 on September 13, 2021. In attendance were Tom Terrell, Kye Bunker (Leoterra) and Eddie MacEldowney (Davis Martin Powell). From the neighborhood were Debora Saunt, Rudy Johns, Clara Jean Cox, Deana Carter, and Ramona Caudle (through her granddaughter).

A copy of a conceptual site plan was presented, explaining that only single-family homes would be adjacent to existing single-family homes and townhomes would abut the interstate; the results of the traffic study were shared; density was described; and stormwater and erosion were discussed by Mr. MacEldowney.

3. Neighbors' Comments/questions

Comments and concerns included the following:

- No development of the site at all is their preferred option
- was it considered that some neighbors used to hunt their food on this land?
- there are wolves that have a den on this property and development will encourage them to leave the site and harm local livestock
- this is spot zoning
- Annexing will bring the city into their neighborhood

- development will harm their property values
- it won't feel like we live in the county anymore
- Cox is narrow – will there be road widenings that take our property?
- Dogs from a new development will run loose
- too much development into such a small space
- It already takes me 3 to 4 minutes to get out of my driveway
- what if “riff-raff” comes over into our yards?
- what's to keep them from becoming abandoned houses?
- there is not enough people to fill these spaces
- one attendee compared it to north High Point that saw too much growth – they preferred Skeet Club corridor never to have developed

Because so many comments and questions related to traffic, we agreed to host another meeting with the transportation engineer. That meeting will be held virtually on September 22nd. A copy of that letter is attached as **Exhibit C**.

4. Other Communications.

On September 4, I received a call and follow-up email from Shahida Parveen, who lives within the 300-foot radius. She thought she had been informed that we would be taking her land. When I explained that on these two tracts would be used, she was pleased and had no issue with the project.

Exhibit A



Fox Rothschild LLP
ATTORNEYS AT LAW

2000 Market Street
20th Floor
Philadelphia, PA 19103-3222
Tel 215.299.2000 Fax 215.299.2150
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

August 31, 2021

Dear Neighbor,

I represent Leoterra Development, a local developer that has filed an application with the City of High Point to annex and rezone two tracts consisting of 74 acres west of Jackson Lake Road and south of Cox Road from agricultural designation to a new High Point zoning district described as CZ-RM-16. An image of the two tracts is below.



Although CZ-RM-16 allows a wide-variety of uses and densities, Leoterra has offered the binding condition that densities shall be limited to 6 units per acre in what is proposed to be a mixture of townhomes and single-family dwellings. Only single-family homes will be allowed on the northern part of the property near Cox Road, and townhomes will be developed along the

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Nevada
New Jersey New York North Carolina Pennsylvania South Carolina Texas Virginia Washington



Fox Rothschild ^{LLP}
ATTORNEYS AT LAW

interstate. This type of site design will ensure that existing single-family homes are adjacent to new single-family homes.

Based on current markets, the homes and townhomes are anticipated to sell between \$300,000 and \$350,000.

We realize and fully respect that many residents along Cox Road have lived here for several decades, and that this would be the greatest change since many of the lots were subdivided and homes were built soon after WWII.

You are receiving this letter because you own property within 300 feet of this site. If one of your neighbors has not received this letter it is because they live farther away and are not on the city's notification list. I understand that some neighbors would prefer that this land stay open and undeveloped forever and may wish to express their opinion in that regard. Part of the rezoning process is having public hearings at which neighbors are allowed to speak. An official statement prepared by the city is included with this letter.

In the meantime, if you are interested in learning more about this development, go to the link below to join Leoterra in a virtual discussion of what is planned. Alternatively, you can click "more ways to join" and use the number provided to call in. If you cannot join at this time, send me an email at tterrell@foxrothschild.com or call me at my direct number (336-378-5412) and I'll connect you with someone who can answer your questions. This virtual neighborhood meeting will be held on September 13, from 5:00 to 6:00 p.m. Please note that this is not a regular website but a link that is similar to a Zoom meeting. We will try to open the link a few minutes before 5:00 p.m.

<https://foxrothschild2.webex.com/meet/tterrell>

Very truly yours,

Thomas E. Terrell, Jr.

TET:kwc

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Exhibit B

ARCHER, COLEEN M;BEATRICE, BLYTHE N
1327 COX AVE
HIGH POINT NC 27263

ARSHAD, EHTESHAM
900 ETHEL AVE
HIGH POINT NC 27263

ASBILL, PEGGY KISER L/T
1303 COX AVE
HIGH POINT NC 27263

BETHEL BAPTIST CHURCH
1352 COX AVE
HIGH POINT NC 27263

BLACKWELL, CHARLES W;BLACKWELL, SANDRA H
1324 COX AVE
HIGH POINT NC 27263

BLACKWELL, JOHN TODD;BLACKWELL, ARROW S
806 ETHEL AVE
HIGH POINT NC 27263

BRENNAN, HEATHER EILEEN;SALAS, BRIAN
MICHAEL CRUZ
1533 PECAN DR
HIGH POINT NC 27263

CAUDLE, RAMONA P
1308 COX AVE
HIGH POINT NC 27263

COX, CLARA J
1410 COX AVE
HIGH POINT NC 27263

Davis-Martin-Powell - Eddie MacEldowney
6415 Old Plank Road
High Point NC 27265

Fox Rothschild, LLP - Thomas E. Terrell, Jr.
300 N Greene Dr, Suite 1400
Greensboro NC 27401

FURR, GEORGE MADISON;FURR, LINDA H
1301 CHESAPEAKE LN
ARCHDALE NC 27263

GOINS, BRANDON W
1503 JACKSON LAKE RD
HIGH POINT NC 27263

GORE, BRIAN K SR
1318 COX AVE
HIGH POINT NC 27263

GRAY, DONNA GOODWIN;GRAY, DONALD EUGENE
1406 COX AVE
ARCHDALE NC 27263

HERNANDEZ, PEDRO;HERNANDEZ, CARMEN N
72 NINHAM AVE
WAPPINGERS FALLS NY 12590

INGOLD, FRANCES;PERRYMAN, TAD L
1330 COX AVE
HIGH POINT NC 27263

INGRAM, LAWSON J
9138 HARLOW DR
ARCHDALE NC 27263

Jay Short & Dawn Short
4617 S. Holden Road
Greensboro NC 27406

JOHNSON, JEREMY LEWIS;JOHNSON, BRANDI JO
706 WESTCHESTER DR
HIGH POINT NC 27263

KGRS PROPERTIES LLC
110 APOLLO CIR
ARCHDALE NC 27263

LeoTerra Development Inc. - Kye Bunker
110-A Shields Park Drive
Kernersville NC 27284

MALIK, MUHAMMAD FAHAD
1408 COX AVE
ARCHDALE NC 27263

MCGEE, RUDY ANNE
1431 MOTES CT
HIGH POINT NC 27263

MILLER, JULIE
5909 MENDENHALL RD EXT
ARCHDALE NC 27263

MILLER, KENNETH A;MILLER, JULIE A
1340 COX AVE
HIGH POINT NC 27263

NC DEPT OF TRANSPORTATION
PO BOX 14996
GREENSBORO NC 27415

NURNEY, WAYNE UNDERWOOD
1819 COLTRANE MILL RD
RANDLEMAN NC 27317

PARVEEN, SHAHIDA;REHMAN, ABDUL
1503 COX CT
ARCHDALE NC 27263

PIERCED MINISTRIES AND REHAB SERVICES INC
PO BOX 4669
HIGH POINT NC 27263

RESOS, ILDEFONSO P;RESOS, GLORIA N
1338 COX AVE
HIGH POINT NC 27263

SAWYER, KENNETH R;SAWYER, ALMA Y
1403 COX AVE
HIGH POINT NC 27263

SHORT, JAY PATRICK;SHORT, DAWN M
4617 S HOLDEN RD
GREENSBORO NC 27406

SNIDER, CHAD ERICK;SNIDER, WENDY B
1510 JACKSON LAKE RD
HIGH POINT NC 27263

SNIDER, CHARLES ERIK
1532 PECAN DR
HIGH POINT NC 27262

SNIDER, DONALD R JR;SNIDER, DEANA S
1404 COX AVE
HIGH POINT NC 27263

UNGOS, FLORO B JR;UNGOS, CATALINA R
3831 HUNT CHASE DR
GREENSBORO NC 27407

WENDELL, KAREN P
9 CHURCH ST
STARTEX SC 29377

WHITE, BRUCE DAVID;WHITE, VICKIE P
1515 JACKSON LAKE RD
HIGH POINT NC 27263

WHITE, ROY E JR;WHITE, JOYCE G
1513 JACKSON LAKE RD
HIGH POINT NC 27263

WILLIARD, JAYSON W
1332 COX AVE
HIGH POINT NC 27263

YOUNG, SHELLY DAWN
1331 COX AVE
HIGH POINT NC 27263

Exhibit C



Fox Rothschild LLP
ATTORNEYS AT LAW

230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

September 14, 2021

Dear Neighbor,

At last night's meeting you asked for a chance to speak with our transportation engineer. He can attend a meeting by Webex at 6:30 on Wednesday, September 22nd. Please use the same link, which is:

<https://foxrothschild2.webex.com/meet/tterrell>

Very truly yours,

Thomas E. Terrell, Jr.

TET:kwc

AN ORDINANCE AMENDING THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE

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

WHEREAS, public hearings were held before the Planning and Zoning Commission on September 28, 2021 and before the City Council on November 1, 2021 regarding Text Amendment 21-04; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on September 19, 2021 for the Planning and Zoning Commission public hearing, and on October 20, 2021 and October 27, 2021 for the City Council public hearing pursuant to Chapter 160D-601 of the General Statutes of North Carolina.

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

SECTION 1.

That Section 2.4.10.H., *Expiration*, related to a reasonable accommodation, is hereby amended as follows:

H. ~~Expiration~~ Approval of a reasonable accommodation shall describe the conditions or events that would terminate the reasonable accommodation or cause it to expire.

1. The approval of a reasonable accommodation establishes a vested right in accordance with Section 1.10.1., Development Permit.

2. A reasonable accommodation approval shall expire and become null and void within 1 year of the issuance of the order, unless development authorized by the reasonable accommodation has substantially commenced.

SECTION 2.

That Section 2.5.2.E., *Administrative Adjustment Review Standards*, is hereby amended as follows:

1. *(unchanged)*
2. *(unchanged)*
3. The administrative adjustment is either:
 - (a) Required to compensate for some unusual aspect of the site or the proposed development that is not shared by landowners in general; **or**
 - (b) Supports an objective or goal from the purpose and intent statements of the zoning district where it is located; or
 - (c) Saves healthy existing trees;

SECTION 3.

That Section 3.6.3.C., *Special Conditional Zoning Districts*, is hereby amended as follows:

- C. **Special Conditional Zoning Districts** The special conditional zoning districts include: CZ-AGR, CZ-I, **and** CZ-PNR, ~~CZ-MS, and CZ-MX.~~

SECTION 4.

(Regarding the Commissary kitchen use type)

PART A.

That Section 4.1.9. *Principal Use Table*, Table 4.1.9. *Principal Use Table*, is hereby amended as shown in the Industrial Services section of the table reproduced below, establishing one use classification for the *Commissary kitchen* use type.

USE CATEGORY	USE TYPE	R-3	R-5	R-7	RM-5	RM-16	RM-26	TO	OI	LB	GB	RC	CB	EC	IJ	HI	AGR	I	PNR	MS	MX	District Use Prohibition	Additional Standards
Industrial Use Classification																							
Industrial Services	<u>Commissary kitchen</u>														P	P	P						

PART B.

That Section 4.2.7., *Industrial Use Classification*, Table 4.2.7., *Industrial Use Classification*, establishing the *Commissary kitchen* use type within the Industrial Service use category, is hereby established as follows:

C. INDUSTRIAL SERVICE	2. USE TYPES:	
	(b) <u>Commissary kitchen</u>	<u>A food service establishment where food trucks return daily for service and storage. Activities may include the loading or storage of food and supplies, the sanitation of the truck and any other components, the disposal of wastewater and the refilling of potable water.</u>

SECTION 5.

(Regarding the Recreational Vehicle Park use type.)

PART A.

That Section 4.1.5. *Prohibited Uses*, to remove recreational vehicle parks from the list of prohibited principal uses, is hereby amended as follows:

B. The following principal uses are prohibited throughout the City's zoning jurisdiction in all zoning districts:

1. Explosives manufacturing;
 2. Leather and leather products manufacturing involving tanning;
 3. Slaughter or rendering of animals;
 4. Outdoor flea markets;
 5. Manufactured dwellings (except in a Manufactured Housing Overlay District);
- and**
- ~~6. Recreational Vehicle Parks (except as a public recreation facility);~~**
- and**
- ~~7. 6.~~** Outdoor shooting ranges (except as a public safety facility).

TEXT AMENDMENT 21-04

Ordinance #XXXX/21-XX

Applicant: City of High Point**PART B.**

That Section 4.1.9. *Principal Use Table*, Table 4.1.9. *Principal Use Table*, is hereby amended as shown in the Visitor Accommodations use category of the table reproduced below, and inserted within the use category alphabetically, establishing the Recreational Vehicle Park use type.

USE CATEGORY	USE TYPE	R-3	R-5	R-7	RM-5	RM-16	RM-26	TO	OI	LB	GB	RC	CB	EC	LI	HI	AGR	I	PNR	MS	MX	District Use Prohibition	Additional Standards
Commercial Use Classification																							
Visitor Accommodations	<u>Recreational Vehicle Park</u>											<u>P</u>											<u>4.3.4 H.2</u>

PART C.

That Section 4.2.6., *Commercial Use Classification*, Table 4.2.6., *Commercial Use Classification*, establishing the *Recreational Vehicle Park* use type within the Visitor Accommodations use category, is hereby amended as follows:

J. VISITOR ACCOMMODATIONS	2. USE TYPES:	
	<u>(c) Recreational Vehicle Park</u>	<u>A site where 2 or more recreational vehicle or camping spaces are located, established, or maintained for occupancy by the public as temporary living quarters for recreation, camping or travel purposes.</u>

PART D.

That Section 10.4., *Definitions*, is hereby amended to add the definition of *Recreational Vehicle*:

<u>RECREATIONAL VEHICLE</u>	<u>A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use that either has its own motive power or is mounted on, or towed by, another vehicle. The basic entities are camping trailer, fifth-wheel travel trailer, motor home, travel trailer, and truck camper. This term does not include a manufactured dwelling.</u>
-----------------------------	---

PART E.

That Table 5.5.11.C1., *Land Use Intensity*, regarding the addition of the Recreational Vehicle Park use type within the Commercial use classification, is hereby amended as follows:

TABLE 5.5.11.C1: LAND USE INTENSITY			
USE CLASSIFICATION	USE CATEGORY	USE TYPE	LAND USE INTENSITY SCORE
Commercial	Visitor Accommodations	<u>Recreational Vehicle Park</u>	<u>3</u>

PART F.

That Table 5.4.4.B., *Minimum Off-Street Parking Standards*, regarding the addition of the Recreational Vehicle Park use type within the Commercial use classification, is hereby amended as follows:

TABLE 5.4.4.B: MINIMUM OFF-STREET PARKING STANDARDS			
USE CLASSIFICATION	USE CATEGORY	USE TYPE	REQUIREMENT
Commercial	Visitor Accommodations	<u>Recreational Vehicle Park</u>	<u>(See Section 4.3.4.H.2, Recreational Vehicle Park)</u>

PART G.

That Section 4.3.4.H., *Visitor Accommodations*, regarding the establishment of commercial use standards for the Recreational Vehicle Park use type, is hereby amended as follows:

1. *(unchanged)*

2. Recreational Vehicle Park A recreational vehicle park shall comply with the following standards:

- (a) Size A recreational vehicle park shall be a minimum of 3 acres.**
- (b) Density A recreational vehicle park shall have maximum of 15 spaces per acre**
- (c) Setbacks Unless otherwise stated below, a recreational vehicle park shall comply with the development standards in Chapter 5:**
 - Development Standards:**
 - (i) Buildings and structures shall meet the district requirements.**
 - (ii) Minimum 50-foot street and perimeter setback for RV and camping spaces.**
- (d) Recreational Vehicle (RV) and Camping Spaces**
 - (i) Shall be designated on the ground by permanent markers or monuments.**
 - (ii) Shall be located above the base flood elevation and graded to prevent water from ponding.**
- (e) Parking and Drives**
 - (i) Each RV or camping space shall have an asphalt, concrete, graveled or other approved comparable all-weather surface with sufficient dimensions to accommodate at least one motor vehicle in addition to the RV or camping space.**
 - (ii) Park drives shall meet the private drive dimensional requirements and must have an asphalt, concrete, graveled or other approved comparable all-weather surface.**
- (f) Access No RV or camping space shall have direct vehicular access to a public street.**
- (g) Utilities**
 - (i) Public water and public sewer service are required for the park.**
 - (ii) Individual sewer hook-ups or a sewage dumping station is required along with individual RV electrical connections for the RV spaces.**
 - (iii) A central structure or structures is required that will provide separate toilet and bathing facilities for each gender.**
- (h) Length of Stay**
 - (i) No RV shall be used or set up as a permanent dwelling unit.**
 - (ii) No RV shall be occupied beyond 90 days in any 12-month period.**

SECTION 6.

That Table 4.2.7., *Industrial Use Classification*, regarding manufacturing uses within the Manufacturing and Production use category, is hereby amended as follows:

C. MANUFACTURING AND PRODUCTION	2. USE TYPES:	
		An establishment involved in the manufacturing, processing, fabrication, packaging, or assembly of raw materials, or partially finished goods.
	(b) Manufacturing	(1) Major - Uses that tend to require large amounts of bulk or unrefined materials which are typically processed and stored outdoors on the site. These uses require a significant amount of energy for the processing of raw materials, and are likely to generate significant noise, vibration, dust, glare, heat, odor, smoke, truck traffic, in the immediate vicinity of the use. Examples include concrete manufacturing , manufacturing and assembly of machinery; manufacturing of petroleum or petroleum-related products; rubber and plastics manufacturing; and adhesives, coatings, or paint manufacturing.

SECTION 7.

Regarding use standards and rules of measurement for multi-family dwellings.

PART A.

That Section 4.3.2.B.5., *Multi-family Dwelling*, regarding building length, is hereby amended as follows:

(b) Building Length

- (1) The maximum length of a multi-family building shall be ~~250 linear feet, except in the CB and MX districts, where no maximum length is applied.~~ **200 linear feet in the RM-5 and TO districts, 250 linear feet in the RM-16, OI, LB, EC and I districts, and 300 linear feet in the RM-26, GB, RC and MS districts.**
- (2) No maximum building length shall be applied **in the CB, LI and MX districts** or **in any district** if the building is designed for occupancy by the elderly and it has central facilities for dining and recreation **contained within the building.**
- (3) *(unchanged)*

PART B.

That Section 10.2.6., *Height*, regarding the rules of measurement for building height, is hereby amended to be renamed and to add a standard for the measurement of building length for multi-family dwellings:

10.2.6 Height **and Length**

A. through C. (*unchanged*)

D. Building Length The linear distance measured in feet of a building facade of a multi-family dwelling. A change in building facade direction of 30 degrees or greater shall terminate the building length measurement.

SECTION 8.

(Regarding the description of the boundary within the MX-D District where minor manufacturing uses are permitted.)

That Section 4.3.5.B. Manufacturing and Production, regarding the use standards for the minor manufacturing use type, be amended as follows:

2. **Manufacturing, Minor** In order to reuse existing buildings in the Core City in accordance with the City's adopted policy guidance, minor manufacturing uses are permitted in the MX district, subject to the following standards:
 - (a) The new use must reuse an existing building or buildings;
 - (b) In the MX-D district the building must be located in the area **described as follows: beginning at the southeast corner of** ~~bounded by North Lindsay Street and West English Road,~~ **thence in a southerly direction along North Lindsay Street to its intersection with** ~~Lindsay Place,~~ **West Martin Luther King Jr. Drive, then in an easterly direction along West Martin Luther King Jr. Drive to its intersection with West Broad Avenue, thence continuing in an easterly direction along West Broad Avenue to its end and intersection with** ~~the north side of the railroad tracks,~~ **Hayden Place, thence in a northerly direction along Hayden Place to its end and intersection with** ~~West English Road,~~ **thence in a westerly direction along West English Road to its intersection with North Elm Street, thence in a northerly direction along North Elm Street to its intersection with** ~~and~~ **Appling Way, thence in a westerly direction along Appling Way to its end and intersection with West English Road, thence in a westerly direction along West English Road to the point of beginning.**

SECTION 9.

(Regarding the self-storage, internal access use type.)

PART A.

That Section 4.3.5.C.2., *Self-Storage, Internal Access*, is hereby amended as follows:

2. **Self-Storage, Internal Access** An internal access self-storage establishment shall comply with the following standards:

(a) *(unchanged)*

(b) **Transparency Maintained** Windows shall not be boarded or paneled over from the outside or the inside. **The depiction of faux storage units and inoperable doors shall be prohibited.**

(c) *(unchanged)*

PART B.

That Table 5.5.11.C1., *Land Use Intensity*, regarding warehouse and freight movement uses within the Industrial use classification, is hereby amended as follows:

TABLE 5.5.11.C1: LAND USE INTENSITY			
USE CLASSIFICATION	USE CATEGORY	USE TYPE	LAND USE INTENSITY SCORE
Industrial	Warehouse and Freight Movement	All, <u>except for self-storage, internal access</u>	4
		<u>Self-storage, internal access</u>	<u>3</u>

SECTION 10.

(Regarding off-street parking standards.)

PART A.

That Section 5.4.2., *Applicability*, regarding the applicability off-street parking and loading standards, is hereby amended as follows:

A. through B. *(unchanged)*

C. **Expansions** Expansions of existing principal buildings, **vehicular use areas** or open uses of land.

PART B.

That Section 5.4.5.A., *General Standards*, related to bicycle parking requirements, is hereby amended as follows:

1. through 3. *(unchanged)*

4. Bicycle parking should be accessible to the primary entrances of the development and in a visible, well-~~lit~~**lighted** area.

PART C.

That Section 5.4.7.E., *Dimensional Standards for Parking Spaces and Aisles*, is hereby amended as follows:

E. Dimensional Standards for Parking Spaces and Aisles Standards **for** parking spaces and parking aisles shall comply with the minimum dimensional standards established in Table 5.4.7.E, Dimensional Standards for Parking Spaces and Aisles.

SECTION 11.

That Section 5.5.4., *District Standards*, is hereby amended as follows:

Some zoning districts and overlay districts, such as the MS, ~~MX~~, and the GCO districts, include additional district-specific landscaping standards (See Chapter 3: Zoning Districts).

SECTION 12.

That Section 5.14.5.B.1., *Common Features*, regarding common features within multiple lot developments, is hereby amended as follows:

1. An approved multiple lot development shall be treated as a single zone lot for the purposes of providing required off-street parking, required landscape yards, required street access, **exterior lighting**, compliance with zoning district dimensional standards, and compliance with signage standards.

SECTION 13.

That Section 5.14.7.C.4., *Common Elements*, regarding tiny home neighborhoods, is hereby amended as follows:

- 5.14.7.C.4 (c) If a common building is provided, it shall not be larger than 1,000 square feet **in gross floor area** and shall not be used as a permanent dwelling unit.

SECTION 14.

That Section 8.4.4., *Division of an Existing Developed Lot*, is hereby amended as follows:

8.4.4. - Division of an Existing **Developed** Lot

A nonconforming lot ~~containing an existing single-family detached or duplex dwelling~~ that cannot be divided in compliance with the minimum lot area or minimum lot width requirements of the zoning district in which it is located, may be divided into individual lots provided:

A. through E. (*unchanged*)

SECTION 15.

(Regarding reference to Section 9.5.1., *Responsibilities*.)

PART A.

That Section 9.5.2., *Investigations*, regarding reference to Section 9.5.1., *Responsibilities*, is hereby amended as follows:

As appropriate, any of the directors listed in Section 9.5.1, **Responsibilities**, **above** has the power to conduct such investigation as may be deemed necessary to carry out their duties as prescribed in this Ordinance, and for this purpose the right upon presentation of proper credentials to enter at any reasonable hour upon any property within the jurisdiction for the purpose of investigating any complaints or

alleged violations of this Ordinance; provided that the appropriate consent has been given for areas not open to the public or that an appropriate inspection warrant has been secured.

PART B.

That Section 9.5.3., *Inspections*, regarding reference to Section 9.5.1., *Responsibilities*, is hereby amended as follows:

As appropriate, any of the directors listed in Section 9.5.1, **Responsibilities**, **above** has the right upon presentation of proper credentials to enter on any property within the jurisdiction at any reasonable hour for the purposes of inspecting the sites of any complaints or alleged violations, or determination of compliance or other enforcement action of this Ordinance; provided that the appropriate consent has been given for inspection of areas not open to the public or that an appropriate inspection warrant has been secured.

PART C.

That Section 9.5.4., *Supporting Documentation*, regarding reference to Section 9.5.1., *Responsibilities*, is hereby amended as follows:

As appropriate, any of the directors listed in Section 9.5.1, **Responsibilities**, **above** has the power to require written statements, certificates, certifications, or the filing of reports with the respect to pertinent questions relating to complaints or alleged violations of this Ordinance.

PART D.

That Section 9.6.1., *Notice of Violation*, regarding reference to Section 9.5.1., *Responsibilities*, is hereby amended as follows:

If the landowner or occupant of the land, building, structure, sign, or use in violation fails to take prompt action, any of the directors listed in Section 9.5.1, **Responsibilities**, as appropriate, shall give the owner or occupant written notice (by certified or registered mail to their last known address, by personal service, or by posting notice conspicuously on the property) of the following:

A. through F., (*unchanged*)

SECTION 16.

That Section 10.3., *Abbreviations*, regarding the addition of the abbreviation "n/a", is hereby amended as follows:

TABLE 10.3: ABBREVIATIONS

ABBREVIATION	ASSOCIATED TERM
<u>n/a</u>	<u>Not Applicable</u>

SECTION 17.

(Regarding definitions within Section 10.4., Definitions)

PART A. That Section 10.4., *Definitions*, is hereby amended to revise definitions related to lighting fixtures, and re-ordered as necessary:

ARCHITECTURAL LIGHTING	Exterior lighting that is designed to highlight structures, plantings, or significant architectural features in a direct or indirect fashion.
-------------------------------	--

CUT-OFF FIXTURE	A cut-off light fixture that emits none of its light above the horizontal plane of the fixture (90 degrees) and no more than 10 percent of its emitted light between 80 degrees and 90 degrees.
------------------------	--

FULL CUT-OFF LENS	An artificial outdoor lighting fixture designed to ensure that no light is directly emitted above a horizontal line parallel to the ground.
--------------------------	--

<u>LIGHTING, FULL CUT-OFF FIXTURE OR LENS</u>	<u>A light fixture or lens constructed and installed that projects all of its light in a downward direction.</u>
--	--

<u>SHIELDED FIXTURE LIGHTING, SEMI-CUT-OFF FIXTURE</u>	<u>A light fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or</u>
---	---

TEXT AMENDMENT 21-04

Ordinance #XXXX/21-XX

Applicant: City of High Point

	refraction from any part of the fixture, is projected below the horizontal plane of the fixture that emits none of its light above the horizontal plane of the fixture (90 degrees) and no more than 10 percent of its emitted light between 80 degrees and 90 degrees. Often referred to as a shielded fixture.
--	--

PART B. That Section 10.4., *Definitions*, is hereby amended to add reasonable accommodation and wireless telecommunications permit to the Development Permit definition:

DEVELOPMENT PERMIT	The following administrative and quasi-judicial permits and approvals are defined as development permits pursuant to State law: alternate design, certificate of appropriateness, <u>reasonable accommodation</u>, special use, variance, building permit, final plat, floodplain development permit, group development, land disturbance permit, preliminary plan, public tree certificate, sign permit, site plan, <u>wireless telecommunications permit</u>, and zoning compliance permit.
---------------------------	--

PART C.

That Section 10.4., *Definitions*, is hereby amended to add the definition of *Multi-tenant Building*:

<u>MULTI-TENANT BUILDING</u>	<u>A building that is used for two or more occupancies provided each occupancy is separated by construction having fire-resistive ratings in compliance with the NC State Building Code.</u>
--	--

TEXT AMENDMENT 21-04

Ordinance #XXXX/21-XX

Applicant: City of High Point

SECTION 18.

That references to the term "roof line" (occurring as two words) as listed below, and anywhere else it occurs within the Development Ordinance, are hereby changed to reference the term "roofline" (one word):

Section 3.4.8. - Central Business (CB)

Section 3.8.7. - Gateway Corridor Overlay (GCO)

Section 3.8.10. - Neighborhood Conservation Overlay (NCO)

Section 10.4. - Definitions

SECTION 19.

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

SECTION 20.

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

SECTION 21.

This ordinance shall become effective upon adoption.

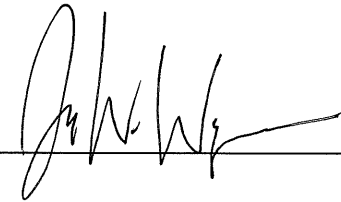
Adopted by the City Council

City of High Point, North Carolina

The 1st day of **NOVEMBER, 2021**

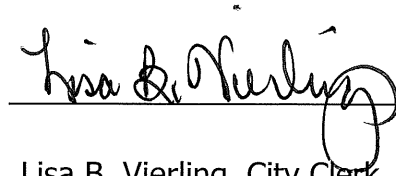
Lisa B. Vierling, City Clerk

By: _____



Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 2206 Gable Way

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

Meeting Date: 11/4/2021

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 2206 Gable Way.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/21/2021. No action occurred by the compliance date of 2/22/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

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

PENDING ACTION:

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

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

ORDINANCE

REQUEST: Ordinance to Demolish

PROPERTY

ADDRESS: 2206 Gable Way

OWNER:

First Chandler Group LLC

REASON FOR

INSPECTION: Inspector observed condition of the house

FIRST

INSPECTION:

10/1/2019

Summary of Major Violations

1. Repair or replace damaged roof, sheathing & roof covering
2. Repair or replace rotten floor joists
3. Repair or replace damage framing
4. Repair or replace damaged subfloor & floor covering
5. Repair or replace damaged wall covering

HEARING

RESULTS:

1/20/2021

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

ORDER(S)

ISSUED:

1/21/2021

Order to Repair or Demolish
Date of Compliance 2/22/2021

APPEALS:

None

OWNER

ACTIONS:

None

ADDITIONAL:

The inspector was contacted by a law office in February 2021 asking about liens on the property and stated they would be doing a closing. The inspector asked that the new owner contact us once they purchased the property. As of 10/21/2021 First Chandler Group LLC is still the owner of the property as has owned it since 2014.

ORDINANCE

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

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

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

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

PROPERTY LOCATION

2206 Gable Way

OWNER (S)

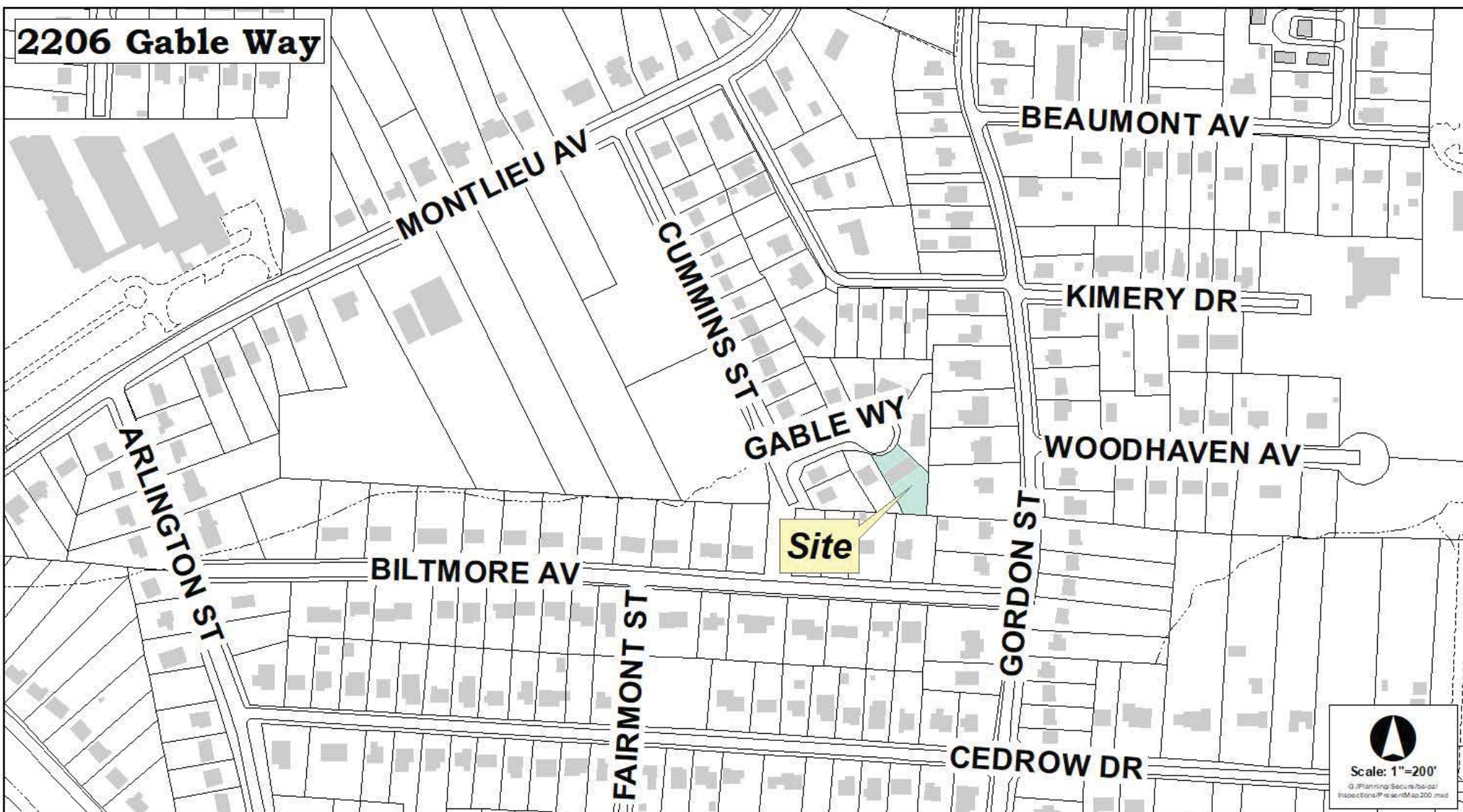
First Chandler Group LLC
P O Box 3170
Thomasville, NC 27360

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

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

Adopted by City Council,
This the 1st day of November, 2021

Lisa B. Vierling, City Clerk



2206 Gable Way

MONTLIEU AV

CUMMINS ST

BEAUMONT AV

KIMERY DR

WOODHAVEN AV

GABLE WY

Site

BILTMORE AV

FAIRMONT ST

GORDON ST

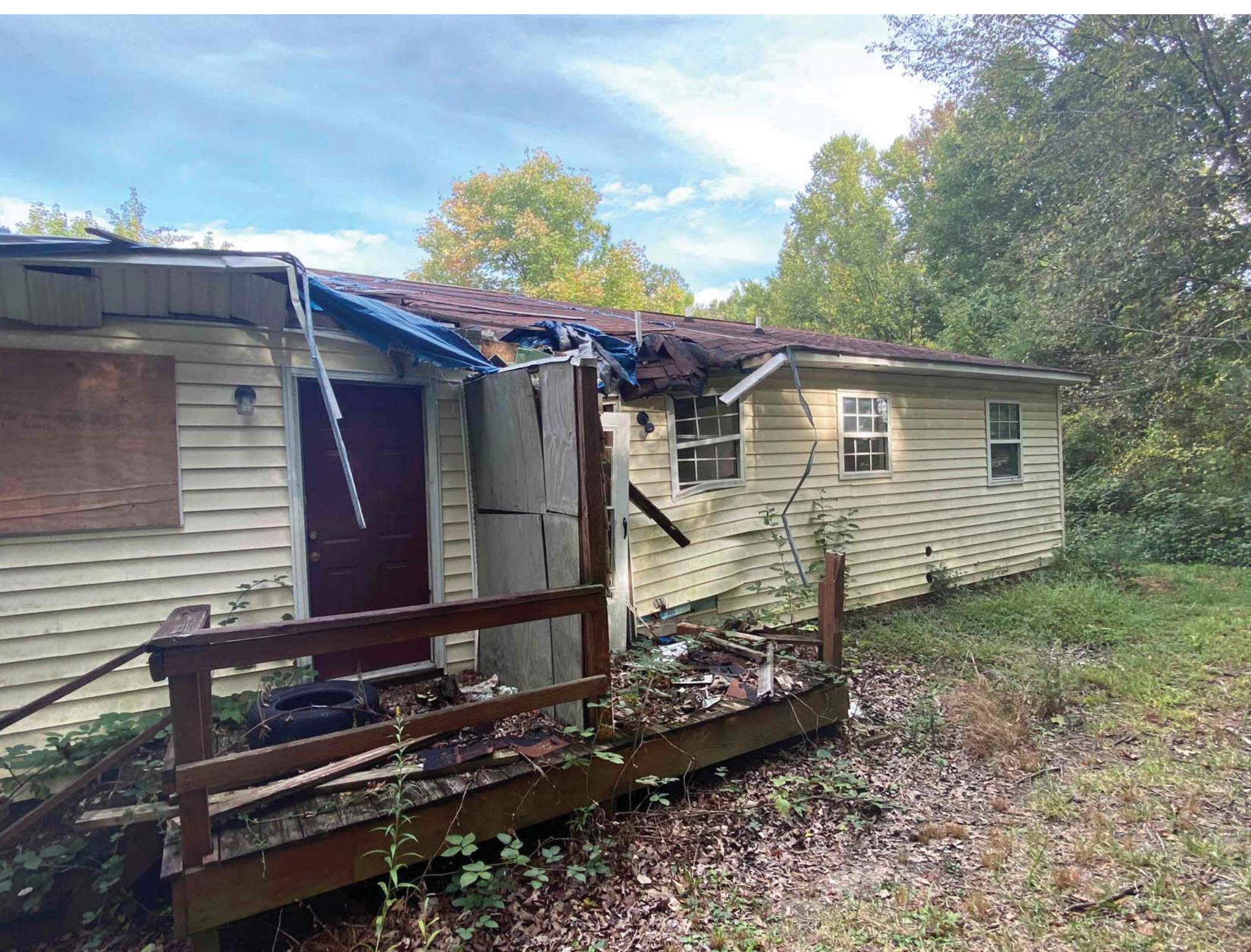
CEDROW DR

ARLINGTON ST

Scale: 1"=200'
G:\Planning\Secure\ba\az\Inspections\PresentM to 200.mxd













AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 28, 2021 and before the City Council of the City of High Point on November 1, 2021 regarding **Zoning Map Amendment Case 21-17 (ZA-21-17)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 19, 2021, for the Planning and Zoning Commission public hearing and on October 20, 2021 and October 27, 2021, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 1, 2021**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Planned Development – Core City (PD-CC) District**. The property is approximately 3 acres lying along the east side of W. English Drive, between S. West Point Avenue and Phillips Avenue. The property is also known as Guilford County Tax Parcels 18700, 18701, 18702, 18703, 187096, 187097, 187098 and 187099.

SECTION 2

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

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with standards imposed in the PD-CC District, Master Plan Map and Development Standards, and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

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

SECTION 5

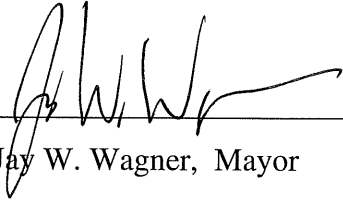
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

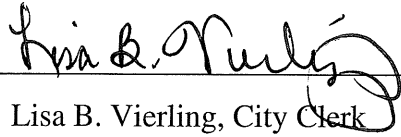
This ordinance shall become effective upon the date of adoption.

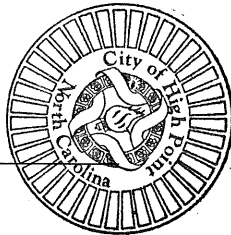
Adopted by the City Council
City of High Point, North Carolina
The 1st day of November, 2021

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



**COHAB
PLANNED UNIT DEVELOPMENT
STATEMENT OF INTENT & DEVELOPMENT STANDARDS**

Applicant: John Muldoon
Adopted: **November 1, 2021**

Statement of Intent

The applicant intends to house a diverse array of uses to serve as an active center for the community, redeveloping the Historic Melrose Mill property on West English Road to create a year-round destination. COHAB will be a destination for designers to design, create, work, sell, and possibly live, offering a unique experience for community members as well as visitors to High Point. COHAB will provide opportunities for visitors to engage with up-and-coming talent through educational courses, workshops, public exhibitions and retail sales. For artists in residence and other on-site makers, there will be equipment available for creating prototypes and limited manufacturing.

COHAB intends to be a one-stop shop for creative minds to immerse themselves in the rich resources available in High Point. Possible opportunities for the COHAB community include permaculture gardens that feed on-site restaurant(s) and café(s), luxury hostel lodging, and health and wellness classes. All these amenities will be available to the public, providing a much-needed hub of activity and education for residents of and visitors to High Point to be enjoyed year-round.

The northern half of the site, which currently houses a warehousing and distribution use (City Transfer and Storage Company), will continue to be used for a warehousing use until such time it is folded into the COHAB community that lies south of these structures.

During Furniture Market, many of the interior and exterior spaces at COHAB will be transformed into temporary showrooms. The same café and short-term lodging services will be available for those visiting the area, providing West End hospitality for guests outside of downtown.

The owners of COHAB want to continue to serve the community they've been a part of for the last twenty years by offering a productive, flexible space for new ventures. They have chosen this area of High Point in an effort to instill a renewed sense of energy to this historical industrial corridor.

Proposed phases of development will be:

- First, occupancy by one or more tenants in existing building(s). Simultaneously, repairs will be made to the current exterior envelope and structural systems to make spaces ready for current and additional tenant occupancies. This may require additional coordination of utilities to be brought to the building to support the intended uses.
- Second, additional individual tenant improvements will be made as more lease agreements

are executed. A standard, linear, chronological “Phasing” Plan is not ideal for this development. The development will maintain mixed uses, including Commercial and Industrial occupancies, with a maximum of 40% as Market Showroom.

- **Third, incorporate the northern half of the site (City Transfer and Storage Company), into the COHAB facility.**

Development Standards:

Part 1. USES:

The following uses and their customary accessory uses shall be permitted, subject to the requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

A) Residential Use(s):

- a. Common Elements Recreation facilities
- b. Live / Work Dwellings
- c. Single Room Occupancies
- d. Rooming Houses
- e. Multi-Family Dwelling

B) Institutional Use(s):

- a. Assembly, major and minor
- b. Cultural Facilities, major and minor
- c. Public recreation facility
- d. Day Care Center
- e. Religious Institution
- f. Post-secondary Educational Facility

C) Commercial Use(s):

- a. Bar or Nightclub
- b. Restaurant, minor
- c. Office, major and minor
- d. Personal Services, major and minor
- e. Sports and Fitness center
- f. Retail Sales:
- g. Flea market / Antique Mall
- h. Retail sales, major and minor
- i. Bed & Breakfast
- j. Hotels or motels

D) Industrial Use(s):

- a. Minor manufacturing
- b. Microbrewery, micro-distillery and/or micro-winery
- c. Warehouse and Distribution
- d. Market Showroom
- e. Wholesale, major and minor

Part 2. CONDITIONS:

1) Development, Dimensional & Density Standards:

Primarily, there shall be a mixture of Commercial uses and Industrial uses, with a maximum of 40% allowed to be Market Showroom. Institutional and Residential uses are fully permitted in the development, but are excluded from the mandatory use mix requirements.

2) General Building Height, Setback and Development Requirements:

EXISTING BUILDING DIMENSIONAL STANDARDS		
STANDARD		ALL USES
Residential Density (units/acre)	Minimum	Per standards of the PD-CC District
	Maximum	Per standards of the PD-CC District
Minimum <u>Lot</u> Area (square feet)		N/A
Minimum <u>Lot</u> Width (feet)	Interior <u>lot</u>	100 ft.
	Corner <u>lot</u>	100 ft.
Minimum Street Setback (feet)		0 ft. setback is required (for existing buildings only)
Maximum Street Setback (feet)		N/A (due to existing building setbacks)
Minimum Perimeter Setback (feet)		0 ft. setback is required, but where provided, it is at least 5 ft.
Maximum Building Height (feet)		N/A

NEW DEVELOPMENT BUILDING DIMENSIONAL STANDARDS		
STANDARD		ALL USES
Residential Density (units/acre)	Minimum	Per standards of the PD-CC District
	Maximum	Per standards of the PD-CC District
Minimum Lot Area (square feet)		8,000 sf (Single Fam. & Multi-Fam.), N/A (All Other Uses)
Minimum Lot Width (feet)	Interior <u>lot</u>	60 ft.
	Corner <u>lot</u>	60 ft.
Minimum Street Setback (feet)		0 ft. setback is required, subject to structure being 10 ft. from back of curb
Maximum Street Setback (feet)		20 ft.
Minimum Perimeter Setback (feet)		0 ft. setback is required, but if provided, it shall be at least 5 ft.
Maximum Building Height (feet)		None, however, for each additional foot of height beyond 50 ft. up to 80 ft., the perimeter setback shall be increased by 1 ft.

Part 3. DISTRICT STANDARDS:

- 1) Building Compliance due to Expansion or Exterior Alteration
 - a) In cases where an existing building is expanded or enlarged by 25 percent or less of its gross floor area as it existed upon the effective date of the district upon the land, the expansion of the building shall either maintain the current appearance of the existing building or comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - b) In cases where an existing building is expanded or enlarged by more than 25 percent of its gross floor area as it existed upon the effective date of the district upon the land, the portion of the front and side building facades associated with the expansion or enlargement shall comply with the standards of this ordinance and comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - c) In cases where the exterior of an existing building is altered, the alterations shall conform to the standards of this section and The Secretary of the Interior's Standards for the Treatment of Historic Properties, to the maximum extent practicable.
- 2) Site Standards
 - a) Building Orientation: Any new buildings constructed on site shall be oriented with their primary facades facing the street.
 - b) Off-Street Parking: Off-Street parking is not required, but when provided, development in this PD-CC District shall comply with the following standards in addition to the applicable standards in Section 5.4, Off-Street Parking and Loading:
 - (1) New off-street parking areas shall not be located between the front building line and the street it faces
 - (2) New off-street parking areas on corner lots shall not contiguously front more than one (1) street.
 - c) Accessory Buildings
 - (1) Accessory buildings shall be located behind the rear building line of the principal building they serve.
 - (2) For group developments, accessory buildings can be located internally to the development. In no instance, shall an accessory building be located between a front building line that is established by a principal building and the street the principal building faces.
- 3) Building Standards: The following standards are applied to all new multi-family residential and nonresidential buildings and/or additions, except for locally or nationally designated individual historic structures, and contributing structures within a locally or nationally designated historic district, as applicable. These standards shall not apply to new development located at the rear of the site behind buildings fronting a public street.
 - a) Facade Articulation
 - (1) Front and side building facades shall include at least 2 or more of the following features, etc.:
 - (i) Recessed entryways;
 - (ii) Display windows;
 - (iii) Pedestrian Entrances

- b) Changes in wall plane (such as projections or recesses) Facade Materials
 - (1) Primary facade materials should not change at outside corners, and should continue around the corner to a logical point of conclusion such as a change in facade plane.
 - (2) Exterior building materials shall be continued to the finished grade on any elevation.
 - (3) The use of vinyl siding as the primary facade material is prohibited.
- c) Facade Transparency
 - (1) The front building facades facing a street shall maintain non-reflective, transparent windows on at least 50 percent of the façade area between 2 and 8 feet above average grade.
- d) Roof-Mounted Equipment
 - (1) For sloped roofs, equipment and other roof penetrations should be located and screened to have a minimal visual impact as seen from the public right-of-way at a height of 6 feet.
 - (2) In cases where complete screening is not practical, all roof-mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance
 - (3) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are exempt from the screening requirements described in this subsection.

Part 4. LANDSCAPING, SETBACKS AND BUFFERS:

See Sections 5.5.3 E & H of the Development Ordinance for exceptions utilized.

Part 5. TRANSPORTATION:

Vehicular Access and Improvements:

- a) Access shall be from the driveway on S. West Point Avenue, **from the existing access drive on W. English Road (located on Guilford County Tax Parcel 187099 and from Phillips Avenue.**
- b) Access may be gated in the future with proper approval and review from HPDOT and Emergency Services
- c) The City of High Point Transportation Director and the NCDOT shall approve the exact location and design of access point improvements.

Part 6. RELATIONSHIP OF PERMIT TO DEVELOPMENT ORDINANCE:

The use and development of the subject site shall be subject to the uses and conditions within this Development Standards document and the Statement of Intent. The City of High Point Development Ordinance shall govern issues not addressed within these documents.

Petition to City of High Point Zoning and Planning Commission

We, the undersigned residents, do hereby agree together in petition against the Zoning Map Amendment Case 21-19 ZA-21-19) Plan Amendment Case 21-05 (PA-21-05) for the purpose of development to accommodate the proposed satellite community. We do not believe the proposal as we have heard presented will be in the best interest of the current residents or the current wildlife and ecosystem contained within the property itself. We have witnessed many such developments be introduced into similar local communities and have witnessed the burdens they placed on the pre-existing community through the overcrowding of local schools as well as roads, increased noise to an otherwise peaceful atmosphere and an undesired overall transformation of a more rural setting to one that is more suburban. The current zoning of R5 is a much less dense allowance and one that is consistent throughout this community and the surrounding area. It is our belief, based on observation and evidence that a move to a zoning of CZ-RM-16 would in fact be detrimental to our existing community.

SIGNATURE

ADDRESS

Sammy Littlefield
Jeffrey Littlefield
Rodney Johnson
Skellaps Johnson
Noah Mates
Haley
Jeffrey
Walter
Homer Phillips
Thanh phong Luc
Janice Sauer
Robert Mates
Blythe Beatrice

1304 Cox Ave
High Point NC 27263
1514 PECAN DR.
HIGH POINT NC 27263
1514 PECAN DR.
HIGH POINT NC 27263
1521 Pecan DR High Point
27263
1521 Pecan DR High Point
27263
1509 Cox Ct, High Point, NC
27263
1501 Cox's Ct.
1500 Cox Ct
103 Cox Ave High Point NC
1416 Mates Dr High Point NC 27263
1327 Cox Ave. High Point, NC 27263
1327 Cox Ave. High Point, NC 27263

Petition to City of High Point Zoning and Planning Commission

We, the undersigned residents, do hereby agree together in petition against the Zoning Map Amendment Case 21-19 ZA-21-19) Plan Amendment Case 21-05 (PA-21-05) for the purpose of development to accommodate the proposed satellite community. We do not believe the proposal as we have heard presented will be in the best interest of the current residents or the current wildlife and ecosystem contained within the property itself. We have witnessed many such developments be introduced into similar local communities and have witnessed the burdens they placed on the pre-existing community through the overcrowding of local schools as well as roads, increased noise to an otherwise peaceful atmosphere and an undesired overall transformation of a more rural setting to one that is more suburban. The current zoning of R5 is a much less dense allowance and one that is consistent throughout this community and the surrounding area. It is our belief, based on observation and evidence that a move to a zoning of CZ-RM-16 would in fact be detrimental to our existing community.

SIGNATURE

ADDRESS

Deana B. Porter	1410 Cox Ave HP
Clark Cuth	1515 Jackson Lake Rd. HP
Rudy John	1515 Jackson Lake Rd HP
Larry Johns	1433 Motes Ct. HP
Kathleen E Caudle	1431 Motes Ct H.P.
Karen P Caudle	1310 + 1308 Cox Avenue High Point
JAMES C. NEALE	1310 Cox Ave High Point NC
Charlotte D. Buser	1308 Cox Ave 1308 COX AVE. HIGH POINT
Jo Ann suites	1531 Pecan Dr. High Point
Jetta L. Wagner	1512 Pecan Dr. High Point
Willard Wagner	1507 Cox Ct High Point
Brenda Wagner	1529 Pecan Dr. High Point
DONNA ROBERTSON	1529 Pecan Dr. High Point
Alex Sawyer	1614 JACKSON LAKE RD High Point
GC Blake	1403 Cox Ave - High Point
Sherry Andrews	1615 Jackson Lake Rd. High Point
	1615 Jackson Lake Rd. High Point
	1322 Cox Ave High Point

Petition to City of High Point Zoning and Planning Commission

SIGNATURE	ADDRESS
Susan McAbbe	1511 Cox Ct High Point
Rick McAbbe	1511 Cox Ct High Point
CARL AIVERSON	1754 JACKSON LAKE RD. High Point
SHARON AIVERSON	1754 JACKSON LAKE RD. High Point
Bruce White	1515 Jackson Lake Rd. High Point
Larry & Pat Willison	3130 Ebbeslois Dr, Anchalee, NC
Karen Craven	1528 Pecan Dr. H.P.
Jeanne Craven	1528 Pecan R. H.P.
Eddie Craven	1522 Pecan Dr. H.P.
Carrie Wengler	1516 1516 Jackson Lake Rd H.P.
Charity Wynn	1301 1501 Pecan Dr High Point
J. M. K.	1407 COX AVE High Point
J. M. K.	1407 COX AVE High Point
J. M. K.	1407 COX AVE High Point
J. M. K.	1408 COX AVE High Point
J. M. K.	1408 COX AVE High Point
J. M. K.	1436 Motes Ct H.P.
Peggy Asbill	1303 Cox Ave, H.P.
Bob Blackwell	806 FUEL AVE
Billy Hill	1318 Cox Ave.
Heather & Brian Salas	1533 Pecan Dr.
Deana Smider	1404 Cox Ave
Ray & Lynn	Pastor 1352 Cox
Jinda Dyer	1422 Motes Court
Ed Dyer	1422 Motes Court
Samuel Zihl	1530 Pecan dr
Sylvia Zihl	1530 Pecan dr

Petition to City of High Point Zoning and Planning Commission

SIGNATURE	ADDRESS
Shirley Boyles	1748 Jackson LK
Sandra Blackwell	1324 Cox Ave
Chuck Boyles	1748 Jackson LK
Kait Wilson	1210 Cox Ave
Bradley Twitty	1702 Cox Avenue
Marrick Blackwell	1210 Cox Ave
Benjamin Winn	1501 Pecan Dr
Timothy Cheek	1517 Pecan Dr.
Ann Blackwell	806 Gabel Avenue
Billy Blackwell	1324 Cox Ave
Lina Hodge	1519 Pecan Drive
Redney Hodge	1519 Pecan Drive
Ashley Worrell	1446 Jackson Lake Rd
Dan Ward	1446 Jackson LK Rd
John Smith	1806 Cox C.T.
W. J. Brown Jr	1421 Forest Shade St
Toby Johnson	1520 Pecan Dr HP NC
Brenda Johnson	1520 Pecan Dr. HP NC
Bettie West	1206 Cox Ave HP
Robert West	1206 Cox Ave HP
JON E. NEALE	1308 COX AVE. HIGH POINT

Petition to City of High Point Zoning and Planning Commission

SIGNATURE	ADDRESS
Charles E. Smith	1532 Pecan Dr
Reg E. White	1513 JACKSON LAKE RD
Joyce White	1513 JACKSON LAKE RD
Suea Gore	1426 notes ct.
Shirley Ring	1426 notes ct
Bruce Moore	1426 notes ct.
Erlynn R. Wooten	1518 Pecan Dr.
Wendy Smider	1510 Jackson Lake Rd
Chad Smider	1510 Jackson Lake Rd.
Gail W. Wolf	1448 JACKSON LAKE RD.
Natie Warrell	1446 Jackson Lake Rd
Jesse Warrell	1446 JACKSON LAKE RD.
Mark Warrell	1506 Cox Court
Darrell Hines	1410 Forest Shade
Sandra Douthit	1410 Jackson Lake Rd
Cullen Hines	1410 Forest Shade
Clyde Douthit	1410 Jackson Lake Rd
Deborah Smith	1436 Notes Ct.

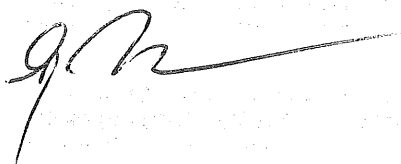
Petition to City of High Point Zoning and Planning Commission

We, the undersigned residents, do hereby agree together in petition against the Zoning Map Amendment Case 21-19 ZA-21-19) Plan Amendment Case 21-05 (PA-21-05) for the purpose of development to accommodate the proposed satellite community. We do not believe the proposal as we have heard presented will be in the best interest of the current residents or the current wildlife and ecosystem contained within the property itself. We have witnessed many such developments be introduced into similar local communities and have witnessed the burdens they placed on the pre-existing community through the overcrowding of local schools as well as roads, increased noise to an otherwise peaceful atmosphere and an undesired overall transformation of a more rural setting to one that is more suburban. The current zoning of R5 is a much less dense allowance and one that is consistent throughout this community and the surrounding area. It is our belief, based on observation and evidence that a move to a zoning of CZ-RM-16 would in fact be detrimental to our existing community.

SIGNATURE

ADDRESS

Kary C. Conrad	1408 Forest Shade St.
Sally Clark	1408 Forest Shade St
Patrick H. Hudson	1717 Baker Rd.
Danny Smith	1414 Forest Shade St
Betty Smith	1414 Forest Shade St
Karen Pearson	1415 Forest Shade St.
Craig Tucker	722 Baker Rd
Donald Freeman	721 Baker Rd, H.P.
Edith H. Bartlett	1306 Baker Rd High Point, N.C.
Ray Sample	1420 Forest Shade
Michelle Hala	1420 Forest Shade, HP
Sandra C. Barthel	1204 Forest Shade St, HP
Betty V. V. V.	1410 Forest Shade HP 27263
Vazlat Khom	1412 Forest Shade St, HP NC 27263



1412 Forest Shade St HP NC 27263

Petition to City of High Point Zoning and Planning Commission

We, the undersigned residents, do hereby agree together in petition against the Zoning Map Amendment Case 21-19 ZA-21-19) Plan Amendment Case 21-05 (PA-21-05) for the purpose of development to accommodate the proposed satellite community. We do not believe the proposal as we have heard presented will be in the best interest of the current residents or the current wildlife and ecosystem contained within the property itself. We have witnessed many such developments be introduced into similar local communities and have witnessed the burdens they placed on the pre-existing community through the overcrowding of local schools as well as roads, increased noise to an otherwise peaceful atmosphere and an undesired overall transformation of a more rural setting to one that is more suburban. The current zoning of R5 is a much less dense allowance and one that is consistent throughout this community and the surrounding area. It is our belief, based on observation and evidence that a move to a zoning of CZ-RM-16 would in fact be detrimental to our existing community.

SIGNATURE

ADDRESS

Christel Olyphant
Mark Olyphant
W. Nurney

Woody Nurney
Charles Boyle

1259 Elon place / 1506 Pecan Drive
1259 Elon place Owners,

1306 + 1304 Cox Avenue
1748 Jackson Lake Rd

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 21-05
(Leoterra Development, Inc.)

From: Heidi H. Galanti, Planning Services
Administrator

Meeting Date: November 1, 2021

Public Hearing: Yes

Advertising Date: October 20, 2021, and
October 27, 2021

Attachments: A. Staff Report
B. Land Use Plan Resolution

Advertised By: Planning & Development

PURPOSE:

A request by Leoterra Development, Inc. to change the Land Use Map designation for approximately 70 acres from the Low-Density Residential and Restricted Industrial classifications to the Moderate-Density Residential classification. The site is located south of Cox Avenue and west of Jackson Lake Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their September 28, 2021 public hearing. All members of the Commission were present except for Ms. Angela McGill, Mr. Ray Wheatley and Mr. Thad Juszcak. Ms. Heidi Galanti, Planning Services Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's attorney, Mr. Tom Terrell, Fox Rothschild LLP, 529 W Parkway Ave., High Point, spoke in favor of the request.

All other speaker comments pertained to the zoning request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
PLAN AMENDMENT 21-05
September 28, 2021**

Requests		
Applicant: Leoterra Development, Inc.	Owner: Jay Patrick Short and Dawn M. Short	
Plan Amendment Proposal: To change the future land use classification for approximately 70 acres to the Moderate-Density Residential land use classification.	From:	Low-Density Residential and Restricted Industrial
	To:	Moderate-Density Residential

Site Information	
Location:	The site is located south of Cox Avenue and west of Jackson Lake Road.
Acreage:	Approximately 70 acres
Current Land Use:	Undeveloped

Adjacent Property Current Land Use	
North:	Single family dwellings, religious institution and undeveloped parcels
South:	Undeveloped (<i>lying across I-74</i>)
East:	Single family dwellings
West:	Single family dwellings

Adjacent Land Use Plan Designations	
North:	Low-Density Residential and Restricted Industrial
South:	Low-Density Residential
East:	Heavy Industrial
West:	Low-Density Residential

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	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. AND Restricted Industrial: This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Proposed Designation:	Moderate-Density Residential: This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan(s):	There are not any area plans that cover this area.
LUPA History:	This area has had a combination of Industrial and Low-Density Residential land use plan classifications since the mid-1980's. The most recent plan amendment was in 2003 when a large area of the southeastern portion of the City's planning area was amended to make various changes in land use classifications based on changes to the Randleman Lake General Watershed regulations and the US 311 Bypass study. At that time, the area on the east side of Jackson Lake Road was amended from Low-Density Residential and Restricted Industrial to Heavy Industrial.

Details of Proposal

Summary of Land Use Plan Amendment Request:

The applicant is proposing single family detached and attached dwelling units limited to 7 dwelling units per acre and is therefore requesting a Land Use Plan amendment from Low-Density Residential and Restricted Industrial to Moderate-Density Residential. The Low-Density Residential classification primarily supports single family detached dwellings on individual lots with densities not to exceed five dwelling units per gross acre. The Restricted Industrial classification does not support residential uses. The proposed Moderate-Density Residential classification supports a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities can range from five to eight dwelling units per gross acre.

The proposed development site is approximately 70 acres located on the south side of Cox Avenue. Cox Avenue is a two-lane collector street that connects Baker Road and Jackson Lake Road.

Staff Analysis

Cox Avenue is bordered primarily by residential single-family detached dwellings and it serves as a collector street for multiple other residential single-family detached subdivisions. This proposal would add both single-family detached and attached dwellings at a slightly higher density than is

currently allowed in the Residential Single Family-5 (R-5) zoning district. There is need for a variety of housing types such as townhomes, condominiums, and similar housing styles. This area has been designated as a combination of Low-Density Residential and Restricted Industrial since the mid-1980s. The Conditional Use-Employment Center (CU-EC) zoning district was established in 1989 prior to the construction of I-74 and it has never been developed. This would be an orderly growth of the city with the extension of water and sewer, along with the development of urban density residential.

Recommendation

Staff Recommends Approval:

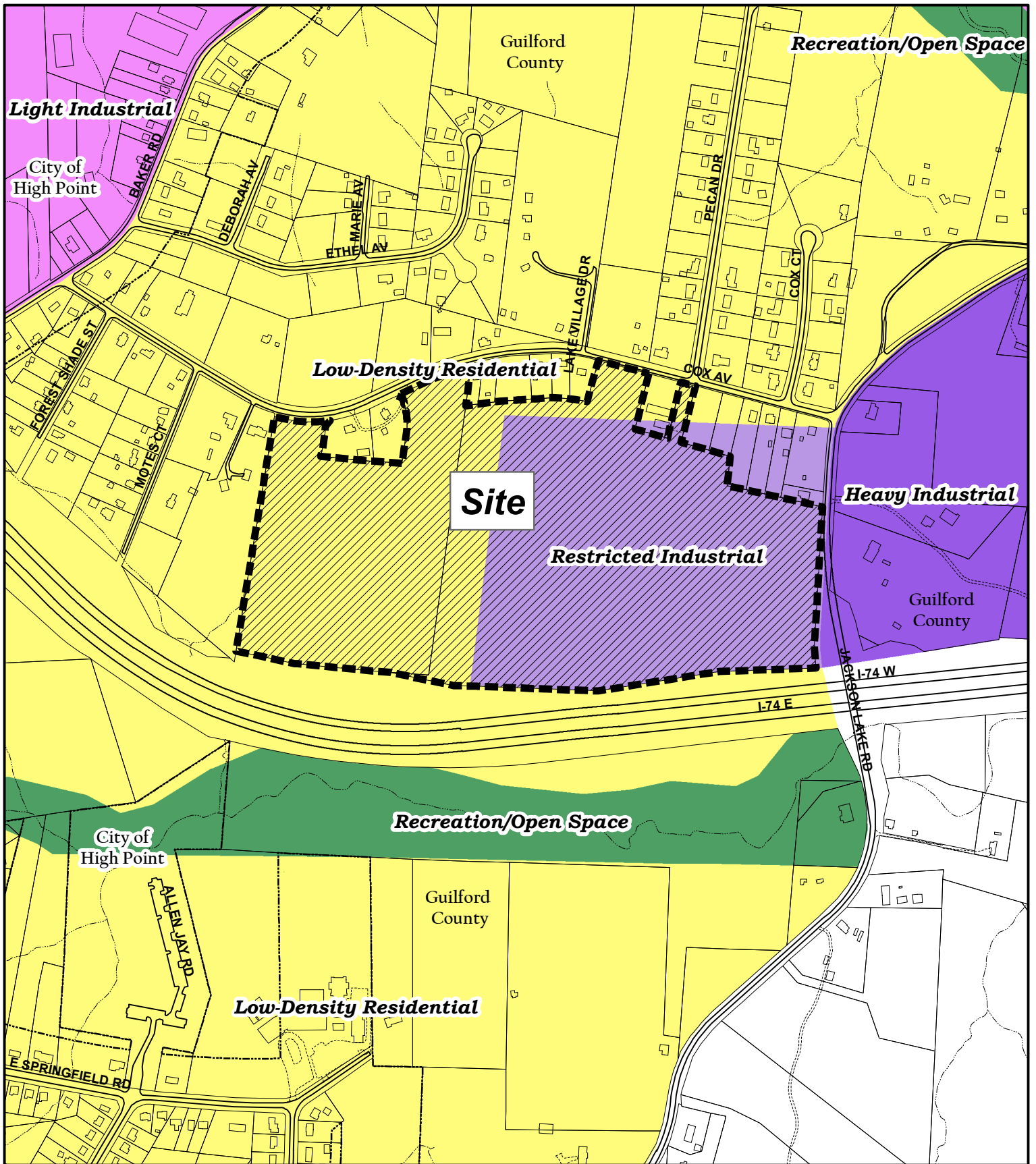
Staff recommends approval of the request to change the future land use designation for approximately 70 acres to the Moderate-Density Residential land use classification. The request meets the goals and objectives of the Land Use Plan and will be in harmony with the land use pattern of the surrounding area.

Report Preparation

This report was prepared by Planning and Development Department staff member Heidi Galanti AICP, Planning Services Administrator, and reviewed by Chris Andrews AICP, Interim Director.

List of Attachments:

Land Use Map



PLAN AMENDMENT: PA-21-05

**From: Low Density Residential and
Restricted Industrial**

To: Moderate Density Residential

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



Scale: 1"=600'

G:\Planning\Secure\BAC/
PA/2021\MXD\pa21-05

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

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

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

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on September 28, 2021 and before the City Council of the City of High Point on November 1, 2021, regarding this proposed amendment (PA 21-05) to said *Land Use Plan for the High Point Planning Area*.

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

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 70 acres (as shown on the attached map) from Low Density Residential and Restricted Industrial to Moderate-Density Residential.

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

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

Adopted by City Council
City of High Point, North Carolina
The 1st day of November 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Text Amendment 21-04
(City of High Point)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: November 1, 2021

Public Hearing: Yes

Advertising Date: October 20, 2021, and
October 27, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance to correct errors, provide consistency, and make revisions related to specific development standards.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their September 28, 2021 public hearing. All members of the Commission were present except for Mr. Thad Juszczak, Ms. Angela McGill and Mr. Ray Wheatley. Chris Andrews, Interim Planning and Development Director, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

No one spoke concerning the request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to approve the following statement:

That Text Amendment 21-04 is consistent with the City's adopted policy guidance because these general amendments make the Ordinance more user-friendly and flexible, and supportive of the City's adopted policy guidance.

Furthermore, the request is reasonable and in the public interest because the proposed amendments to the Development Ordinance address necessary changes required to better clarify existing standards, expand allowable uses within the City and continue to provide consistent language and formatting.

Text Amendment 21-04

General Development Ordinance Amendments – Fall 2021

Summary of Changes

- Section 1. Amends the expiration standards related to a reasonable accommodation. (Page 1)
- Section 2. Amends administrative adjustment review standards to correct a formatting error. (Page 2)
- Section 3. Amends the list of special conditional zoning districts to remove the CZ-MS and CZ-MX districts. (Page 2)
- Section 4. Establishes the Commissary Kitchen use type, including the addition of the use type to Section 4.1.9., *Principal Use Table*, and Table 4.2.7., *Industrial Use Classification*. (Page 3)
- Section 5. Establishes the Recreational Vehicle Park use type, including the addition of the use type to Section 4.1.9. *Principal Use Table*, and Table 4.2.6., *Commercial Use Classification*, as well as a definition of Recreational Vehicle, a land use intensity score, minimum parking standards, and use standards within Section 4.3.4.H., *Visitor Accommodations*. (Page 3)
- Section 6. Amends Table 4.2.7., *Industrial Use Classification*, to add concrete manufacturing as an example within the major manufacturing use type. (Page 7)
- Section 7. Amends Section 4.3.2.B.5., *Multi-family Dwelling*, to amend and establish maximum building lengths for multi-family dwellings within certain zoning districts, and to establish a rule of measurement for building length within Section 10.2.6., *Height* (to be revised to *Height and Length*). (Page 7)
- Section 8. Amends Section 4.3.5.B. *Manufacturing and Production*, to amend the description of the boundary within the MX-D District where minor manufacturing uses are permitted. (Page 8)
- Section 9. Amends 4.3.5.C., *Warehouse and Freight Movement*, to add a standard for window transparency and Table 5.5.11.C1, *Land Use Intensity*, to establish a land use intensity score for self-storage, internal access use types. (Page 9)

- Section 10. Amends Section 5.4., *Off-Street Parking and Loading*, to add expansions of vehicular use areas within Section 5.4.2., *Applicability*, and to make revisions for consistency and grammar. (Page 10)
- Section 11. Amends Section 5.5.4., *District Standards*, to remove the MX District from listed districts that may include district-specific landscaping standards. (Page 10)
- Section 12. Amends Section 5.14.5.B.1., *Common Features*, regarding common features within multiple lot developments, to include exterior lighting. (Page 10)
- Section 13. Amends Section 5.14.7.C.4., *Common Elements*, regarding tiny home neighborhoods, to provide clarification that the size of a common building shall be determined by gross floor area. (Page 11)
- Section 14. Amends Section 8.4.4., *Division of an Existing Developed Lot*, regarding non-conforming lots of record, to remove the requirement that a nonconforming lot contain an existing single family detached or duplex dwelling in order to be divided into individual lots. (Page 11)
- Section 15. Amends sections 9.5.2., *Investigations*, 9.5.3., *Inspections*, 9.5.4., *Supporting Documentation* and 9.6.1., *Notice of Violation*, to revise references to other Development Ordinance sections. (Page 11)
- Section 16. Amends Section 10.3, *Abbreviations*, to add an “n/a” abbreviation for the term “Not Applicable”. (Page 12)
- Section 17. Amends Section 10.4, *Definitions*, to revise definitions related to lighting fixtures and development permits, and to add a definition of “Multi-tenant building”. (Page 13)
- Section 18. Amends various sections related to the term “roof line” (occurring as two words), to change to “roofline” (occurring as one word). (Page 15)

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

**STAFF REPORT
TEXT AMENDMENT CASE TA-21-04
September 28, 2021**

Request	
Applicant: City of High Point Planning & Development Department	Affected Ordinance Sections: Section 2.4.10.H., <i>Expiration</i> Section 2.5.2.E., <i>Administrative Adjustment</i> ; Section 3.6.3.C., <i>Special Conditional Zoning Districts</i> ; Section 4.1.9. <i>Principal Use Table</i> , Table 4.1.9. <i>Principal Use Table</i> ; Section 4.2.7., <i>Industrial Use Classification</i> , Table 4.2.7., <i>Industrial Use Classification</i> ; Section 4.1.5. <i>Prohibited Uses</i> ; Section 4.1.9. <i>Principal Use Table</i> , Table 4.1.9. <i>Principal Use Table</i> ; Section 4.2.6., <i>Commercial Use Classification</i> , Table 4.2.6., <i>Commercial Use Classification</i> ; Table 5.5.11.C1., <i>Land Use Intensity</i> ; Section Table 5.4.4.B., <i>Minimum Off-Street Parking Standards</i> ; Section 4.3.4.H., <i>Visitor Accommodations</i> ; Section 10.4., <i>Definitions</i> ; and various other sections of the Ordinance;
Proposal: To amend the Development Ordinance regarding the following: 1) Revise the allowable special conditional zoning districts; 2) Add a commissary kitchen use type; 3) Add a recreational vehicle park use type as a visitor accommodation; 4) Establish maximum building lengths for multi-family dwellings within certain zoning districts, and to establish a rule of measurement for building length; 5) Amend the description of the boundary within the MX-D District where minor manufacturing uses are permitted; 6) Add a standard for window transparency and add a land use intensity score for the self-storage, internal access use type; and 7) Add clarity, correct errors and promote consistent wording.	

Background

The Development Ordinance was adopted on May 16, 2016 and went into effect on January 1, 2017. Since that time there have been several general amendments proposed by staff and approved by the City Council that have focused on needed changes, clarifications and corrections. This proposed amendment does the same, and also includes amendments resulting from the development review process and requests from the Prosperity and Livability Committee of City Council.

Details of Proposal

The following is a brief summary of the proposed amendments.

- Section 1.** Amends the expiration standards related to a reasonable accommodation. (Page 1)
- Section 2.** Amends administrative adjustment review standards to correct a formatting error. (Page 2)
- Section 3.** Amends the list of special conditional zoning districts to remove the CZ-MS and CZ-MX districts. (Page 2)
- Section 4.** Establishes the Commissary Kitchen use type, including the addition of the use type to Section 4.1.9., *Principal Use Table*, and Table 4.2.7., *Industrial Use Classification*. (Page 3)
- Section 5.** Establishes the Recreational Vehicle Park use type, including the addition of the use type to Section 4.1.9. and *Principal Use Table*, and Table 4.2.6., *Commercial Use Classification*, as well as a definition of Recreational Vehicle, a land use intensity score, minimum parking standards, and use standards within Section 4.3.4.H., *Visitor Accommodations*. (Page 3)
- Section 6.** Amends Table 4.2.7., *Industrial Use Classification*, to add concrete manufacturing as an example within the major manufacturing use type. (Page 7)
- Section 7.** Amends Section 4.3.2.B.5., *Multi-family Dwelling*, to amend and establish maximum building lengths for multi-family dwellings within certain zoning districts, and to establish a rule of measurement for building length within Section 10.2.6., *Height* (to be revised to *Height and Length*). (Page 7)
- Section 8.** Amends Section 4.3.5.B. *Manufacturing and Production*, to amend the description of the boundary within the MX-D District where minor manufacturing uses are permitted. (Page 8)
- Section 9.** Amends 4.3.5.C., *Warehouse and Freight Movement*, to add a standard for window transparency and Table 5.5.11.C1, *Land Use Intensity*, to establish a land use intensity score for self-storage, internal access use types. (Page 9)
- Section 10.** Amends Section 5.4., *Off-Street Parking and Loading*, to add expansions of vehicular use areas within Section 5.4.2., *Applicability*, and to make revisions for consistency and grammar. (Page 10)
- Section 11.** Amends Section 5.5.4., *District Standards*, to remove the MX District from listed districts that may include district-specific landscaping standards. (Page 10)
- Section 12.** Amends Section 5.14.5.B.1., *Common Features*, regarding common features within multiple lot developments, to include exterior lighting. (Page 10)

- Section 13.** Amends Section 5.14.7.C.4., Common Elements, regarding tiny home neighborhoods, to provide clarification that the size of a common building shall be determined by gross floor area. (Page 11)
- Section 14.** Amends Section 8.4.4., *Division of an Existing Developed Lot*, regarding non-conforming lots of record, to remove the requirement that a nonconforming lot contain an existing single family detached or duplex dwelling in order to be divided into individual lots. (Page 11)
- Section 15.** Amends sections 9.5.2., *Investigations*, 9.5.3., *Inspections*, 9.5.4., *Supporting Documentation* and 9.6.1., *Notice of Violation*, to revise references to other Development Ordinance sections. (Page 11)
- Section 16.** Amends Section 10.3, *Abbreviations*, to add an “n/a” abbreviation for the term “Not Applicable”. (Page 12)
- Section 17.** Amends Section 10.4, *Definitions*, to revise definitions related to lighting fixtures and development permits, and to add a definition of “Multi-tenant building”. (Page 13)
- Section 18.** Amends various sections related to the term “roof line” (occurring as two words), to change to “roofline” (occurring as one word). (Page 15)

Analysis

Section 1 amends the expiration standards related to a reasonable accommodation. This amendment was not corrected in previous general amendments, and is now being corrected. Section 2 amends administrative adjustment review standards to correct a formatting error.

Section 3 amends the list of special conditional zoning districts to remove the CZ-MS and CZ-MX districts, as these districts were created in connection to specific plans which gave guidance to specific standards that are not applied to base zoning districts.

Section 4 establishes the Commissary Kitchen use type, including the addition of the use type to Section 4.1.9., Principal Use Table, and Table 4.2.7., Industrial Use Classification. This use type has been added based on the discussion through the City’s the Small Scale Manufacturing Task Force. This amendment does not propose any revision to existing standards for mobile food vendors.

Section 5 establishes a Recreational Vehicle Park use type, including the addition of the use type to Section 4.1.9. Principal Use Table, and Table 4.2.6., Commercial Use Classification, as well as a definition of Recreational Vehicle, a land use intensity score, minimum parking standards, and use standards within Section 4.3.4.H., Visitor Accommodations. This proposed use type was introduced at the request of the Prosperity and Livability Committee of City Council, and was presented to the committee at their June 23, 2021 meeting.

Section 6 adds clarification to the Industrial Use Classification, adding a concrete plant to the list of examples of uses within the major manufacturing use type.

Section 7 amends Section 4.3.2.B.5., Multi-family Dwelling, to establish maximum building lengths for multi-family dwellings within certain zoning districts, and to establish a rule of measurement for building length within Section 10.2.6., Height (to be revised to Height and Length). This provides increased flexibility for multifamily dwelling length and clarification for the length of buildings in general.

Section 8 seeks to modify the description of the boundary within the MX-D District where minor manufacturing uses are permitted.

Section 9 introduces a standard for window transparency of internal self-storage uses, as well as establishes a separate land use intensity score. The separate land use intensity score is based on the recognition that internal self-storage uses do not function the same as open-air self-storage uses, but more like office buildings.

Section 10, 11, and 12 propose to provide clarification to applicability of off-street parking standards, landscaping standards, as well as common features within multiple lot developments.

Section 13 seeks to give clarity within the City's tiny home neighborhood standards that the size of a common building shall be determined by gross floor area. This is based on development activity within the City that is proposing to utilize these standards in facilitating the building of a tiny home neighborhood.

Section 14 proposes to remove a requirement that a nonconforming lot (within the core city) contain an existing single family detached or duplex dwelling in order to be divided into individual lots. This amendment is a result of proposed residential redevelopment within the Core City.

Section 15 amends references to other Development Ordinance sections, while Section 16 adds an abbreviation for the term "Not Applicable", which has been used, but not defined.

Section 17 amends the Definitions section of the Ordinance, specifically related to both lighting fixtures and development permits, and to add a definition of a multi-tenant building.

Finally, Section 18 amends references to the term "roof line", proposing that the term be one word, as "roofline".

In all, the proposed amendments continue staff's efforts to make the Development Ordinance more user friendly, consistent in its formatting, language and terminology, and more error free, and responsive to issues or circumstances observed through the zoning or land development process.

Consistency with Adopted Plans:

The proposed text amendments are appropriate and are consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans.

These general amendments make the Ordinance more user-friendly and flexible, and supportive of the City's adopted policy guidance.

Reasonableness/Public Interest:

An approval of the proposed text amendments is considered reasonable and in the public interest.

The proposed amendments to the Development Ordinance address necessary changes required to better clarify existing standards, expand allowable uses within the City and continue to provide consistent language and formatting.

Recommendation

Staff recommends approval.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

This report was prepared by Planning and Development Department staff member Chris Andrews, AICP, Interim Director.

APPOINTMENT OF CITY TRUSTEE
FOR THE SEABOARD CHEMICAL CORPORATION/RIVERDALE DRIVE
LANDFILL REMEDIAL ACTION TRUST FUND AGREEMENT

In accordance with Section X. of the Seaboard Chemical Corporation/Riverdale Drive Landfill Remedial Action Trust Fund Agreement ("Remedial Trust"), the City of High Point ("City") hereby appoints as successor City Trustee:

Robby Stone ("Appointee")
Deputy Public Services Director
City of High Point
P.O. Box 230
High Point, NC 27261
(336) 883-3218
robby.stone@highpointnc.gov

This appointment shall be effective upon receipt of the Appointee's Acceptance of Appointment by the City.

The successor City Trustee shall have all the rights, powers, duties, authority, and privileges as if initially named as City Trustee under the Remedial Trust. The City hereby executes and agrees to the terms of the Remedial Trust.

Adopted by City Council this 1st day of November, 2021.

CITY OF HIGH POINT

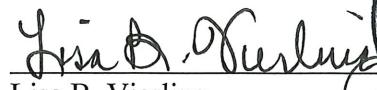
By: _____

Mayor Jay W. Wagner

Date: _____

11/1/2021

ATTEST:



Lisa B. Vierling
City Clerk



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7752 / 21-69

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

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 1st day of November, 2021; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 1, 2021.

ANNEXATION DESCRIPTION

Jay Patrick Short and Dawn M. Short
Annexation Case AN-21-05 (AN-21-05)
Guilford County Tax Parcels 161559 and 157930.
Total Annexation area 63.85± acres

The site is located along the north and south sides of Cox Avenue and west of Jackson Lake Road and specifically described as follows:

4.23 Acre Tract

(Portion of Guilford County Tax Parcel 157930 lying north of Cox Avenue)

Beginning at an existing iron pipe, said iron pipe being located in the northern right of way of Cox Avenue (Public right of way width varies per Plat Book 99, Page 54), being the southeast corner of Christel Leigh Oliphant and Emily Lynn Smith, Parcel No: 157966 (Deed Book 8261, Page 2558 – Tract I) and being the southwest corner of Jay Patrick and Dawn M. Short, Parcel No: 157930 (Deed Book 6652, Page 1593 and Plat Book 99, Page 54 – Lot 5); Thence leaving said Cox Avenue northern right of way and along the eastern line of said Oliphant and Smith (Parcel No: 157966), N 09°24'01" E 390.30 feet to an existing iron pipe, said iron pipe being the northeast corner of said Oliphant and Smith (Parcel No: 157966) and being a point in the southern line of Christel Leigh Oliphant and Emily Lynn Smith, Parcel No: 157961 (Deed Book 8261, Page 2558 – Tract II and Plat Book 27, Page 29 – Lots 20-39); Thence leaving said Oliphant and Smith (Parcel No: 157966) and along said Oliphant and Smith (Parcel No: 157961) southern line, N 79°56'46" E 108.62 feet to an existing iron pipe, said iron pipe being the southeast corner of said Oliphant and Smith (Parcel No: 157961) and being the southwest corner of Dayton McArthur Johnson Trustee of the Dayton McArthur Johnson Living Trust, Parcel No: 157960 (Deed Book 7196, Page 1008 – Tract 5 and Plat Book 27, Page 29 – Lots 40-47); Thence leaving said Oliphant and Smith (Parcel No: 157961) and along said Johnson southern line, N 79°56'46" E 229.89 feet to an existing iron pipe, said iron pipe being the southeast corner of said Johnson and being the southwest corner of Marjorie W. Sellers, Parcel No: 157959 (Deed Book 2256, Page 52 and Plat Book 27, Page 29 – Lots 48-55); Thence leaving said Johnson and along said Sellers southern line, N 79°56'46" E 106.49 feet to an existing iron pipe, said iron pipe being located in the southern line of said Sellers and being the northwest corner of Coleen M. Archer and Blythe N. Beatrice, Parcel No: 157928 (Deed Book 7990, Page 1526 – Tracts 2 and 3); Thence leaving said Sellers and along the western line of said Archer and Beatrice, S 08°25'54" W 418.70 feet to a new 1/2" iron pipe, said iron pipe being in the western line of said Archer and Beatrice and being located in the northern right of way of said Cox Avenue; Thence leaving said Archer and Blythe and along said Cox Avenue northern right of way the following ten (10) courses and distances: 1) S 64°20'59" W 44.12 feet to a new 1/2" iron pipe; 2) S 68°04'09" W 43.07 feet to a new 1/2" iron pipe; 3) S 72°09'24" W 45.25 feet to a new 1/2" iron pipe; 4) S 76°22'21" W 45.23 feet to an existing iron pipe; 5) S 80°36'41" W 44.92 feet to an existing iron pipe; 6) S 84°53'56" W 45.16 feet to a new 1/2" iron pipe; 7) S 89°5'09" W 45.04 feet to an existing iron pipe; 8) N 85°11'25" W 44.19 feet to an existing iron pipe; 9) N 79°56'36" W 44.35 feet to an existing iron pipe; 10) N 77°20'52" W 53.02 feet to the Point of **Beginning**, Containing 4.23± Acres.

69.62 Acre Tract

(Portion of Guilford County Tax Parcel 157930 lying south of Cox Avenue and tax parcel 161559)

Beginning at an existing iron pipe, said iron pipe being located in the southern right of way of Cox Avenue (Public right of way width varies per Plat Book 99, Page 54), being the northwest corner of Jay Patrick and Dawn M. Short, Parcel No: 157930 (Deed Book 6652, Page 1593 and Plat Book 99, Page 54 – Lots 3 and 4) and being the northeast corner of Beverly B. and Ramona P. Caudle, Parcel No: 157924 (Deed Book 2179, Page 43); Thence leaving said Caudle

and along said Cox Avenue southern right of way the following six (6) courses and distances: 1) S 76°51'47" E 47.41 feet to an existing iron pipe; 2) S 80°17'07" E 52.11 feet to an existing iron pipe; 3) S 85°09'36" E 50.44 feet to an existing iron pipe; 4) N 89°29'27" E 50.79 feet to an existing iron pipe; 5) N 84°53'08" E 50.19 feet to a new 1/2" iron pipe; 6) N 80°21'18" E 10.34 feet to a new 1/2" iron pipe, said iron pipe being located in the southern right of way of said Cox Avenue and being the northwest corner of Brian K. Gore, Sr., Parcel No: 157926 (Deed Book 7262, Page 2743 and Plat Book 99, Page 54 – Lot 1); Thence leaving said Cox Avenue southern right of way and along the western and southern line of said Gore the following three (3) courses and distances: 1) S 41°37'57" W 35.00 feet to a new 1/2" iron pipe; 2) with a curve to the right, having a radius of 700.00 feet, an arc length of 143.31 feet and a chord bearing and distance of, S 08°29'04" W 143.06 feet to an existing iron pipe; 3) S 84°45'27" E 246.75 feet to an existing iron pipe, said iron pipe being the southeast corner of said Gore and being the southwest corner of Charles W. and Sandra H. Blackwell, Parcel No: 157929 (Deed Book 6489, Page 998 and Plat Book 99, Page 54 – Lot 2); Thence leaving said Gore and along the southern and eastern line of said Blackwell the following four (4) courses and distances: 1) S 85°30'41" E 130.63 feet to an existing iron pipe; 2) N 08°19'12" E 150.14 feet to an existing iron pipe; 3) N 07°04'28" W 155.60 feet to an existing iron pipe; 4) N 67°35'05" W 27.94 feet to an existing iron pipe, said iron pipe being located in the southern right of way of said Cox Avenue and being the northeast corner of said Blackwell; Thence leaving said Blackwell and along said Cox Avenue southern right of way the following four (4) courses and distances: 1) N 64°18'42" E 72.69 feet to an existing iron pipe; 2) N 65°31'38" E 99.64 feet to an existing iron pipe; 3) N 69°13'54" E 99.33 feet to an existing iron pipe; 4) N 74°24'20" E 96.75 feet to an existing iron pipe, said iron pipe being located in said Cox Avenue southern right of way and being a point in the western line of Tad L. Perryman and Frances Ingold, Parcel No: 157933 (Deed Book 7092, Page 2812); Thence leaving said Cox Avenue and along the western line of said Perryman, S 07°09'56" W 183.25 feet to an existing iron pipe, said iron pipe being the southwest corner of said Perryman, being a point in the eastern line of said Short (Parcel No: 157930) and being the northwest corner of Jay Patrick and Dawn M. Short, Parcel No: 161559 (Deed Book 6665, Page 2441); Thence leaving said Short (Parcel No: 157930) and along the southern line of said Perryman and Ingold, N 80°45'10" E 73.09 feet to an existing iron pipe, said iron pipe being the southeast corner of said Perryman and Ingold and being the southwest corner of Jayson W. Williard, Parcel No: 157934 (Deed Book 6227, Page 2726); Thence leaving said Perryman and Ingold and along the southern line of said Williard the following two (2) courses and distances: 1) N 82°56'27" E 75.56 feet to a new 1/2" iron pipe; 2) N 85°54'02" E 14.88 feet to an existing iron pipe, said iron pipe being the southeast corner of said Williard and being the southwest corner of Floro B. and Catalina R. Ungos, Parcel No: 157935 (Deed Book 6740, Page 615); Thence leaving said Williard and along the southern line of said Ungos the following three (3) courses and distances: 1) N 85°42'58" E 81.78 feet to a new 1/2" iron pipe; 2) N 85°45'30" E 15.01 feet to a new 1/2" iron pipe; 3) N 86°26'51" E 59.51 feet to a new 1/2" iron pipe, said iron pipe being the southeast corner of said Ungos and being the southwest corner of Gloria N. and Ildefonso P. Resos, Parcel No: 157936 (Deed Book 6247, Page 25); Thence leaving said Ungos and along the southern line of said Resos the following two (2) courses and distances: 1) N 86°27'43" E 15.01 feet to a new 1/2" iron pipe; 2) N 85°25'19" E 76.66 feet to an existing iron pipe, said iron pipe being the southeast corner of said Resos and being the southwest corner of Kenneth A. and Julie A. Miller, Parcel No: 157937 (Deed Book 6569, Page 2 and Plat Book 106, Page 21 – New Lot A); Thence

leaving said Resos and along and leaving said Miller, S 85°22'02"E 98.49 feet to a new 1/2" iron pipe, said iron pipe being located in the southern line of Julie Loomis, Parcel No: 157941 (Deed Book 6198, Page 2781 and Plat Book 106, Page 21 – New Lot B); Thence along said Loomis southern and eastern line the following two (2) courses and distances: 1) S 78°45'27" E 60.06 feet to an existing iron pipe; 2) N 15°42'41" E 191.21 feet to an existing iron pipe, said point being located in the southern right of way of said Cox Avenue and being the northeast corner of; Thence leaving said Loomis and along said Cox Avenue southern right of way, S 75°26'26" E 249.40 feet to a new 1/2" iron pipe, said point being the northwest corner of Coyte J. Huffman, Dillard W. Cox, Glenn D. Cox, Cletus Mills as Trustees of Bethel Baptist Church, Parcel No: 161563 (Deed Book 2654, Page 373 and Plat Book 40, Page 15 – Lot 1, Block B); Thence leaving said Cox Avenue southern right of way and along the western line of said Bethel Baptist Church (Parcel No: 161563), S 13°42'14" W 250.38 feet to an existing iron pipe, said iron pipe being the southwest corner of said Bethel Baptist Church (Parcel No: 161563); Thence along and leaving the southern line of said Bethel Baptist Church (Parcel No: 161563) and Pecan Drive (60' Public right of way per Plat Book 40, Page 15), S 75°19'54" E 231.79 feet to an existing iron pipe, said iron pipe being the southeast corner of said Pecan Drive and being the southwest corner of Trustees of Bethel Baptist Church, Parcel No: 161562 (Deed Book 3014, Page 618 and Plat Book 40, Page 15 – Lot 2, Block A); Thence leaving said Pecan Drive and along and leaving the southern line of said Bethel Baptist Church (Parcel No: 161562) and Trustees of Bethel Baptist Church, Parcel No: 161561 (Deed Book 3014, Page 618 and Plat Book 40, Page 15 – Lot 1, Block A), S 75°19'34" E 233.07 feet to a new 1/2" iron pipe, said iron pipe being the southeast corner of said Bethel Baptist Church (Parcel No: 161561) and being a point in the western line of Donald R. and Deana S. Snider, Parcel No: 161550 (Deed Book 4787, Page 2103); Thence leaving said Bethel Baptist Church (Parcel No: 161561) and along the western line of said Snider, S 13°35'40" W 148.81 feet to an existing iron pipe, said iron pipe being the southwest corner of said Snider (Parcel No: 161550); Thence along crossing and leaving the southern line of said Snider (Parcel No: 161550) and Donna Goodwin and Donald Eugene Gray, Parcel No: 161548 (Deed Book 7858, Page 2072), S 76°52'58" E 159.57 feet to an existing iron pipe, said iron pipe being the southeast corner of said Gray and being the southwest corner of Muhammad Fahad Malik, Parcel No: 161549 (Deed Book 8441, Page 462, Tracts 1-4); Thence leaving said Gray and along the southern line of said Malik, S 78°49'57" E 107.89 feet to an existing iron pipe, said iron pipe being the southeast corner of said Malik and the southwest corner of Chad Erick and Wendy B. Snider, Parcel No: 161551 (Deed Book 8034, Page 2982, Tracts 1-2); Thence leaving said Malik and along the southern line of said Snider (Parcel No: 161551), S 78°01'48" E 152.54 feet to a new 1/2" iron pipe, said iron pipe being located in the western right of way of Jackson Lake Road (Public right of way width varies per Highway Department of Transportation Maps H.B. 4, Page 22-60, Page 44) and being the southeast corner of said Snider (Parcel No: 161551); Thence leaving said Snider (Parcel No: 161551) and along said Jackson Lake Road western right of way the following four (4) courses and distances: 1) S 02°39'33" W 72.87 feet to an existing concrete monument; 2) with a curve to the left, having a radius of 1,978.30 feet, an arc length of 273.73 feet and a chord bearing and distance of, S 02°28'19" E 273.52 feet to an existing concrete monument; 3) S 03°26'30" W 266.89 feet to a new 1/2" iron pipe; 4) with a curve to the left, having a radius of 682.75 feet, an arc length of 145.43 feet and a chord bearing and distance of, S 02°43'56" E 145.16 feet to an existing concrete monument, said monument being located in the western right of way of said Jackson

Lake Road and being in the northern right of way Interstate 74 / US Highway 311 (Public right of way width varies per Highway Department of Transportation Maps H.B. 4, Page 22-60, Page 29-32); Thence leaving said Jackson Lake Road and along said Interstate 74 northern right of way the following six (6) courses and distances: 1) S 86°29'29" W 472.61 feet to an existing concrete monument; 2) S 82°17'41" W 581.25 feet to an existing concrete monument; 3) N 87°49'19" W 630.00 feet to an existing concrete monument; 4) Crossing and leaving the southern line of said Short (Parcel No: 161559) and said Short (Parcel No: 157930), N 78°42'59" W 300.56 feet to an existing concrete monument; 5) N 86°09'41" W 238.90 feet to an existing concrete monument; 6) N 86°09'41" W 451.32 feet to an existing concrete monument, said monument being the southwest corner of said Short (Parcel No: 157930) and being the southeast corner of said Caudle; Thence leaving said Interstate 74 northern right of way and along the eastern line of said Caudle, N 09°24'52" E a total distance of 1,152.63 feet (passing through an existing iron pipe at 149.41 feet) to the Point of **Beginning**, Containing 69.62± Acres.

SECTION 2. Upon and after **November 1, 2021** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

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

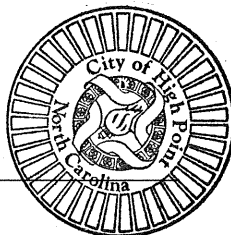
Adopted by the City Council
City of High Point, North Carolina
The **1st** day of **November, 2021**.

By: _____

Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM

**Title: Reappointment- Human Relations Commission (HRC)****From:** City Clerk's Office**Meeting Date:** November 1, 2021**Public Hearing:** N/A**Advertising Date /** N/A**Advertised By:****Attachments:** N/A**PURPOSE:**

To confirm the reappointment of Willie Davis to the Human Relations Commission; appointment to be effective immediately and will expire 11/1/2023.

BACKGROUND:

Mayor Wagner is recommending the reappointment of Willie Davis to the Human Relations Commission as his At Large appointee.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Willie Davis to the Human Relations Commission as Mayor Wagner's At Large appointee. Appointment to be effective immediately and will expire on 11/1/2023.

Adopted 12/2/2019
 Revised 11/16/2020
 Revised 12/21/2020
 Revised 5/19/2021
 Revised 11/1/2021

REVISED
ORDINANCE ESTABLISHING DATES AND TIMES FOR OFFICIAL SESSIONS OF THE
HIGH POINT CITY COUNCIL

WHEREAS, Article II, Section 2.5 of the Charter of the City of High Point (Chapter 501 of the Session Laws of 1979, as amended), requires that the City Council establish specific dates for all meetings, and provide for the call of special meetings;

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

Pursuant to Article II, Section 2.5 of the Charter of the City of High Point, that on and after December 2, 2019, there shall be held Regular meetings of the High Point City Council in the Council Chambers on the Third Floor of the Municipal Building, located at 211 South Hamilton Street, High Point, North Carolina. The meeting schedule shall be as follows:

Regular Meetings of the City Council shall be held on the first and third Monday of each month at **5:30 p.m.** except for the following meetings:

2020 Meeting Revisions:

Cancellation of the Monday, January 20th Council Meeting and rescheduling to Tuesday, January 21st at 5:30 p.m. due to the MLK Holiday

Cancellation of the Monday, April 20th Council Meeting due to the High Point Furniture Market

Cancellation of the Monday, July 6th Council Meeting due to the 4th of July Holiday

Cancellation of the Monday, September 7th Council Meeting due to the Labor Day Holiday

Cancellation of the Monday, October 19th Council Meeting due to the High Point Furniture Market

2021 Meeting Revisions:

Cancellation of the Monday, January 18th Council Meeting and rescheduling to Tuesday, January 19th due to the MLK Holiday

~~*Cancellation of the Monday, April 19th Council Meeting due to the High Point Furniture Market*~~ (added back to meeting schedule on 12/21/2020)

Cancellation of the Monday, June 7th Council Meeting due to the High Point Furniture Market

Cancellation of the Monday, July 5th Council Meeting due to the July 4th Holiday

Cancellation of the Monday, September 6th Council Meeting due to the Labor Day Holiday

Cancellation of the Monday, October 18th Council Meeting due to the High Point Furniture Market

2022 Meeting Revisions:

Cancellation of the Monday, January 3, 2022 Council Meeting and rescheduling to Tuesday, January 4th

Cancellation of the Monday, January 17th Council Meeting due to the MLK holiday, and rescheduling to Tuesday, January 18th

Cancellation of the Monday, April 4th Council Meeting due to the High Point Furniture Market

Cancellation of the Monday, July 4th City Council Meeting due to the July 4th holiday

Cancellation of the Monday, September 5th Council Meeting due to the Labor Day holiday

City Manager's Briefing Sessions shall be held on the 1st and 3rd Monday at 4:00 p.m. in the 3rd Floor Lobby Conference Room, unless otherwise announced.

Any Special Called Meetings—including Closed Sessions—may be called as provided by law.

All scheduled meetings shall be in accordance with the Open Meetings Law.

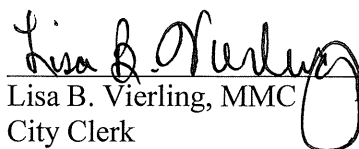
(these meetings could be subject to cancellation if there is no business to be considered)

FURTHER, that the Mayor, when present, shall preside at all meetings of the City Council. If the Mayor is absent, then the Mayor Pro Tempore shall preside. If the Mayor Pro Tempore is also absent, then any other Member of City Council may be selected to preside at the meeting.

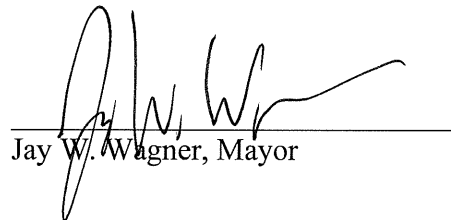
Meeting schedule to be effective upon adoption.

Adopted by the City Council this 2nd day of December 2019;
Revised by the City Council this 16th day of November 2020;
Revised by the City Council this 21st day of December 2020; and
Revised by the City Council this 19th day of May 2021.
Revised by the City Council this 1st day of November 2021.

Attest:


Lisa B. Vierling, MMC
City Clerk




Jay W. Wagner, Mayor

Petition to City of High Point Zoning and Planning Commission

We, the undersigned residents, do hereby agree together in petition against the Zoning Map Amendment Case 21-19 ZA-21-19) Plan Amendment Case 21-05 (PA-21-05) for the purpose of development to accommodate the proposed satellite community. We do not believe the proposal as we have heard presented will be in the best interest of the current residents or the current wildlife and ecosystem contained within the property itself. We have witnessed many such developments be introduced into similar local communities and have witnessed the burdens they placed on the pre-existing community through the overcrowding of local schools as well as roads, increased noise to an otherwise peaceful atmosphere and an undesired overall transformation of a more rural setting to one that is more suburban. The current zoning of R5 is a much less dense allowance and one that is consistent throughout this community and the surrounding area. It is our belief, based on observation and evidence that a move to a zoning of CZ-RM-16 would in fact be detrimental to our existing community.

SIGNATURE

ADDRESS

Sammy Littlefield 1304 Cox Ave
Jeffrey Littlefield High Point NC 27263
Rodney Johnson
Skellaps Johnson 1514 PECAN DR.
HIGH POINT NC 27263
Noah Mates 1514 PECAN DR.
Katie HIGH POINT NC 27263
Jeffrey 1521 Pecan DR High Point
William 27263
Womel Phillips 1521 Pecan DR High Point
Thanh phong Luc 1509 Cox Ct, High Point, 27263
Janie Sauer 27263
Robert Mates 1501 Cox's Ct.
Blythe Beatrice 1500 Cox Ct
103 Cox Ave High Point NC
1416 Mates Dr High Point NC 27263
1327 Cox Ave. High Point, NC 27263
1327 Cox Ave. High Point, NC 27263

Petition to City of High Point Zoning and Planning Commission

We, the undersigned residents, do hereby agree together in petition against the Zoning Map Amendment Case 21-19 ZA-21-19) Plan Amendment Case 21-05 (PA-21-05) for the purpose of development to accommodate the proposed satellite community. We do not believe the proposal as we have heard presented will be in the best interest of the current residents or the current wildlife and ecosystem contained within the property itself. We have witnessed many such developments be introduced into similar local communities and have witnessed the burdens they placed on the pre-existing community through the overcrowding of local schools as well as roads, increased noise to an otherwise peaceful atmosphere and an undesired overall transformation of a more rural setting to one that is more suburban. The current zoning of R5 is a much less dense allowance and one that is consistent throughout this community and the surrounding area. It is our belief, based on observation and evidence that a move to a zoning of CZ-RM-16 would in fact be detrimental to our existing community.

SIGNATURE

ADDRESS

Deana B. Porter	1410 Cox Ave HP
Clark Cuth	1515 Jackson Lake Rd. HP
Rudy John	1515 Jackson Lake Rd HP
Larry Johns	1433 Motes Ct. HP
Kathleen E Caudle	1431 Motes Ct H.P.
Karen P Caudle	1310 + 1308 Cox Avenue High Point
JAMES C. NEALE	1310 Cox Ave High Point NC
Charlotte D. Buser	1308 Cox Ave 1308 COX AVE. HIGH POINT
Jo Ann suites	1531 Pecan Dr. High Point
Jetta L. Wagner	1512 Pecan Dr. High Point
Willard Wagner	1507 Cox Ct High Point
Brenda Wagner	1529 Pecan Dr. High Point
DONNA ROBERTSON	1529 Pecan Dr. High Point
Alex Sawyer	1614 JACKSON LAKE RD High Point
GC Blake	1403 Cox Ave - High Point
Sherry Andrews	1615 Jackson Lake Rd. High Point
	1615 Jackson Lake Rd. High Point
	1322 Cox Ave High Point

Petition to City of High Point Zoning and Planning Commission

SIGNATURE	ADDRESS
Susan McAbbe	1511 Cox Ct High Point
Rick McAbbe	1511 Cox Ct High Point
CARL AIVERSON	1754 JACKSON LAKE RD. High Point
SHARON AIVERSON	1754 JACKSON LAKE RD. High Point
Bruce White	1515 Jackson Lake Rd. High Point
Larry & Pat Willison	3130 Ebbeslois Dr, Anchalee, NC
Karen Craven	1528 Pecan Dr. H.P.
Jeanne Craven	1528 Pecan R. H.P.
Eddie Craven	1522 Pecan Dr. H.P.
Carrie Wengler	1516 1516 Jackson Lake Rd H.P.
Charity Wynn	1301 1501 Pecan Dr High Point
J. M. K.	1407 Cox Ave High Point
J. M. K.	1407 Cox Ave High Point
J. M. K.	1407 Cox Ave High Point
J. M. K.	1408 Cox Ave High Point
J. M. K.	1408 Cox Ave High Point
J. M. K.	1436 Motes Ct H.P.
Peggy Asbill	1303 Cox Ave, H.P.
Bob Blackwell	806 FUEL AVE
Bill Hill	1318 Cox Ave.
Heather & Brian Salas	1533 Pecan Dr.
Deana Smider	1404 Cox Ave
Ray & Lynn	Pastor 1352 Cox
Jinda Bryan	1422 Motes Court
Ed Bryan	1422 Motes Court
Samuel Zihl	1530 Pecan dr
Sylvia Zihl	1530 Pecan dr

Petition to City of High Point Zoning and Planning Commission

SIGNATURE	ADDRESS
Shirley Boyles	1748 Jackson LK
Sandra Blackwell	1324 Cox Ave
Chuck Boyles	1748 Jackson LK
Kait Wilson	1210 Cox Ave
Bradley Twitty	1702 Cox Avenue
Marrick Blackwell	1210 Cox Ave
Benjamin Winn	1501 Pecan Dr
Timothy Cheek	1517 Pecan Dr.
Ann Blackwell	806 Gabel Avenue
Billy Blackwell	1324 Cox Ave
Lina Hodge	1519 Pecan Drive
Redney Hodge	1519 Pecan Drive
Ashley Worrell	1446 Jackson Lake Rd
Dan Ward	1446 Jackson LK Rd
John Smith	1806 Cox C.T.
W. J. Brown Jr	1421 Forest Shade St
Toby Johnson	1520 Pecan Dr HP NC
Brenda Johnson	1520 Pecan Dr. HP NC
Bettie West	1206 Cox Ave HP
Robert West	1206 Cox Ave HP
JON E. NEALE	1308 COX AVE. HIGH POINT

Petition to City of High Point Zoning and Planning Commission

SIGNATURE	ADDRESS
Charles E. Smith	1532 Pecan Dr
Reg E. White	1513 JACKSON LAKE RD
Joyce White	1513 JACKSON LAKE RD
Suea Gore	1426 notes ct.
Shirley Ring	1426 notes ct
Bruce Moore	1426 notes ct.
Erlynn R. Wooten	1518 Pecan Dr.
Wendy Smider	1510 Jackson Lake Rd
Chad Smider	1510 Jackson Lake Rd.
Gailly Warr	1448 JACKSON LAKE RD.
Natie Warrrell	1446 Jackson Lake Rd
Jesse Warrrell	1446 JACKSON LAKE RD.
Mark Warrrell	1506 Cox Court
Darrell Hines	1410 Forest Shade
Sandra Douthit	1410 Jackson Lake Rd
Cullen Hines	1410 Forest Shade
Clyde Douthit	1410 Jackson Lake Rd
Deborah Smith	1436 Notes Ct.

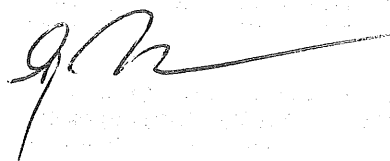
Petition to City of High Point Zoning and Planning Commission

We, the undersigned residents, do hereby agree together in petition against the Zoning Map Amendment Case 21-19 ZA-21-19) Plan Amendment Case 21-05 (PA-21-05) for the purpose of development to accommodate the proposed satellite community. We do not believe the proposal as we have heard presented will be in the best interest of the current residents or the current wildlife and ecosystem contained within the property itself. We have witnessed many such developments be introduced into similar local communities and have witnessed the burdens they placed on the pre-existing community through the overcrowding of local schools as well as roads, increased noise to an otherwise peaceful atmosphere and an undesired overall transformation of a more rural setting to one that is more suburban. The current zoning of R5 is a much less dense allowance and one that is consistent throughout this community and the surrounding area. It is our belief, based on observation and evidence that a move to a zoning of CZ-RM-16 would in fact be detrimental to our existing community.

SIGNATURE

ADDRESS

Kary C. Conrad	1408 Forest Shade St.
Sally Clark	1408 Forest Shade St
Patrick H. Hudson	1717 Baker Rd.
Danny Smith	1414 Forest Shade St
Betty Smith	1414 Forest Shade St
Karen Pearson	1415 Forest Shade St.
Craig Tucker	722 Baker Rd
Donald Freeman	721 Baker Rd, H.P.
Edith H. Bartlett	1306 Baker Rd High Point, N.C.
Ray Sample	1420 Forest Shade
Michelle Hala	1420 Forest Shade, HP
Sandra C. Barthel	1204 Forest Shade St, HP
Betty V. V. V.	1410 Forest Shade St HP
Vazlat Khom	1412 Forest Shade St, HP NC 27263

 1412 Forest Shade St HP NC 27263

Petition to City of High Point Zoning and Planning Commission

We, the undersigned residents, do hereby agree together in petition against the Zoning Map Amendment Case 21-19 ZA-21-19) Plan Amendment Case 21-05 (PA-21-05) for the purpose of development to accommodate the proposed satellite community. We do not believe the proposal as we have heard presented will be in the best interest of the current residents or the current wildlife and ecosystem contained within the property itself. We have witnessed many such developments be introduced into similar local communities and have witnessed the burdens they placed on the pre-existing community through the overcrowding of local schools as well as roads, increased noise to an otherwise peaceful atmosphere and an undesired overall transformation of a more rural setting to one that is more suburban. The current zoning of R5 is a much less dense allowance and one that is consistent throughout this community and the surrounding area. It is our belief, based on observation and evidence that a move to a zoning of CZ-RM-16 would in fact be detrimental to our existing community.

SIGNATURE

ADDRESS

Christel Olyphant
Mark Olyphant
W. Nurney

↑
Woody Nurney
Charles Boyle

1259 Elon place / 1506 Pecan Drive
1259 Elon place Owners,

1306 + 1304 Cox Avenue
1748 Jackson Lake Rd

ORDINANCE

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

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

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

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

PROPERTY LOCATION

1206 Ragan Ave.

OWNER (S)

Heirs of Barry Glen Sturgues
1206 Ragan Ave.
High Point, NC 27260

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

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

Adopted by City Council,
This the 1st day of November, 2021

Lisa B. Vierling, City Clerk

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

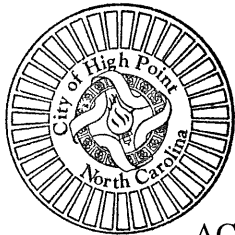


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Mary S. Brooks, Deputy City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 1, 2021 and upon approval by City Council will be recorded in Book 96 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7755/21-72, page 72, Legislative File No. 2021-465 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 2nd day of November 2021.



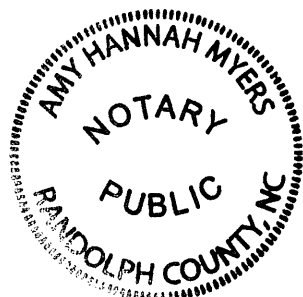
Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Amy Hannah Myers, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 2nd day of November 2021.



Amy Hannah Myers
Amy Hannah Myers, Notary Public

Commission Expires: 04/30/2025

**HIGH POINT CITY COUNCIL
REGULAR MEETING
OCTOBER 4, 2021 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:30 p.m.

Upon call of the roll, the following Council Members were Present (9):

Mayor Jay W. Wagner; Mayor Pro Tem Britt Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Monica L. Peters, Ward 3; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

RECOGNITIONS AND PRESENTATIONS

2021-424 National Domestic Awareness Month

Mayor Wagner will read a proclamation recognizing October 2021 as Domestic Awareness Month in the City Of High Point.

Mayor Wagner read the proclamation into the record recognizing October 2021 as Domestic Awareness Month in the City of High Point and presented it to Catherine Johnson, Executive Director, Family Justice Center (FJC). [applause, photo op]

Following the presentation of the proclamation, Mayor Wagner invited Ms. Johnson to come forward to the lectern to share some comments.

Ms. Johnson thanked the Mayor and City Council for supporting the Family Justice Center in their work and advised that on October 23rd, they will be celebrating their third anniversary here in High Point. She shared some numbers relative to the three years they have been in operation: 11,692 residents have received help from the FJC and noted 36 people visited the FJC today for assistance. She explained that five agencies are housed within the center that provide pertinent services for a "one stop shop" experience for the victims. She spoke to the High Point Police Department being one of their most tremendous partners and how COVID has impacted them and made things more difficult. She cited the following three challenges they will probably encounter in the coming year:

1. *Gaps in the criminal justice system that allow criminals to get away with these crimes.*
2. *High level of burnout of people working on the frontline.*
3. *Raising the community's awareness of domestic violence.*

Ms. Johnson explained they could not be successful at the FJC if it were not for the many partnerships that assist. and recognized Police Chief Travis Stroud to share some comments.

Chief Stroud reiterated that the partnerships are the key to success of the FJC. He spoke to them being able to deliver a much better product to the community with these partners; how good it is on the enforcement side of things; that these services are much needed everywhere; that many people on Council had a big hand in getting the FJC going; expressed gratitude to them for the role they played; how domestic violence, sexual abuse, child abuse, etc.... are all huge problems; that the city had 16 homicides this year, five of those were domestic-related; how domestic violence is probably the most underreported crimes in addition to what goes on on the internet that goes undetected.

He expressed his appreciation to Ms. Johnson and spoke to how proud he is of everyone that keeps plugging away providing the necessary services at the Family Justice Center in High Point.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2021-429

Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Blight Initiative

Councilman Williams, Chairman of the Community Development Committee, provided an update on the housing activities for the month of September 2021 as follows:

Code Enforcement Activity	September 2021
Minimum Housing Complaints	22
Active Minimum Housing Cases	236
Cases before Council (demolition)	3
City demolished houses	0
Public Nuisance Complaints	104
Active Public Nuisance Cases	110
City Abated Public Nuisance Cases	53
Owner Abated Public Nuisance Cases	110
Zoning Complaints (vehicles, signs, etc..)	22
Active Zoning Cases	115

Signs Collected	148
Inspector Positions open	2

Marketing & Branding Initiative

Council Member Holmes, Chairman of the Marketing & Branding Task Force, reported that the final draft of the RFP was completed last month and has been released with eight responses already received from firms, both local and nationally. The bids will be opened on October 22nd with hopes of some details on the possible finalists being presented to the Task Force at their next meeting scheduled for October 26th.

PUBLIC COMMENT PERIOD**2021-430 Public Comment Period**

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

- Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- Persons addressing City Council are asked to limit their comments to 3 minutes.
- Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

The following persons addressed Council during the Public Comment Period.

Rev. Frank Thomas, Pastor at Mt. Zion Baptist Church, 753 Washington Street, addressed Council on behalf of Thrive High Point, the minority entrepreneurship initiative powered by Business High Point- Chamber of Commerce. He advised that the initiative has been in the fundraising phase for some time now; that HPU gave a challenge grant of \$5000,000; and Guilford County has also committed dollars to the initiative. He pointed out that the City of High Point has yet to contribute to the initiative and asked that the city step up and contribute. He reported that they would like to approach additional donors and felt it would be very helpful to have the city's involvement and support on the list.

He also issued a personal invitation to everyone to attend the Washington Street Unity Festival this coming Saturday, October 2nd from 12:00 p.m. to 4:00 p.m. and will be hosted in Mt. Zion's parking lot.

Larry Diggs, a resident at 1127 Biltmore Avenue, addressed Council and asked if anyone could provide an update on the Daniel Brooks housing project.

Mayor Wagner explained that the High Point Housing Authority is responsible for, and handling the Daniel Brooks housing construction project, but staff could follow up, get some information, and email it to the email address provided on the sign-in sheet.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

CONSENT AGENDA ITEMS

Finance Committee Chair, Mayor Pro Tem Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on September 30, 2021 at 4:00 p.m. and are being forwarded to City Council with a favorable recommendation.

Motion by Council Member Moore, seconded by Council Member Peters to approve all matters on the Finance Committee Consent Agenda. the motion carried by the following 9-0 unanimous vote.

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-425 Contract - Maintenance Equipment Lease Agreement - Huntington National Bank - Parks & Recreation

City Council is requested to approve a lease agreement with Huntington National Bank in the amount of \$533,138.16 for lease of maintenance equipment for Oak Hollow and Blair Park Golf courses, City Lake Park and Oak Hollow Park.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve a lease agreement with Huntington National Bank in the amount of \$533,138.16 for lease of maintenance equipment for Oak Hollow and Blair Park Golf courses, City Lake Park, and Oak Hollow Park. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2010/21-55
Resolution Book, Volume XXI, Page 55**

2021-426 Contract - Purchase Water Meters - Greenville Utilities Commission of the City of Greenville

City Council is requested to authorize Customer Service to piggyback off the Greenville Utilities Commission of the City of Greenville bid for water meters to replace aging equipment.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to authorize Customer Service to piggyback off the Greenville Utilities Commission of the City of Greenville bid for water meters to replace aging equipment. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-427 Contract - Volkert Inc. - Bridge Assessment, Design & Construction

City Council is requested to award a contract to Volkert, Inc. in the amount of \$145,112.13 for bridge assessment, design and construction engineering and inspection.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to award a contract to Volkert, Inc. in the amount of \$145,112.113 for bridge assessment, design and construction engineering and inspection. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-428 Resolution - Condemnation - 3538 Running Cedar Trail - Foxwoode Meadows Stormwater Alternate Access Project

City Council is requested to adopt a resolution authorizing the City Attorney to give a 30-day Notice of Condemnation to the property owner of 3538 Running Cedar Trail property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$245,000 to the Clerk of Superior Court as just compensation to the property owner.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to adopt a Resolution authorizing the City Attorney to give a 30-day Notice of Condemnation to the property owner of 3538 Running Cedar Trail property, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$245,000 to the Clerk of Superior Court as just compensation to the property owner. The motion carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2005/21-50
Resolution Book, Volume XXI, Page 50**

REGULAR AGENDA ITEMS**2021-431 Non-Profit Organization Agreement - Southwest Renewal Foundation of High Point**

City Council is requested to approve a Non-Profit Organization Agreement with the Southwest Renewal Foundation of High Point to purchase property interests for the proposed Southwest High Point Heritage Greenway Phases 1-3.

Assistant City Manager Greg Ferguson, reported that as part of the FY 2021-2022 budget process, the Council requested that there be an agreement drawn up with the Southwest Renewal Foundation (SWRF) for the usage of \$50,000, which was appropriated July 1, 2021, but has not yet been paid out. He spoke to the identification of the usage of these funds in the agreement; provided an explanation and details as contained in the attached exhibit that outlines the details on what SWRF will provide to the city; in this case it is for assistance in acquisition of property interests along phases 1-3 of the Southwest Heritage Greenway; EXHIBIT B identifies the general location of phases 1-3; the process on how SWRF will identify tracts, they will provide those to the city for review to ensure consistency with the plan; the city will determine the number of properties that would need to be acquired (whether it be an easement or some other type of property interest); the agreement lays out an option process and a 60-day time period, however, staff anticipates that it may be much quicker than 60 days.

Following the presentation, Mr. Ferguson asked if there were any questions.

Mayor Pro Tem Moore asked if these funds would go specifically for the purchase of the identified properties and Mr. Ferguson replied that was correct and noted that it could be an easement or it could be real property and staff would work with SWRF to identify.

Mayor Pro Tem Moore asked if there were any additional questions. Hearing none, he moved to approve the Non-Profit Organization Agreement with the Southwest Renewal Foundation of High Point to purchase property interests for the proposed Southwest High Point Heritage Greenway Phases 1-3. Council Member Peters made a second to the motion.

For further discussion, Council Member Hudson made it clear that he does not have anything against the SWRF and recognized the great work they do but stated he did have real problems with the core of doing that. He pointed out the primary job of the City Council is to create policy and pointed out that Council has already created a policy for providing allocations to nonprofit organization; he felt that Council was ignoring the policy they created. He stated from the lack of knowing what to call it, he likened it to possibly providing favors for friends. He suggested that if the city wants to build a greenway, it would be more appropriate to give the \$50,000 to the Parks & Recreation Department to do that. He felt it would be setting a terrible precedent by giving a nonprofit organization money as a line item in the budget because it was like saying SWRF deserves the money, but conversely, the other nonprofits do not deserve the money. He asked for council members not to vote in favor of this matter.

Council Member Peters asked if staff could explain that the SWRF is totally different than any other nonprofit other than Forward High Point. She pointed out that the SWRF would be gifting the property back to the city. She posed a question to Lee Tillery, Director of Parks & Recreation, and asked him if he could build a greenway for \$50,000.

Mr. Ferguson reiterated that the anticipated process would be that the money would be utilized for acquiring easements that would be part of phases 1-3 and noted there are more easements to be acquired than the total of \$50,000. He referenced a compiled list identifying what it might cost to acquire all the easements for the project and noted that the thought process behind bringing the agreement forward was that the city would have an active hand in collaborating with SWRF in trying to make sure that the utilization of the funds went to a purpose that the city might have to do at a later time if it is not done now.

Mayor Wagner asked Mr. Tillery to speak to Council Member Peters' inquiry.

Mr. Tillery asked that Council Member Peters repeat the question. She asked Mr. Tillery if Parks & Rec could build the greenway for \$50,000 if the funding was allocated directly to the Parks & Recreation Department as Council Member Hudson suggested. She pointed out that the SWRF writes a lot of grants that help to get more money and right now, they are looking at gifting about \$1,000,000 to the city.

Mr. Tillery explained that staff always refers back to the Comprehensive Master Plan that was adopted last year when looking at greenways; it is a 10-year planning picture; involves a lot of different aspects; agreed that money plays a huge role in land acquisition, easements, etc...; noted that staff looks at the needs for the entirety of the city; pointed out that land acquisition is extremely important, and emphasized it is good to acquire property when it becomes available.

Council Member Peters asked staff to comment on the SWRF's grant writing and if they felt the city has benefited from their work. Mr. Tillery agreed that there is definitely a benefit to the grant writing because there is no one on staff that can specifically do the grant writing. He referenced focusing on the Comprehensive Greenway Master Plan and pointed out there are certainly some low-hanging fruit and priorities in the Master Plan but noted the complicated nature of developing greenways requiring land acquisition and money that is necessary.

Mayor Pro Tem Moore asked Mr. Tillery if he sees the Southwest High Point Heritage Greenway as an enhancement to complement the Comprehensive Master Plan for the greenway. Mr. Tillery noted that the Southwest Greenway Plan was included in the greater Comprehensive Master Plan last year, so any part of that plan was basically adopted into the greater plan.

Council Member Jefferson clarified that the budget allocation for the SWRF was approved as part of the budget that was adopted in June 2021 and noted the only consideration at tonight's meeting is for approval of the agreement with SWRF for use of those funds. He spoke to the collaboration and partnership affirming the alignment between the SWRF and the city; how SWRF is different from other traditional outside agencies that receive city funding because funding is typically given to the agency for the agency's benefit; agreed that Forward High Point is very similar to the SWRF; that the funding provided to Forward High

Point actually set the precedent in working with nonprofits to collaborate with the city to help the city achieve its plans and mission; and he sees no cons for SWRF to continue doing work that is already consistent with the city's Comprehensive Master Plan because it does benefit the citizens. He questioned what sparked the conversation again because he thought it was settled several months ago.

Council Member Williams called for the vote on the motion.

There being no further comments, Mayor Wagner called for the vote on the motion.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, to approve a Non-Profit Organization Agreement with Southwest Renewal Foundation of High Point to purchase property interest for the proposed Southwest High Point Heritage Greenway Phases 1-3. The motion carried by the following 7-2 vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Nay (2): Council Member Hudson and Council Member Jones

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

2021-432 Resolution of Intent - Annexation 21-07

Approval of a Resolution of Intent to establish a public hearing date of November 15, 2021, to consider a voluntary contiguous annexation of approximately 69 acres. The site is located south of the southern leg of Joyce Circle, approximately 270 feet west of Skeet Club Road and north of I-74. The property is known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

A motion was made by Mayor Wagner, seconded by Council Member Williams, to adopt the Resolution of Intent establishing the date/time of November 15, 2021 at 5:30 p.m. to consider a voluntary contiguous annexation (Annexation 21-07) of approximately 69 acres located south of the southern leg of Joyce Circle, approximately 270 feet west of Skeet Club Road and north of I-74, known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2005/21-50
Resolution Book, Volume XXI, Page 50**

2021-433 Resolution of Intent - Annexation 21-08

Approval of a Resolution of Intent to establish a public hearing date of November 15, 2021, to consider a voluntary contiguous annexation of three parcels totaling approximately 8 acres. The parcels are located along the south side of W. Wendover Avenue approximately 300 feet

west of Gisbourne Drive (5223 W. Wendover Avenue - Guilford County Tax Parcel 170007), along the east side of Penny Road approximately 420 feet south of W. Wendover Avenue (a portion of 2216 Penny Road - Guilford County Tax Parcel 170004) and along the north side of Samet Drive approximately 400 feet east of Penny Road (7706 Samet Drive - Guilford County Tax Parcel 196673).

A motion was made by Mayor Wagner, seconded by Council Member Jones, to adopt the Resolution of Intent establishing the date/time of November 15, 2021 at 5:30 p.m. to consider a voluntary contiguous annexation (Annexation 21-08) of approximately 8 acres lying along the south side of W. Wendover Avenue approximately 300 feet west of Gisbourne Drive (5223 W. Wendover Avenue- Guilford County Tax Parcel 170007), along the east side of Penny Road approximately 420 feet south of W. Wendover Avenue (a portion of 2216 Penny Road- Guilford County Tax Parcel 170004) and along the north side of Samet Drive approximately 400 feet east of Penny Road *7706 Samet Drive - Guilford County Tax Parcel 196673. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2007/21-52
Resolution Book, Volume XXI, Page 52**

2021-434 Resolution of Intent - Annexation 21-09

Approval of a Resolution of Intent to establish a public hearing date of November 15, 2021, to consider a voluntary contiguous annexation of approximately 13 acres. The site is located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcels 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt the Resolution of Intent establishing the date/time of November 15, 2021 at 5:30 p.m. to consider a voluntary contiguous annexation (Annexation 21-09) of approximately 13 acres located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway, known as Guilford County Tax Parcels 169804, 169805, 169806, 169810, 169812, 169734 and 169798. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2008/21-53
Resolution Book, Volume XXI, Page 53**

2021-435 Resolution of Intent - Street Abandonment 21-02

Approval of a Resolution of Intent that establishes a public hearing date of November 15, 2021, to consider a request by Erasmo Trujillo Hernandez, Lily Pad Investors, LLC and High Point University to abandon the eastern 365± feet of the Barbee Avenue right-of-way (a 50-foot wide right-of-way). This is an improved right-of-way that runs in a general east-west direction between 908 and 920 Barbee Avenue (abutting Guilford County Tax Parcels 190710, 190711, 190712, 190713, and 1900041).

A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt the Resolution of Intent establishing the date/time of November 15, 2021 at 5:30 p.m. to consider Street Abandonment 21-02, a request by Erasmo Trujillo Hernandez, Lily Pad Investors, LLC and High Point University to abandon the eastern 365+ feet of the Barbee Avenue right-of-way (a 50-foot wide right-of-way) running in a general east-west direction between 908 and 920 Barbee Avenue abutting Guilford County Tax Parcels 190710, 190711, 190712, 190713, and 1900041. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Resolution No. 2009/21-54
Resolution Book, Volume XXI, Page 54**

GENERAL BUSINESS AGENDA**2021-436 Ordinance Update - Solid Waste (Amendment to the High Point Code of Ordinances, Title 6 Public Services; Chapter 2 Solid Waste Collection and Disposal; Section 6-2-5)**

City Council is requested to approve an update to the current solid waste ordinance to reflect a transition to a 6:00 a.m. start time as conditions safely allow for collection.

Robby Stone, Deputy Director of Public Services, informed Council that staff would like to make a change to the Solid waste collection ordinance regarding collection time. The current ordinance states that residents should have their items out at the curb by 7:00 a.m. and staff is proposing to change that time to 6:00 a.m. mainly due to the department being short-staffed and the earlier start time would allow them to get through the collections without having to delay the landfill or MRF from closing.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, to amend Title 6 Public Services; Chapter 2 Solid Waste Collection and Disposal, Section 6-2-5 to reflect a transition to a 6:00 a.m. start time as conditions safely allow for collection. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Ordinance No. 7748/21-65**Ordinance Book, Volume XXII, Page 65****2021-437 NCDOT - Permanent Utility Easement & Temporary Construction Easement**

City Council is requested to approve the dedication of a permanent utility easement and a temporary construction easement to NCDOT for the Gallimore Dairy Road Widening Project.

Kim Thore, Right-of-Way Coordinator, explained that the dedication of a permanent utility easement and a temporary construction easement to NCDOT is necessary for the Gallimore Dairy Road Widening Project.

Mayor Wagner asked if there were any questions/comments.

Mayor Pro Tem Moore inquired about the start date for the project. Ms. Thore noted that staff is in the middle of doing the right-of-way acquisitions and anticipates the project start date to be sometime next year.

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to approve the dedication of a permanent utility easement and a temporary construction easement to NCDOT for the Gallimore Dairy Road Widening Project. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-438 Minutes To Be Approved

September 15, 2021 Prosperity & Livability @ 9:00 a.m.

September 16, 2021 Finance Committee @ 4:00 p.m.

September 20, 2021 Special Meeting of City Council @ 3:30 p.m.

September 20, 2021 Regular Meeting of City Council @ 5:30 p.m.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, the preceding minutes be approved as submitted. The motion carried by the following 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2021-447 Closed Session- Attorney Client Privilege

Staff has expressed a need for a closed session pursuant to N.C. General Statute §143-318.11(a)(3) to preserve the attorney-client privilege.

A motion by Mayor Wagner, seconded by Council Member Holmes to go into Closed Session at 6:10 p.m. pursuant to North Carolina General Statute §143-318.11(a)(3) to

preserve the attorney-client privilege. The motion to enter closed session carried by the following 9-0 unanimous vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Council reconvened into open session at 6:26 p.m. Mayor Wagner announced there would be no action as a result of the closed session.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:26 p.m. upon motion duly made by Council Member Jefferson and seconded by Council Member Jones.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

11.1.2021

On 10/13/2021 my daughter, Armani Hope went to get a pedicure at Pro Nails on Fairfield she never received a full pedicure. The girl doing her toenails soaked her feet and then dried them off removed the nail polish that was on her feet. My daughter picked out a color and the woman painted her toenails as well as her toes. My daughter didn't want to make a scene so she called the manager over and showed him her feet he then attempted to remove all of the polish and she told him no can you just clean up the polish that is on my toes because I didn't want my entire foot painted. He was very aggressive and rough with her feet as he removed all of the polish. She said I told you not to take it all off but you did anyway. He told her she needed to pay full price for her pedicure, she asked why I didn't receive a full pedicure and my toenails aren't painting and that's what I came for. He insisted that she pay full price and come back tomorrow to get her feet finished. She told him that she had somewhere to go and couldn't come back tomorrow and she didn't think it was fair that she had to pay full price and her feet weren't finished. She offered to pay him \$20 which would've been half price he said no you're paying for a full pedicure now give me your card, when she refused to give him her card, he became outraged, the owner and another woman who had nothing to do with it walked up to her demanding she pay full price and she said but you didn't do a full pedicure. He started calling her a liar and walking up in her face and threatened to call the police and she that's fine I'll wait outside for the police because y'all aren't going to keep walking up in my face and screaming at me. She then went outside called me and I went up there. There was a total of 4 officers who responded 2 of them talked to us and 2 of them went inside to talk to them. After about 10 minutes the 2 that were inside came outside and talk to the other 2 officers and then the 2 that were outside went in and they stayed out and talk to us. After approximately 20 mins the officers came out with the owner and he kept trying to argue with the officers. The officers told him that there was no criminal offense and if he chose to, he could file a civil claim for money. I then asked him several times how much was he asking for and every time d he didn't know because he wasn't the one who did her feet. After approximate minutes of me trying to resolve the issue with no avail. The officers told him to tell her in front of them that he didn't want her back in his nail salon. So, he told her not to come back and then the officers explained to my daughter that she was not allowed back on the premises and if she came back, she would be charged with trespassing. She told them that she understood and they didn't have to worry about her ever coming back there. The owner went back into Pro Nails. I asked the officers if there was a possibility of him calling again and trying to have her arrested, they said she didn't do anything criminally wrong and they gave her their card and told her to call them if anyone tried to arrest her concerning this incident. We all left.

On October 26, 2021 (13 days after the incident occurred) at approximately 4:44 pm Monica Peters called my daughter's phone from (336)906-7328 and she never said her name she just told her that she was from the High Point city council she asked her several personal questions, was she working, is she in school, what school does she attend after my daughter answered those questions Monica Peters went on to tell her that she was calling to get her side of the story because she had already spoken

with the business owner of Pro Nails and witnesses and she spoke with the High Point Chief of police. He should press charges against you, when my daughter tried to explain the situation Monica cut her off and wouldn't listen to her and went on to tell my daughter that what she did was wrong, she can't just go get a manicure and pedicure and run out without paying, this was not the first time she has done it and that type of behavior would not be tolerated. My daughter again tried to explain that she only got a pedicure and it wasn't a full pedicure and i left with no polish and my feet looked worse than they did when I went in. Monica then told her you don't have to have polish on your toes for it to be a pedicure. My daughter said the polish change was the main purpose for me going. Monica then told her that a pedicure includes soaking your feet, cutting your toenails, applying lotion to your legs and feet and massaging with hot stones. My daughter said she tried to explain that the woman didn't do all that she just soaked her feet removed the polish and then painted her toenails and her toes with orange nail polish. Monica cuts her off and said so you did get your pedicure with polish, my daughter tried to explain that the polish was everywhere and when she complained to the manager and asked him to clean up the polish, he got mad and took all the polish off. Again, Monica cut her off and told her I spoke with the police and they told me you received a manicure and pedicure and I don't even know why they spent so much time talking to you they should have been talking to the business owner instead of you. I spoke with the High Point Chief of police and he's going to take out a restraining order against you and press criminal charges against you for running out and not paying. You need to go back and pay for the manicure and pedicure you received. My daughter said but I didn't and she cut her off and said you people think you can get away with not paying and I'm sorry you're one of those type of people. She then hung up the phone on my daughter while she was trying to explain. My daughter then called me crying and upset because Monica was very rude to her, threatened her, lied on her, and refused to listen to anything she had to say. When she got home, I asked for the number and I called back to find out who called her and what was going on.

At approximately 4:53 pm I called the number and she said hello I said hello who am I speaking with she said who is this I said I'm asking who you are because you just called my other phone and she said yes, I did and I said and again who am I speaking with because my daughter was the victim in the situation and you're calling threatening her with criminal charges even after the 4 police officers that handled the situation cleared her and found that there was no criminal action. She well I was calling to get her side of the story and I said no you weren't you called her harassing her, bullying her and threatening her, and every time she tried to explain and tell you her side you were yelling at her the same way you're yelling at me and refusing to tell me your name. My name is Monica Peters and I'm over Ward 3 and I received a complaint from one of my business owners and I called to get her side of the story and I said no you didn't because you wouldn't even listen to what she had to say she said Well she was lying because I talked to the business owner, the police officers, and the witnesses and she received a manicure and pedicure and she attempted to leave without paying, and this is the second time she's done this. I don't know why you people think you can

get away with not paying for services that you received I'm sorry y'all are those type of people and I called and spoke with the High Point Chief of police and he said that he (the business owner) could take out a restraining order and press criminal charges against her and I'm recommending that he does that I said but you told her the High Point chief of police was going to do it, so you're telling me he's going against his officers decision's and somebody is going to charge her with something? She said again I talked with the High Point Chief of police and she can't keep getting away with this. I said you said your name was Monica Peters she said yes and I said Well that's not what the officers told us so I will call the District Attorney's office and talk to the DA and she hung up the phone.

Based on these conversations and what actually happened I feel like Monica Peters was using her position/title as the Ward of District 3 with the High Point City Council to intimidate, threaten and bully my daughter by creating fear of an arrest to try and make her pay, she racially discriminating against me and my daughter by referring to us as "you people", and stereotyping us by saying that "I'm sorry that y'all are those type of people." As well as telling her to break the law by telling her to go back and pay after she was trespassed and told by the police not to go back up there. This is the first time that I have heard of a City Council member involving themselves in an incident that was handled by police officers, or calling a victim and when I looked up the job description for City Council Members there was nothing in the job description that gives Monica Peters the right to be judge, jury, and executioner. What Monica did is a violation of my daughter's civil rights. The purpose of laws and the judicial system is so that people are entitled to their due process. By Monica's own words and actions my daughter was found guilty of crimes that she didn't commit and was never charged with and slandered her name by saying 1. that's she was guilty and 2. the accusations were that she received a manicure and pedicure and she has left without paying at least 2 times, when really she received a bad pedicure, offered to pay for what she received and they refused the partial payment and began demanding full payment, yelling and screaming and getting in her face she never attempted to leave, the situation was escalating so she went and sat in her car and waited for the police. If there is no consequence for her actions she will continue to think and do whatever she wants to and not abide by the laws and rights that protect innocent people from both criminal and civil liability. As a representative of the City of High Point City Council she is supposed to carry herself in an honorable, professional, and respectful manner at all times. The behavior that she exhibited on October 26, 2021 was everything but Honorable, professional, or respectful. So, what does the High Point City Council feel is the proper way to handle this situation?