City of High Point

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

Meeting Agenda

Monday, September 17, 2018

5:30 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

2018-318 Proclamation - National Recovery Month
Representatives from Caring Services will be present to receive a proclamation from Mayor Wagner declaring the month of September as "National Recovery Month."

Attachments: National Recovery Month

2018-353 Human Relations Commission Student Ambassadors
Council Member Victor Jones, Human Relations Commission Liaison, will introduce the Human Relations Commisson Student Ambassadors.

STRATEGIC PLAN UPDATE

2018-319 Strategic Plan Update
Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee.

PUBLIC COMMENT PERIOD

2018-320 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.

CONSENT AGENDA ITEMS

FINANCE COMMITTEE - Council Member Moore, Chair

2018-321 Contract - Purchase of Equipment - Electric Bucket Truck
Consideration of the award of a contract with Altec in the amount of $200,762.00 for the purchase of a new International truck with a Altec AA-55 body for use by the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Attachments: 1. Electric Bucket Truck (9-17-18)

2018-322 Contract - Purchase of Equipment - Electric Digger Derrick Truck
Consideration of the award of a contract with Terex Utilities, Inc. in the amount of $296,473.00 for the purchase of a new Freightliner truck with a Terex Commander 5048 digger derrick body for use by the Electric Department and declare the old truck as surplus and disposing through the online auction process.

Attachments: 2. Electric Digger Derrick Truck (9-17-18)

2018-323 Contract - Purchase of Equipment - Pipeline Camera Truck
Consideration of the award of a contract with Rodders & Jets Supply, Inc., in the amount of $196,028.00 for the purchase of a new Ford Transit with Aries brand sewer camera system body for use by the Water & Sewer Division of Public Services and declare the old truck as surplus and disposing through the online auction process.

Attachments: Camera Pipeline Truck

2018-324 Contract - Purchase of Two (2) Pierce Fire Apparatus
Consideration of the award of contract with Atlantic Emergency Solutions in the amount of $2,057,442.00 for the purchase of two (2) Pierce Fire Apparatus; and that the appropriate City Official be authorized to execute all necessary documents.

Attachments: 4. Contract Purchase of Fire Trucks

2018-325 Contract - Ward Water Treatment Plant Upgrades - Contract Administration/Construction Inspection
Council is requested to approve a contract with Black & Veatch International Company in the amount of $1,784,600.00 for contract administration and construction inspection services for the Ward Water Treatment Plant Upgrades project.

Attachments: Ward WTP Upgrades - BV

2018-326 Contract - Ward Water Treatment Plant Upgrades - Electrical and HVAC
Council is requested to approve a contract with Wharton-Smith, Inc., in the amount of $12,737,000.00 for electrical and HVAC upgrades at the Ward Water Treatment Plant.

Attachments: 6. Ward WTP Upgrades - Wharton Smith

2018-327 Capital Project Ordinance - Ward Water Treatment Plant Improvements
Council is requested to adopt a Capital Project Ordinance in the amount of $9,000,000 to appropriate funds for Electrical and HVAC upgrades to the Ward Water Treatment Plant.

Attachments: Ordinance Amendment - CPO Ward WTP

2018-328 Professional Engineering Services Agreement - Hamilton-Montlieu Stormwater Study & Preliminary Design
Council is requested to award a professional engineering Services Agreement to Freese & Nichols, Inc., in the amount of $206,580.00 the Hamilton-Montlieu Stormwater Study & Preliminary Design.

Attachments: Hamilton-Montlieu Stormwater Study

Hamilton_Montlieu_Council_Map

2018-329 Professional Engineering Services Agreement - Rotary Drive-West Farris Stormwater Study & Preliminary Design
Council is requested to award a professional engineering Services Agreement to Moffatt & Nichol, Inc., in the amount of $175,163.00 the Rotary Drive-West Farris Stormwater Study & Preliminary Design.

Attachments: Rotary-West Farris Stormwater Study

Farriss_Council_Map

2018-330 Resolution - Public Transportation Program State Funding
Council is requested to adopt a Resolution enabling the City Manager to execute the required agreement with the North Carolina Department of Transportation (NCDOT) to receive reimbursement funds Strategic Transportation Investment Funding.

Attachments: Urban State Match Resolution

2018-348 Professional Services Contract - Creech & Associates - New HPPD Headquarters
City Council is requested to approve a Professional Services Contract with Creech & Associates, LLC in the amount of $838,600.00 (based upon 8.25% of the estimated construction cost) to provide the Architectural and Engineering design services for the new High Point Police Headquarters that will be located at 1730 Westchester Drive; and authorize the appropriate City Official to execute all necessary documents.

Attachments: 11. Contract - Creech and Associates - New Police Headquarters

2018-331 Resolution - Lease of City Owned Property - 3810 Kivett Drive
Council is requested to adopt a Resolution approving a Lease Agreement of 3810 Kivett Drive, Jamestown, NC at rate of $300 per month.

Attachments: Lease Resolution 3810 Kivett Drive 160A-272 Less Than One Year

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member Moore, Chair

2018-350 Public Hearing - Economic Development Incentive - Cambrex High Point, Inc.
Monday, September 17, 2018 is the date and time established to receive public comments on authorizing up to $428,400.00 in performance-based incentives for the Cambrex High Point, Inc. project, and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: 14. Economic Development Incentives - Public Hearing September 17 2018

PENDING ITEMS

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

Attachments: 7. Amendment to Lease Agreement - Crown Castle

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

2018-332 Ordinance - Demolition of Structure - 906 Carter Street
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 906 Carter Street belonging to AES Premium Financing, LLC.

Attachments: 906 Carter Council Packet 1

2018-333 Ordinance - Demolition of Structure - 1700 Edmondson Place
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1700 Edmondson Place, belonging to Che Lawrence Reynolds, Jr.

Attachments: 1700 Edmondson Pl Council Packet 1

2018-334 Ordinance - Demolition of Structure - 205 E. Springfield Road
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 205 E. Springfield Road belonging to Bernadette Cozart & Charla Cooper.

Attachments: 205 E. Springfield Rd. Council Final

2018-335 Ordinance - Demolition of Structure - 1453 N. Hamilton Street
City Council is requested to adopt an ordinance ordering the housing

inspector to effectuate the demolition of a structure located at 1453 N. Hamilton Street belonging to Nichols Land Company, LLC.

Attachments: 1453 N. Hamilton Council Packet 1

2018-336 Ordinance - Demolition of Structure - 416 Willis Avenue
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 416 Willis Avenue belonging to Aly Ba.

Attachments: 416 Willis Ave Council Packet 1

2018-349 Subordination Agreement - 203 N. Hoskins Avenue
City Council is requested to authorize staff to execute a subordination agreement for property located at 203 N. Hoskins Avenue.

Attachments: Habitat Subordination Agreement

PENDING ITEMS

2018-144 Ordinance - Demolition of Structure - 1505 East Avenue
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1505 East Avenue belonging to SHJ Capital, LLC.

Attachments: 2. 1505 East Council Final Packet

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, Chair

2018-337 City Council Initiation of a Zoning Map Amendment application
A request for the City Council to initiate rezoning for approximately 5.16 acres lying along the east side of N. Hamilton Street, between E. Ray Avenue and Montlieu Avenue, to facilitate expansion of the Main Street (MS) District - Sub Area B.

Attachments: Request to initiate rezoning

PUBLIC HEARINGS

2018-338 Ordinance - Elfrida Mensah and Natasha Kay Kroma - Annexation 18-03
A request by Elfrida Mensah and Natasha Kay Kroma to consider a voluntary contiguous annexation of approximately 1.3 acres lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcels 0157583.

Attachments: Staff Report AN-18-03

2018-339 Ordinance - Elfrida Mensah and Natasha Kay Kroma - Zoning Map Amendment 18-11
A request by Elfrida Mensah and Natasha Kay Kroma to rezone

approximately 1.3 acres from the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to the Residential Single Family-3 (R-3) District. The site is lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: Staff Report (ZA-18-11)

2018-340 Ordinance - COHAB - Zoning Map Amendment 18-10
A request by COHAB to rezone approximately 1.8 acres from the Heavy Industrial (HI) District to the Planned Development - Core City (PD-CC) District. The site is lying at the northeast corner of W. English Road and S. West Point Avenue.

Attachments: Staff Report ZA-18-10

2018-341 Ordinance - Briggs Development Trust - Annexation 18-02
A request by the Briggs Development Trust to consider a voluntary contiguous annexation of approximately 38 acres lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. The property is also known as Guilford County Tax Parcels 0196595 & 0196580.

Attachments: 4. Staff Report AN-18-02

2018-342 Resolution - Keystone Group, Inc. - Plan Amendment 18-04
A request by Keystone Group, Inc. to change the Land Use Map classification for approximately 14.5 acres from the Low Density Residential classifications to the Medium Density Residential classification. The site is lying along the west side of Penny Road approximately 1,700 feet south of Woodpark Drive.

Attachments: PA-18-04 staff report(08-20-18) with cover memo

2018-343 Ordinance - Keystone Group, Inc. - Zoning Map Amendment 18-09
A request by Keystone Group, Inc to rezone approximately 38 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: 6. Staff Report ZA-18-09

2018-344 Ordinance- City of High Point - Zoning Map Amendment 18-12
A request by the City Council to rezone 79 properties at various locations throughout the City, totaling approximately 313 acres, to implement the Comprehensive Zoning Map Amendment Project. The request proposes to rezone these parcels to the Residential Single Family-3 (R-3) District, Residential Single Family-5 (R-5) District, Residential Multifamily-16 (RM-16) District, Office Institutional (OI) District, Parks and Natural

Resources (PNR) District, Light Industrial (LI) District and Main Street (MS) District Sub Area A & C.

Attachments: Staff Report ZA-18-12

GENERAL BUSINESS AGENDA

2018-345 Revised Ordinance - Re Encroaching on Streets and Sidewalks
Council is requested to adopt an ordinance amending Title 6 - Public Services, Section 6-1-8 - Encroaching on Streets and Sidewalks of the City of High Point.

Attachments: Ordinance Amendment - Encroachment on City Sidewalks

2018-346 Appointment - Boards & Commissions - High Point Economic Development Board
Mayor Wagner is requesting that City Council confirm the appointment of Chris Whitesell to the High Point Economic (EDC) Board to fill the unexpired term of Patricia Jones. The appointment is effective immediately and will expire December 31, 2018.

Attachments: HPEDC appointment of Chris Whitesell -- City Council agenda item for Sept 17

2018-347 Minutes to Be Approved
Finance Committee Meeting; August 16th @ 4:00 p.m.
City Manager's Briefing; Monday, August 20th @ 4:00 p.m.
Regular Council Meeting; August 20th @ 5:30 p.m.
HPCC Special Called Meeting; September 5th @ 3:00 p.m.

Attachments: 1. August 16 2018 Finance Committee Minutes.pdf
2. August 20 2018 Manager's Briefing Minutes.pdf
3. August 20 2018 High Point City Council Meeting Minutes.pdf
4. September 5 2018 High Point City Council Special Meeting Minutes.pdf

ADJOURNMENT

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-11 (ZA-18-11)** 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 August 19, 2018, for the Planning and Zoning Commission public hearing and on September 5, 2018 and September 12, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **September 17, 2018.**

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

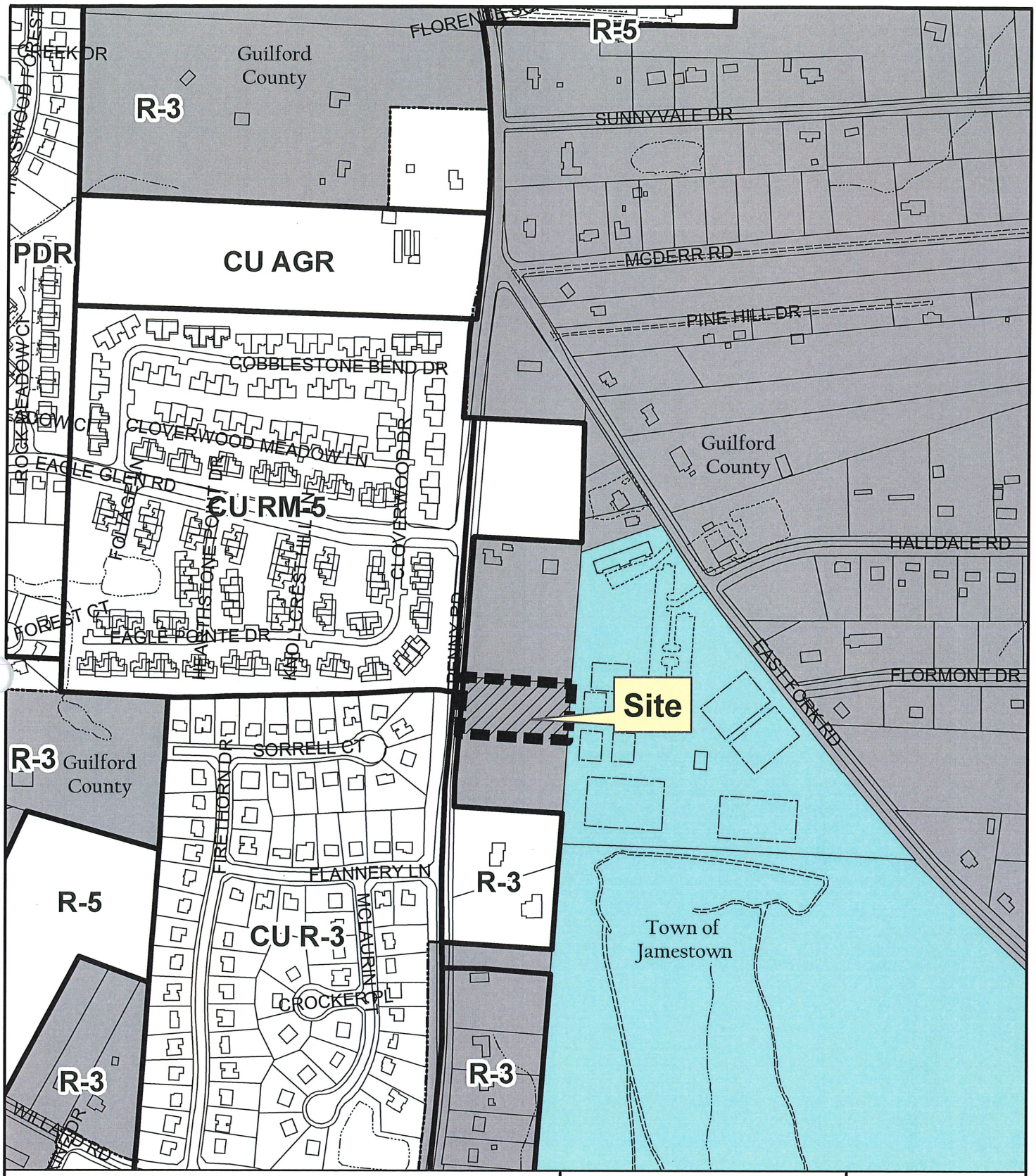
SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Single Family – 3 (R-3) District.** The property is approximately 1.3 acres and lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road (1630 Penny Road). The property is also known as Guilford County Tax Parcel 0157583.

SECTION 2
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 3
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4.
This ordinance shall become effective upon the date of adoption.
17th day of September, 2018.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-18-11

From: Agricultural Guilford County (AG)
To: Residential Single Family-3 (R-3)

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

N

Scale: 1'= 400'

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CITY OF HIGH POINT
AGENDA ITEM

Title: Rotary/West Farris Stormwater Study & Preliminary Design

From: Terry Houk – Public Services Director
Robby Stone – Asst. Director Public Services

Meeting Date: September 17, 2018

Public Hearing: N/A

Advertising Date: N/A
Advertised By: On-Call

Attachments: Attachment A – Scope of Services

PURPOSE:
The City has focused on stormwater improvement projects to address excessive flooding. There is significant data indicating severe flooding within this stormwater basin. This project will allow for further engineering analysis to best serve those impacted within the stormwater basin.

BACKGROUND:
The professional engineering services to be provided for this project involve work associated with project development, data compilation, public meetings, modeling of existing conditions, modeling alternative analysis, and project administration. These tasks are anticipated to take one year to complete.

BUDGET IMPACT:
Funds for the project design services are available in the 2018-2019 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department recommends approval and asks for the Council to award the professional engineering services to Moffatt & Nichol, Inc. in the amount of $175,163.00.

PROPOSED SCOPE OF WORK

OVERVIEW AND PURPOSE OF ROTARY/WEST FARRISS STORMWATER IMPROVEMENTS

Background – Roadway overtopping, yard and structural flooding, and stream bank erosion have occurred in the Rotary/West Farriss area of the City of High Point (City) for many years. The City previously engaged Brown and Caldwell to complete a Drainage and Watershed Planning Study (Study) of the Rotary/West Farriss area to assess the extent of flooding and erosion problems and to propose solutions. Brown and Caldwell completed the Study and documented their findings and recommendations in the Rotary/West Farriss Drainage and Watershed Planning Study Report submitted to the City in February 2005 (2005 Report). In 2006, several major culverts were designed and installed, including culverts at N. Rotary, West Farriss, and Otteray roads. The City also completed a replacement project in 2015 along Woodbrook Drive between Edgedale and Otteray roads.

Purpose Statement – The purpose of this project is to review and update the previous hydraulic modeling assessment completed during the 2005 Study, review the recommended stormwater improvements against existing (2018) conditions, make any required adjustments, and provide recommendations for stormwater improvement projects.

Flooding/Erosion Issues – Specific roadway flooding and related safety issues were documented in the 2005 Report at the street crossings of Hurdover Street, North Rotary Drive, West Farriss Avenue, and at the intersection of Woodbrook Drive and Otteray Avenue. It was also noted that several homes are located within the FEMA delineated floodplain. The City has documented sink holes and pipe cave-ins on private property at Hillcrest Drive, Woodbrook Drive, Edgedale Drive, and West Farriss Avenue. Trees have also been reported by property owners as obstructing flow in the main stream flowing through the neighborhood.

Proposed Scope of Work – The scope of work and fee proposal for the Rotary/West Farriss Stormwater Improvements is presented below. The proposal includes the Phase I Study. The Phase 2 design proposal will be presented at completion of Phase 1.

Task 1 – Project Management, Coordination, and Public Meetings

This task includes general project coordination between the M&N local and corporate team members and with the City team and other stakeholders, throughout the design process. It includes invoicing, progress reporting and other project management tasks. The kickoff meeting with the City and site visit is included to discuss the project approach and objectives. One (1) public meeting over the duration of the project period to discuss/present drainage solutions are also included within this task.

Meeting:

- *Project Kick-off Meeting with City*
- *One Public meeting*

Task 2 – Data Collection and Review

To update the previous modeling and recommendation presented in the 2005 Report, M&N will need to collect additional information, primarily the following items:

- Electronic data and modeling information from the 2005 Study and Report (if available)

- Field data related to existing site and drainage infrastructure conditions, condition of the lengths of open channel in the study area that may require regrading, stabilization, or vegetation management, existing detention ponds and culverts
- Electronic data necessary to convert the 2005 EPA SWMM5 model to an updated XPSWMM 2-dimensional surface flow model
- Collection and review of the current FEMA models for Payne Creek under FRIS provided by the North Carolina Floodplain Mapping Program.
- Additional data related to locations experiencing flooding, frequency and depth that may have been collected since the 2005 Report
- Coordination and review of survey work done by Davis-Martin-Powell

Davis-Martin-Powell will collect detailed topographic and utility surveys to inform the drainage modeling and design and to identify utility conflicts. Their scope and fee is included in Attachment A.

Deliverables: *Survey maps/files from field survey*

Task 3 – Hydraulic Model Update and Technical Memorandum

The 2005 Report completed by Brown and Caldwell used a combination of City GIS data, field stormwater inventory, and infrastructure and topographic survey. This information presented a useful representation of the drainage infrastructure when studying the system and making approximate recommendations for improvements, but for detailed design for construction it is important to update both the model and survey to more recent, more accurate survey data. Additionally, the modeling for the 2005 Study was done using EPA SWMM5, not accounting for flow over land that can occur when stormwater floods from the drainage system onto the ground surface.

M&N proposes to convert the 2005 EPA SWMM model, if available, and/or create an existing condition XPSWMM model to include the Davis-Martin-Powell pipe survey results, to account for overland flow in two dimensions (also using the topographic data from the survey). This updated model will then be roughly calibrated using best available data from the City.

Once the existing conditions model has been updated, the proposed recommendations from the 2005 Report will be evaluated. Based upon the results of these model runs, additional alternatives and design recommendations will be made.

M&N will then communicate these new findings to the City through a technical memorandum that will cover the key findings of the modeling update. The memorandum will include significant model results, any changes in recommendations from the 2005 Report, and revised costs estimates if there are significant modifications to the 2005 Report design recommendations. M&N anticipates having a meeting with the City to discuss the findings at this stage.

Meetings: *Meeting with the City to discuss study findings*

Deliverables: *Technical Memorandum documenting updated modeling results and recommendations*

PROJECT BUDGET

Based on the scope of work listed above, the M&N team currently estimates the total fees required for the project to be $175,163. Please find a breakdown of the costs for the project in the table below.

I. MAN-HOUR BUDGET BY LABOR COSTS

Task	Classification	Princ.	Project Manager	Superv. Engineer	Senior Engineer	Eng. III	Eng. II	Eng. I	Staff Engineer	Senior Tech.	ACAD Designer	ACAD CADD II	ACAD CADD I	Word Proc.	General Clerical	Total Hours	Total Labor Cost
	Rate	$ 240.00	$ 215.00	$ 215.00	$ 197.00	$ 160.00	$ 130.00	$ 115.00	$ 100.00	$ 158.00	$ 147.00	$ 121.00	$ 105.00	$ 92.00	$ 92.00		
1	**Project Management and Coordination**	-	-	16	-	34	-	-	38	-	-	-	-	-	6	94	$ 13,232.00
2	**Data Collection and Review**	-	-	4	-	16	40	-	56	-	24	-	-	-	-	140	$ 17,748.00
3	**Hydraulic Model Update and Technical Memo**	2	-	13	-	62	88	-	176	-	-	-	-	-	-	341	$ 42,235.00
	Total Labor Budget	$ 480.00	$ -	$ 7,095	$ -	$ 17,920	$ 16,640	$ -	$ 27,000	$ -	$ 3,528	$ -	$ -	$ -	$ 552.00	**575**	**$ 73,215.00**
	Labor Budget Distribution	1%	0%	10%	0%	24%	23%	0%	37%	0%	5%	0%	0%	0%	1%		
	Total Labor Hours	2	-	33	-	112	128	-	270	-	24	-	-	-	6		
	Labor Hours Distribution	0%	0%	6%	0%	19%	22%	0%	47%	0%	4%	0%	0%	0%	1%	100%	
	Man-weeks	0.1	0.0	0.8	0.0	2.8	3.2	0.0	6.8	0.0	0.6	0.0	0.0	0.0	0.2	14.4	

II. SUMMARY

Task		Total Cost Labor	Total Cost Subconsultants	Total Cost Travel	Total Cost Miscellaneous	Total Cost
1	**Project Management and Coordination**	$ 13,232.00	$ -	$ 720.00	$ -	$ 13,952.00
2	**Data Collection and Review**	$ 17,748.00	$ 100,500.00	$ 488.00	$ -	$ 118,736.00
3	**Hydraulic Model Update and Technical Memo**	$ 42,235.00	$ -	$ 240.00	$ -	$ 42,475.00
		$ 73,215.00	$ 100,500.00	$ 1,448.00	$ -	**$ 175,163.00**

ATTACHMENT A

Survey Scope

(only Phase 1 under this contract, $100,500)

DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS

June 25, 2018

Re: City of High Point, NC
Stormwater Study and Channel Improvement
Rotary/West Farriss Neighborhoods
Proposal for Surveying and Mapping Services

Jennifer Heard, PE
Water Resources Engineer
Moffatt & Nichol
4700 Falls of Neuse, Suite 300
Raleigh, NC 27609

Dear Ms. Heard:

Davis • Martin • Powell & Associates (DMP) is pleased to provide this proposal for surveying & mapping services for the proposed City of High Point Stormwater Study and Channel Improvement projects located in Rotary Drive and West Farriss Avenue neighborhoods located inside Emerywood Subdivision area.

Understanding the Project

Moffat & Nichol (M&N) has been tasked with performing modeling and design of strormwater and channel improvements within certain areas of Emerywood Subdivision area. This study will rely on horizontal and vertical survey control to allow for a thorough and accurate study of the project areas. Elevations will especially be critical for this project. The existing conditions data obtained will be utilized to help determine the extent of improvements needed for the stormwater and sanitary sewer infrastructure systems in the area and will be reported back to the City of High Point.

Scope of Work

This proposal addresses the scope outlined in the document provided to DMP, by Moffat & Nichol with the header "Request for Survey and Fee for City of High Point Stormwater Improvements" (attached as "Survey Scope") and as amended per Ms. Heard's email dated 6-26-18 and attached as "Amended Survey Scope 6-26-18". The scope of work will include a detailed site location and topographic survey of each area as indicated. The survey will include the following:

Phase 1 Stormwater Study

Task A - Stormwater Inventory Survey

- Detailed survey data will be obtained on the stormwater structures and pipes in the areas outlined in the survey scope including rim elevations, inverts, pipe material and size. Structures to include yard inlets, curb inlets, catch basins, junction boxes, and culverts within Stormwater Utility Limits on the attached "Survey Scope".

Task B - Stream Channel Survey

- Stream cross sections shall be sufficient to define the stream channel and floodplain from the Edgedale Drive culvert to approximately 100 feet downstream of the Hurdover Street culvert, including thalweg, top of left and right bank.
- Beginning with the culvert at Edgedale Drive and approximately 100 feet downstream of the Hurdover Street culvert, cross sections will be taken every 100' and or at major breaks in the channel.
- Identification of Drainage swale located on the property at 806 West Farriss Avenue.
- 50' wide topographic survey of approximately 160 linear feet of channel to the culvert at the first golf cart path encountered on High Point Country Club golf course at Woodbrook Drive upstream of the existing stormwater inlet.
- Right-of-Way and existing easement boundaries will be shown.

Phase 2 Design

Task C – Design Survey

- Detailed survey data will be obtained on the sanitary sewer structures and pipes in the areas outlined in the survey scope and shown in orange on the attached "Survey scope". Rim and invert elevations, size, and material will be obtained including the closest upstream and downstream sanitary sewer manholes along the footprint of the Proposed Projects.
- Additional survey requirements outlined in orange on attached "Survey Scope" include above ground/underground utilities, roadways, building and other permanent structure, ditches, driveways, fences, utility poles, pavement, water meters, hydrants, cleanouts, signs.
- Topographic survey shall be sufficient to provide existing longitudinal profiles for roadway centerline, edge of pavement left & right, gutter flow line left & right, top of curb, and right of way/easements (if existing) lines left and right at all storm drainage roadway crossings and along all ditches capturing break points, grade, high points, low points, and ponds only in the areas highlighted in orange on the attached "Survey Scope".
- Locate utilities marked by others (NC 811 or City of High Point locations) at the time of our survey. **This service will be requested upon notice to proceed.**

Tree locations, size, and species (if discernable). Will include all significant trees located in the street right-of-ways and/or utility easements along storm drainage system.

Task D - Easement Surveying and Mapping

- At this time, the scope of proposed easement surveying and mapping is not known, therefore DMP will provide hourly rates for surveying and mapping of easements should the need arise. Based on the size of the project and the properties involved DMP would estimate a time of 25-50 hours per easement. This is only an estimate and could change based on size of parent parcel of the easement, number of parcels involved and overall length of easements. These rates are **NOT included** in the below fee listed under Compensation.
- 2-Man Survey Crew = $120/hr.
- Principle = $175/hr.
- Senior Surveyor = $120/hr.
- Senior Tech = $90/hr.

Survey Control Datum

- Survey control for this project will be tied to the North Carolina State Plane System NAD 83 (2011) (Horizontal) and NAVD 88 (Vertical).

Deliverables

- Drawings will be provided in AutoCAD (.dwg) format along with PDF version of survey. All objects will be placed on DMP standard layers with color and linetype by layer.
- Plan drawings will be scaled 1"=20' horizontal
- Plans will include:
  1) Cover Sheet with vicinity map
  2) Temporary Benchmark Information Sheet
  3) Signed/Sealed Plan Sheets

Other Anticipated Tasks

- In the process of gathering data on this project, DMP may encounter utility structures that are obstructed or difficult to access by normal methods and DMP may have difficulty in obtaining inverts or determining direction of the utility. In such cases, DMP is including a fee schedule for SUE Level A (to assist in the cleaning out of debris from structures with vacuum excavation machine) and CCTV to assist in determining pipe direction when the conditions become difficult to visually determine. DMP is unable to anticipate the amount of this service that will be needed to complete survey work and will provide hourly rates for these services. These hourly rates are **NOT included** in the fee listed under Compensation. DMP estimates that 15-35% of the structures in the survey scope area are currently obstructed.
- SUE Level A = $300 per structure (performed by DMP)
- Principle = $175/hr.
- Senior Surveyor = $120/hr.
- CCTV = $3,000/day (performed by others).

  - An alternate option would be for M&N to request the City of High Point provide resources to perform the necessary cleaning and CCTV inspections.
  - Cost associated with this service would not be incurred without prior authorization from M&N.

Compensation

DMP proposes to provide the services described above for the following lump sum fees:

Task	Lump Sum Fee
Task A – Stormwater Inventory Survey	$76,200.00
Task B – Stream Channel Survey	$24,300.00
Task C – Design Survey	$34,100.00
Task D – Easement Survey and Mapping	TBD
TOTAL FEE	$134,600.00

Schedule

Upon approval of our proposal we can begin the survey within (ten) 10 business from notice to proceed. Deliverables timeframe:

Task A – Estimated 80 days
Task B – Estimated 40 days
Task C – Estimated 40 days
Task D - TBD

Services Not Included

The following tasks are not included in the fee quoted above but may be required later on this project:

- Plat review and recording fees.
- Surveying of any areas outside of the indicated survey scope as shown on the attached "Survey Scope" and cost of other potential anticipated tasks described above.
- Preparation of any easement plats or other descriptions for new utility, storm water or roadway rights-of-way.

Davis • Martin • Powell & Associates (DMP) appreciates the opportunity to submit this proposal for professional services related to this project. If acceptable, please return one (1) executed copy of this proposal to our office, and we will proceed accordingly. If you have any questions, please let me know.

Sincerely,

DAVIS • MARTIN • POWELL & ASSOCIATES

Bradley D. Phillips
Surveying Director

BDP

Enclosures:
Attachment – "Survey Scope"
Attachment – "Schedule A & B"
Attachment – "Amended Survey Scope 6-26-18"

Accepted: ***Moffatt & Nichol***

By: _____ Date: _____

Title: _____

Brad Phillips

From: Heard, Jennifer <jheard@moffattnichol.com>
Sent: Tuesday, June 26, 2018 11:38 PM
To: Brad Phillips
Cc: Smith, Ryan; Martin, Johnny
Subject: RE: City of High Point survey scope request

Brad,

Thank you for your proposal and voicemail. We are now scoping the study phase separately from the design phase and cutting back on stream cross sections. Could you please provide a Phase I fee by Task and a Phase II fee by Task? I've noted the items from your proposal below that we would like to see in each Phase.

Phase I Stormwater Study should include the following from your proposal:

1. Task A, bullet point one only – stormwater inventory
2. Task B – Stream Survey revisions:
    - Please remove bullet point five (eight additional cross sections)
    - Bullet points one and two should be revised as follows:
        i. Stream Cross sections shall be sufficient to define the stream channel and floodplain from the Edgedale Drive culvert to approximately 100 feet downstream of the Hurdover Street culvert, including thalweg, top of left and right bank, etc.
        ii. Beginning with the culvert at Edgedale Drive and continuing to approximately 100 feet downstream of the Hurdover Street culvert, cross sections will be taken every 100 feet and/or at major breaks in the channel.
    - Bullet points three, four, and six should remain as is.

Phase II Design should include the following from your proposal:

1. Task A – The remaining bullet points (two through six)
2. Task C – Easement Mapping fee schedule

Please provide cost per Task for each Phase and include again the fee schedules for potential SUE.

I will be out of the office beginning Wednesday afternoon for the rest of the week. If you have any questions, please contact Ryan or Johnny, copied on this email. We intend to send the full proposal with DMP's survey proposal to the City by Friday.

Thank you and we look forward to working with you.
-Jennifer

Jennifer C. Heard, PE
Moffatt & Nichol
P 919.781.4626 x. 12169

From: Brad Phillips [mailto:bphillips@dmp-inc.com]
Sent: Monday, June 25, 2018 3:20 PM
To: Heard, Jennifer <jheard@moffattnichol.com>
Subject: RE: City of High Point survey scope request

Jennifer,

Please see attached for DMP's proposal for surveying services regarding the stormwater study survey for the City of High Point. Please review and let m eknow if you have any questions and we appreciate the opportunity and look forward to working with you on this project.

Thanks,

Bradley Phillips
Davis • Martin • Powell
p. 336.886.4821 x288 • m. 336.847.2646

Stability... Value... Experience... let our experience make yours better!

From: Heard, Jennifer [mailto:jheard@moffattnichol.com]
Sent: Wednesday, June 20, 2018 11:53 AM
To: bphillips@dmp-inc.com
Subject: City of High Point survey scope request

Brad,

Please find attached the survey scope and fee request for the Rotary/West Farriss neighborhood stormwater study and design project we will be working on for the City of High Point. We anticipate that survey work could begin in late August/early September.

We would greatly appreciate if you are able to provide a scope/fee by the end of this week, but early next week is acceptable as this request is short notice. Please let me know if you have any questions.

Thank you for your time.
-Jennifer

Jennifer Heard, PE
Water Resources Engineer

Moffatt & Nichol
4700 Falls of Neuse, Suite 300 | Raleigh, NC 27609
P 919.781.4626 (Direct: 919.645.0669) | **F** 919.781.4869

REQUEST FOR SURVEY SCOPE AND FEE FOR CITY OF HIGH POINT STORMWATER IMPROVEMENTS

Please see the two attached maps for approximate representation of the primary storm drainage system and stream in the Rotary/West Farriss neighborhood. The stormwater drainage system shown is based upon the GIS stormwater inventory provided by the City of High Point. The proposed and installed projects are represented based upon a 2005 Brown and Caldwell Study and Report and 2006 Brown and Caldwell Construction Documents provided by the City of High Point.

The following is a request for survey scope and fee to support modeling and design of the proposed stormwater and channel improvement projects in the Rotary/West Farriss neighborhood.

FIELD SURVEY REQUIREMENTS

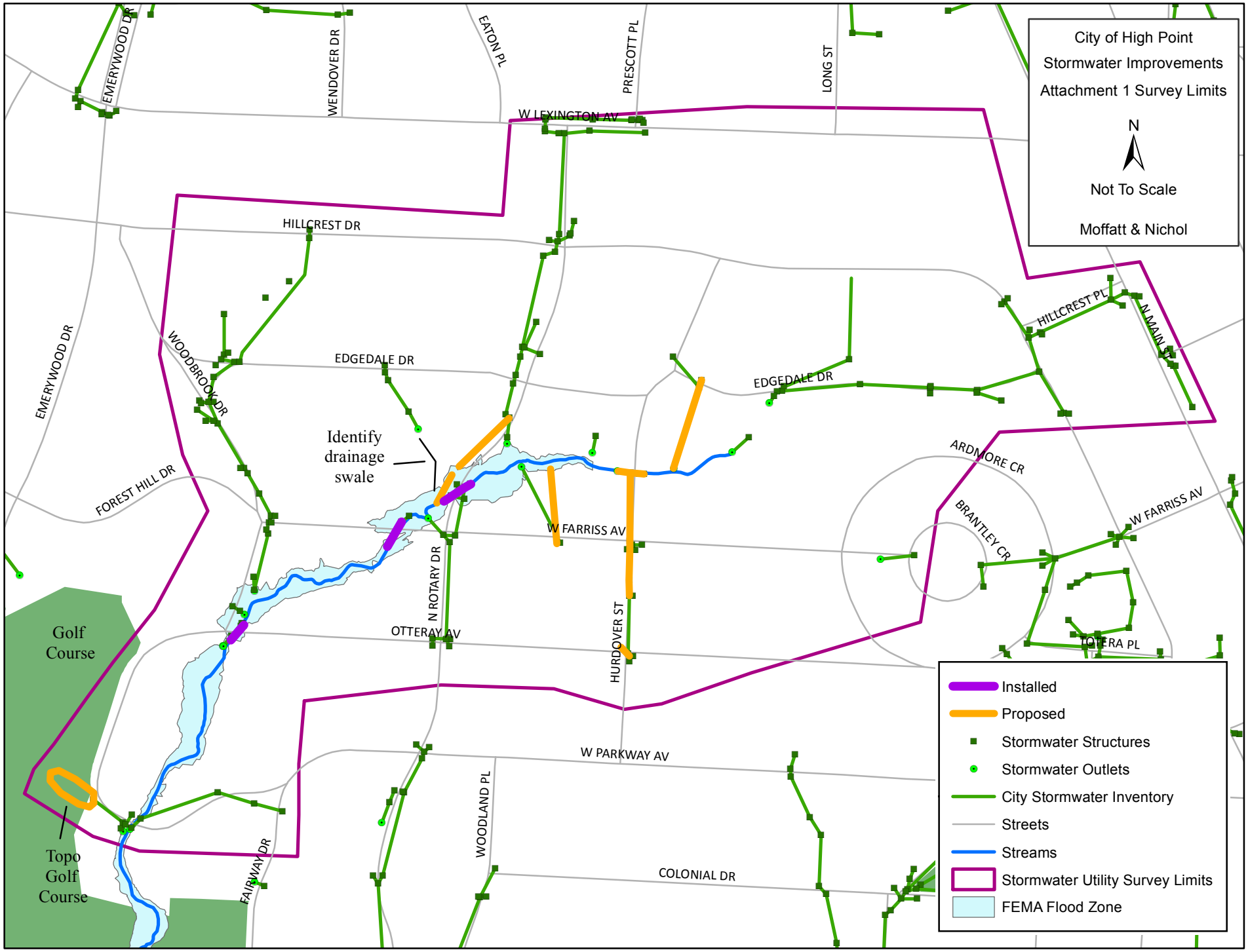
- Rim and invert elevations, size, and material will be provided for all storm drainage structures and pipes, including yard inlets, curb inlets, catch basins, junction boxes, and culverts within the Stormwater Utility Survey Limits as shown on the attached map.
- Rim and invert elevations, size, and material will be provided for all sewer structures and pipes, including the closest upstream and downstream sanitary sewer manholes along the footprint of Proposed Projects.
- Additional detailed survey requirements along the Proposed Project areas (only shown in orange) include:
    - Locate existing utilities - visible and underground utilities as indicated on attached map, including sewer, water, drainage, gas, communications (TV, telephone), and overhead and underground power lines.
    - Location and elevation of features including roadways, buildings and other structures, ditches, driveways, fences, utility poles, pavement, water meters, hydrants, cleanouts, signs, etc.
    - Topographic survey shall be sufficient to provide existing longitudinal profiles for roadway centerline, edge of pavement left and right, gutter flow line left and right, top of curb, and right of way/easement lines left and right at all storm drainage roadway crossings and along all ditches capturing break points, grade, high points, low points, and ponds.
    - Tree location, size and species will include all trees located in the street right-of-ways and/or utility easements along the storm drainage system.
- Stream channel survey requirements include:
    - Stream Cross sections shall be sufficient to define the stream channel and floodplain along the entirety of the stream channel (beginning with the culvert outlet at Edgedale Drive and continuing to the stream crossing between 300 and 301 Woodbrook Drive), including thalweg, top of left and right bank, etc.
        - For estimating purposes, stream cross sections should be taken at breaks in the channel and/or approximately every 75 feet.
    - Identification of the drainage swale located along the property at 806 W. Farriss Ave.
    - 50’ wide topographic survey of approximately 160 LF of channel to the culvert at the first golf cart path encountered on the golf course at Woodbrook Drive upstream of the existing stormwater inlet (Topo Golf Course).

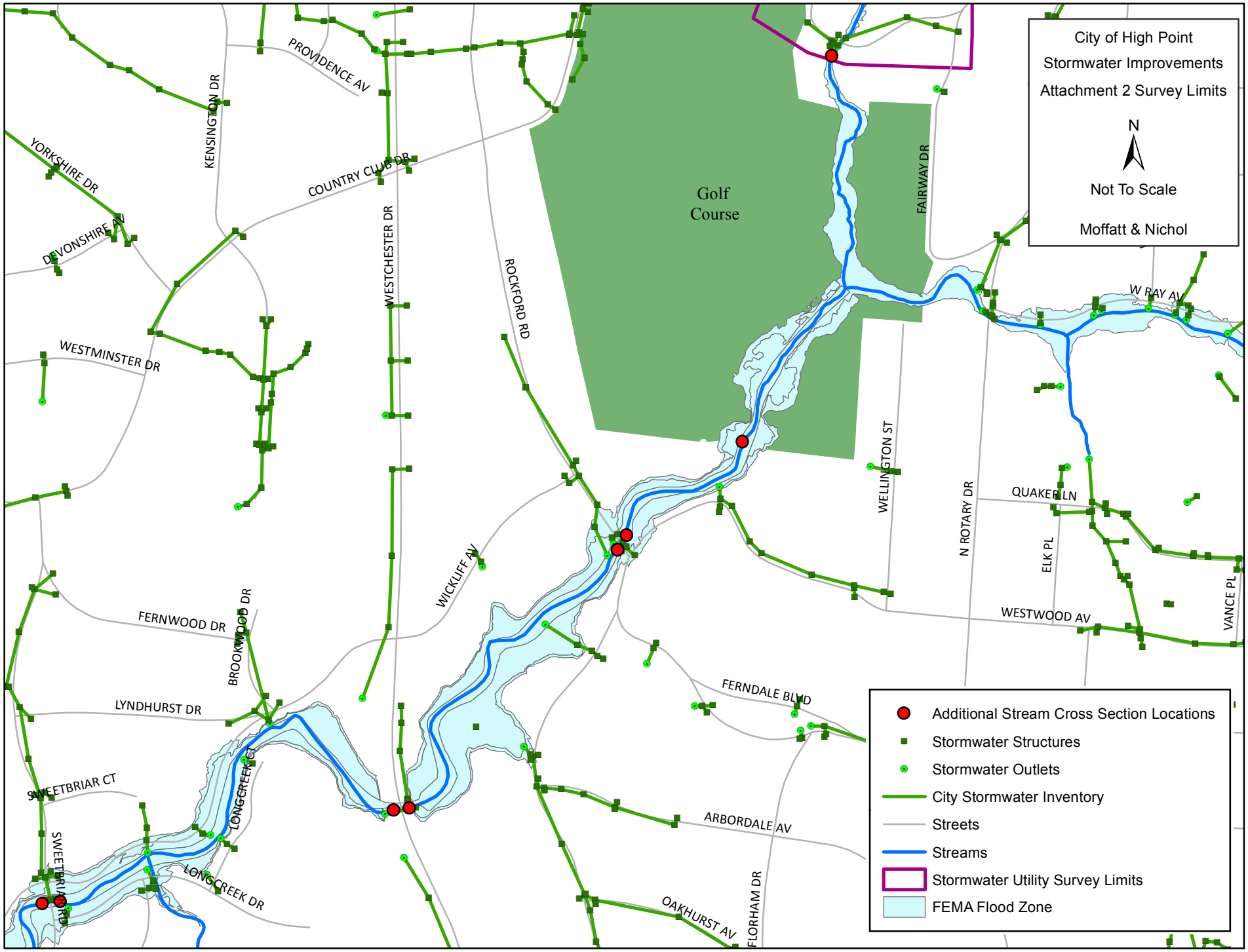
- Eight additional stream cross sections to define modeling boundary conditions at the following five locations: (1) downstream of the culvert at the golf course located at 301 Woodbrook Drive, (2) at the downstream boundary of the golf course, (3) upstream and downstream of the Rockford Road crossing, (4) upstream and downstream of the Highway 68 (Westchester Drive) crossing, and (5) upstream and downstream of the Sweetbriar Road crossing.
    - Culvert survey data shall also be gathered the roadway crossings at Rockford Road, Westchester Drive, and Sweetbriar Road including the rim and invert elevations, size, and material.

- Survey limits shall be inside the roadway right-of-way and existing utility easements. This limit should be extended onto private property as required to locate adjacent drainage features to the next nearest drainage structure or outfall and to conduct the stream survey.
- Right-of-Way and existing easement boundaries
- Horizontal datum shall be NAD83 (NC State Plane Coordinates); Vertical datum shall be NAVD88
- Easement mapping is not yet known - provide fee schedule for conducting work

DELIVERABLES

- Drawings shall be provided in AutoCAD and PDF version. All objects shall be placed in appropriate layers. All objects shall be created with color and line type by layer.
- Plan drawings will be scaled 1”=20’ horizontal
- Plans will include:
    - Cover Sheet (w/ vicinity map)
    - Baseline / Temporary Bench Marks (TBMs) Information Sheets
    - Plan Sheets
    - Drawings will be sealed by a North Carolina licensed Professional Land Surveyor


City of High Point
Stormwater Improvements
Attachment 1 Survey Limits
N
Not To Scale
Moffatt & Nichol
EMERYWOOD DR
WENDOVER DR
EATON PL
PRESCOTT PL
LONG ST
W LEXINGTON AV
HILLCREST DR
HILLCREST PL
N MAIN ST
EDGEDALE DR
WOODBROOK DR
EMERYWOOD DR
FOREST HILL DR
Identify drainage swale
ARDMORE CR
BRANTLEY CR
W FARRISS AV
N ROTARY DR
OTTERAY AV
HURDOVER ST
TOLLERA PL
Golf Course
Topo Golf Course
W PARKWAY AV
WOODLAND PL
FAIRWAY DR
COLONIAL DR
Installed
Proposed
Stormwater Structures
Stormwater Outlets
City Stormwater Inventory
Streets
Streams
Stormwater Utility Survey Limits
FEMA Flood Zone


City of High Point
Stormwater Improvements
Attachment 2 Survey Limits
N
Not To Scale
Moffatt & Nichol
Golf Course
PROVIDENCE AV
KENSINGTON DR
YORKSHIRE DR
COUNTRY CLUB DR
DEVONSHIRE AV
WESTCHESTER DR
ROCKFORD RD
FAIRWAY DR
W RAY AV
WESTMINSTER DR
WELLINGTON ST
N ROTARY DR
QUAKER LN
ELK PL
VANCE PL
WESTWOOD AV
WICKLIFF AV
FERNWOOD DR
BROOKWOOD DR
LYNDHURST DR
FERNDALE BLVD
SWEETBRIAR CT
LONGCREEK CT
SWEETBRIAR RD
LONGCREEK DR
ARBORDALE AV
OAKHURST AV
FLORHAM DR
Additional Stream Cross Section Locations
Stormwater Structures
Stormwater Outlets
City Stormwater Inventory
Streets
Streams
Stormwater Utility Survey Limits
FEMA Flood Zone

Attachment "A"
Davis-Martin-Powell & Associates, Inc.
Standard Terms and Conditions

These Standard Terms and Conditions are incorporated by reference in the accompanying Proposal or Agreement (Agreement) between Davis-Martin-Powell & Associates, Inc. (Consultant) and its Client for the performance of Engineering, Surveying, Planning, or other services (Services) as indicated.

1. **Period of Offer:** This Agreement is valid for a period of 60 days from the date unless otherwise extended in writing by Consultant. Consultant may withdraw an Agreement at any time prior to its expiration date.
2. **Performance of Services:** Consultant shall perform the Services as outlined in this Agreement in consideration of the stated fee and payment methods.
3. **Access to Site:** Unless otherwise stated, Client shall provide Consultant right-of-access to the project site(s) for activities necessary for the performance of the services. Consultant will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.
4. **Additional Services:** In the event Client requests Consultant to provide services not specifically described in the Agreement, or in the event Consultant, or anyone employed by Consultant, is called upon to be deposed or to testify in a matter to which Consultant is not a named party as a result of Services performed hereunder, Client agrees to compensate Consultant in accordance with the Billing Rate Schedule set forth in this Agreement unless both parties agree in writing to a compensation basis.
5. **Rate Schedule:** If no Rate Schedule is set forth, compensation shall be at the Consultants' then effective Rate Schedule. Consultant may adjust the Rate Schedule annually to reflect equitable changes in the various categories.
6. **Period of Service:** This Agreement and the compensation set forth herein are established in anticipation of the continuous progress of the services. In the event of suspension of Services by Client, Consultant may at its option terminate this Agreement or request adjustment in amount of compensation.
7. **Payment Terms:** Client agrees to pay Consultant for all services performed and all costs incurred. Prior to providing services, Client shall deposit a Retainer with Consultant if so specified in Agreement. The Retainer shall be credited on the final invoice and remaining balance, if any, refunded to Client. Invoices for the Consultant's services shall be submitted, at Consultant's option, either upon completion of such services or on a monthly basis. Invoices shall be due and payable upon receipt. If Client reasonably objects to any portion of an invoice, Client shall notify Consultant in writing within 10 days from the date of receipt of invoice, give reasons for the objection, and pay that portion not in dispute. Failure to provide such written notice shall be deemed a waiver of all objections to that invoice.

   Accounts unpaid 30 days after the invoice date may be subject to a monthly finance charge of 1.5% on the unpaid balance. If any invoice is not paid within 60 days, Consultant may, without waiving any claim or right against Client, and without liability whatsoever to Client, suspend or terminate the performance of services. In the event any portion of an account remains unpaid 90 days after the billing, Consultant may institute collection action. Client shall pay all costs of collection, including reasonable attorney's fees.
8. **Indemnification:** Client shall, to the fullest extent permitted by law, indemnify and hold harmless Consultant, his or her officers, directors, employees, agents, and sub-consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance of Services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of Consultant.
9. **Limitation of Liability:** ***Consultant's liability to Client for any claim, loss or damage asserted by Client, its agents or employees, or any third party claiming through Client, arising out of an alleged breach of this Agreement or any other act, error or omission of Consultant, shall not exceed the greater of $50,000.00 or the fees actually paid Consultant. If Client desires a higher limit of liability, the parties may agree to an increased fee to offset the increased limit of liability.***
10. **Disclaimer of Consequential Damages:** In no event shall Consultant be liable to Client for any special, indirect, incidental or consequential loss or damages, including but not limited to lost profits and loss of use arising from or relating to the Services.
11. **Information for the Sole Use and Benefit of the Client:** All opinions and conclusions of Consultant, whether written or oral, and any plans, specifications or other documents and services provided by Consultant are for the sole use and benefit of Client on the named project and are not to be provided to any other person or entity without the prior written consent of Consultant. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against either Consultant or Client. There are no intended third-party beneficiaries of this Agreement.
12. **Ownership of Documents:** All documents produced by Consultant under this Agreement are instruments of Consultant's professional service and shall remain the property of Consultant and may not be used by Client for any other purpose without the prior written consent of Consultant.

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13. **Assignment:** This Agreement may not be assigned by either party without prior written approval by the other party. Client acknowledges that Consultant may subcontract portions of these Services without the approval of the Client.

14. **Certifications, Guarantees and Warranties:** Consultant will perform Services using the degree of skill and care ordinarily exercised under similar conditions by members of the Consultants profession practicing in the same or similar locality at the time of this Agreement. Consultant shall not be required to execute any document that would result in Consultant certifying, guaranteeing or warranting the existence of any conditions. This Agreement considers only those regulations in effect 60 days prior to Agreement date. No portion of this Agreement or other representations by Consultant, its agents or employees shall be construed or interpreted as a guarantee of approval by any board or agency.

15. **Dispute Resolution:** Any claims or disputes between Client and Consultant arising out of the services to be provided by Consultant or out of this Agreement shall be submitted to non-binding mediation. Client and Consultant agree to include a similar mediation agreement with all contractors, sub-consultants, sub-contractors, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

16. **Accrual of Actions:** As between the parties to this Agreement: as to all acts or failures to act by either party to this Agreement, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than the relevant Date of Substantial Completion, and as to any acts or failures to act occurring after the relevant Date of Substantial Completion, not later than the date of Consultant's final invoice for the Services.

17. **Termination of Services:** This Agreement may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, Client shall pay Consultant for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

18. **Site Responsibility:** The presence of Consultant's representatives will not relieve any contractor, subcontractor, or consultant not employed by Consultant, of their responsibility to perform their work in accordance with applicable laws and regulations. Client agrees that each contractor, subcontractor, or consultant not employed by Consultant shall solely be responsible for working conditions; security and safety of persons and property; compliance with OSHA regulations; and providing all safety equipment and training necessary for the protection of its personnel. Consultant's monitoring of others performance is not intended to include supervision of the others; review of safety procedures; nor is Consultant responsible for the safety or security at the site, other than its own employees. Consultant is not responsible for the contractor's failure to perform the work in accordance with the Contract Documents. Consultant does not have the right or duty to halt the work of others.

19. **Cost Estimates:** Consultant may provide opinions of construction and other project related costs as part of these Services. Consultant assumes no responsibility for such cost estimates as Consultant has no control over the costs of labor, materials, or services furnished by others, or the competitive bidding and market conditions.

20. **Insurance:** Consultant will maintain the following insurance coverage: Workers Compensation; Commercial General Liability; Automobile Liability; and Professional Errors and Omissions. Should Client request to be a named insured, or request the Consultant provide additional insurance coverage, Client agrees to reimburse the Consultant for any additional cost associated with such requests. Client acknowledges that it cannot be an additional named insured under any policy of insurance providing coverage for Professional Errors and Omissions.

21. **Deliverables.** Consultant shall select the methods, software, and format of any deliverables utilized or created during performance of the work, unless otherwise stated in the Agreement or requested by the Client prior to commencement of work. Electronic deliverables shall be compatible with current industry standards and conversion to other formats shall be the responsibility of the recipient.

22. **Severability:** If any part of this Agreement is held to be illegal or unenforceable, the validity and enforceability of the remaining parts shall not be affected, and the rights of Consultant and Client shall be enforced as if the Agreement did not contain the illegal or unenforceable part.

These Standard Terms and Conditions and any other documents expressly referenced in the Agreement constitute the entire Agreement between the parties.

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DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS

ATTACHMENT "B"
RATE SCHEDULE

Principal	$175.00
Associate	$155.00
Project Manager	$140.00
Senior Engineer / Surveyor	$120.00
Project Engineer / Surveyor	$105.00
Senior Designer/Technician	$100.00
Engineering/Surveying Technician I	$82.00
Engineering/Surveying Technician II	$67.00
Construction Manager	$100.00
Senior Resident Project Representative	$85.00
Resident Project Representative	$72.00
3-Man Surveying Crew	$145.00
Standard Surveying Crew	$120.00
Senior Administrative Assistant	$74.00
Administrative Assistant	$56.00
Travel Mileage	$0.60
Meals and Lodging	At Cost
Reimbursable Expenses	At Cost+15%
SUE Level A	
• Half day, includes survey location (minimum charge)	$ 1,000.00
• Full day, includes survey location	$ 1,800.00
SUE Level B, Delineation, hourly	$ 50.00
SUE Level B, Ground Penetrating Radar, hourly	$ 105.00
SUE Traffic Control Assistance	At Cost
SUE Select Backfill / Surface Restoration (stone, asphalt, concrete)	At Cost

Rev. March 2018

T: 336-886-4821 • F: 336-886-4458 • License: F-0245
6415 Old Plank Road, High Point, NC 27265 • www.dmp-inc.com

CITY OF HIGH POINT
AGENDA ITEM

Title: **Public Transportation Program Resolution for State Funding**

From: Mark McDonald, Director of Transportation

Meeting Date: September 17, 2018

Advertising Date / n/a
Advertised By:

Public Hearing: n/a

Attachments: Resolution
Grant Application

PURPOSE:
Adopt a resolution authorizing the submittal of a grant application for state funding, making the necessary assurances and certifications, and empowering the City Manager to enter into an agreement with NCDOT for 90% state funding.

BACKGROUND:
The City of High Point Paratransit Facility Renovations project received a high enough score to receive Strategic Transportation Investment funding for the state match through the project selection and scoring process. NCDOT opted to use an additional 80% in state highway trust funds dollars instead of federal funding thereby having NCDOT fund 90% of the estimated $300,000 project.

BUDGET IMPACT:
The City's matching share of $30,000 is included in the FY19 budget.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends adopting the resolution enabling the City Manager to execute the required agreement with NCDOT to receive reimbursement funds for the project.

PUBLIC TRANSPORTATION PROGRAM RESOLUTION

FY 2019 RESOLUTION

Section 5311 (including ADTAP), 5310, 5339, 5307 and applicable State funding, or combination thereof.

Applicant seeking permission to apply for Public Transportation Program funding, enter into agreement with the North Carolina Department of Transportation, provide the necessary assurances and the required local match.

A motion was made by (*Board Member's Name*) _____ and seconded by (*Board Member's Name or N/A, if not required*) _____ for the adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation will apply for a grant from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide assistance for rural public transportation projects; and

WHEREAS, the purpose of these transportation funds is to provide grant monies to local agencies for the provision of rural, small urban, and urban public transportation services consistent with the policy requirements of each funding source for planning, community and agency involvement, service design, service alternatives, training and conference participation, reporting and other requirements (drug and alcohol testing policy and program, disadvantaged business enterprise program, and fully allocated costs analysis); and

WHEREAS, the funds applied for may be Administrative, Operating, Planning or Capital funds and will have different percentages of federal, state, and local funds.

WHEREAS, non-Community Transportation applicants may apply for funding for "purchase-of-service" projects under the Section 5310 program.

WHEREAS, (*Legal Name of Applicant*) _____ hereby assures and certifies that it will provide the required local matching funds; that its staff has the technical capacity to implement and manage the project(s), prepare required reports, obtain required training, attend meetings and conferences; and agrees to comply with the federal and state statutes, regulations, executive orders, Section 5333 (b) Warranty, and all administrative requirements related to the applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U. S. C.

WHEREAS, the applicant has or will provide all annual certifications and assurances to the State of North Carolina required for the project;

NOW, THEREFORE, be it resolved that the (*Authorized Official's Title*)* _____ of (*Name of Applicant's Governing Body*) _____ is hereby authorized to submit grant application (s) for federal and state funding in response to NCDOT's calls for projects, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide rural, small urban, and urban public transportation services.

I (*Certifying Official's Name*)* _____ (*Certifying Official's Title*) _____ do hereby certify that the above is a true and correct copy of an excerpt from the minutes of a meeting of the (*Name of Applicant's Governing Board*) _____ duly held on the _____ day of _____, _____.

_____
Signature of Certifying Official

Note that the authorized official, certifying official, and notary public should be three separate individuals.

Seal Subscribed and sworn to me (*date*) _____

_____
Notary Public *

_____

_____
Printed Name and Address

My commission expires (*date*) _____

Affix Notary Seal Here

State Fiscal Year 2019

Urban State Match Request (DUE November 3, 2017)

Transit System: City of High Point

Person Filling out Request Form: Angela W Wynes

Phone Number: 336-883-3062

E-Mail Address: angela.wynes@highpointnc.gov

Type of Funding (5307, 5337, 5339; 5310, Local, etc.): HTF, STI, and Local

Funding Breakdown:

$300,000 Total Amount

_____ Federal Amount

$270,000 Requested State Match Amount

$30,000 Local Match Amount

Project STIP ID # (if available) TD-5283

Project TRAMS Grant ID (if available) N/A

Priority Rank (1, 2, 3, etc.): 1

Description of Project:

High Point Transit has outgrown its current Transit Operations Center (TOC) on West Martin Luther King Jr Drive in High Point, North Carolina. Understanding that space and capacity constraints would hinder organizational growth and service expansion, High Point Transit is applying for funding to expand into the currently unused space in an existing building owned by the transit system. Expanding the TOC would not require the acquisition of property or a long-term lease. The facility would be occupied by the paratransit division.

If this project involved the replacement of vehicles, please provide the year, local ID, and VIN # for the vehicles in which you would like to replace:

Project Grant Status:

☐ FTA Grant has not yet been developed

☐ FTA Grant has been developed but the grant is still under review by FTA

☐ FTA Grant has been approved by FTA

☑ This project is not utilizing federal funds

Project Reimbursement:

Will claims for reimbursement be submitted between July 1, 2018 and June 30, 2019?

☑ Yes ☐ No

NORTH CAROLINA'S INTERNATIONAL CITY™

PUBLIC COMMENT PERIOD

IF YOU'D LIKE TO ADDRESS THE HIGH POINT CITY COUNCIL, during the Public Comment Period regarding any item that is NOT a public hearing item on the Agenda,
PLEASE SIGN IN

Date: September 17, 2018

(Please Print)

Name	Address (Residence) & E-mail address	Matter Speaking About
CHUCK KRECKELBERG	TAX PARCEL 018710 Chuck@samselarchitects.com	COHABS

CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Map Amendment 18-10**
(COHAB)

From: Lee Burnette, Planning & Development Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: September 5, 2018 and September 12, 2018

Advertised By: Planning & Development

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

PURPOSE:
A request by COHAB to rezone approximately 1.8 acres from the Heavy Industrial (HI) District to the Planned Development – Core City (PD-CC) District. The site is lying at the northeast corner of W. English Road and S. West Point Avenue.

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

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

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

B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-10. The Planning & Zoning Commission recommended ***approval*** of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

COHAB **Zoning Map Amendment 18-11**

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 1.8 acres to the Planned Development – Core City (PD-CC) District. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie an Mr. Andrew Putnam. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Mr. John Muldoon, applicant, 1547 W. English Road, High Point and Mr. Charles Krekelberg, Samsel Architects, 60 Biltmore Avenue, Asheville, NC spoke. They provided an overview of the proposed mixed-use planned development, addressed the redevelopment of these historic structures and how the request meets the PD District standards.

The Commission questioned how parking would be provided. Mr. Krekelberg explained that the Development Ordinance exempts this project from parking requirements because they are rehabilitating a historic structure on the North Carolina National Register Advisory Committee's Study List. However, they will provide limited on-site parking and they have leased property on the opposite side of W. English Road for parking.

No one else spoke to this to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the proposed planned development will reuse the historic Melrose Mill structures and create a mixed-use center in the West End area of the Core City.

Reasonableness Statement

The Commission stated that the proposed PD-CC District meets the ordinance standards and allows market showroom uses to the extent that it assists in advancing city policy for redevelopment in this area.

The Planning & Zoning Commission adopted these statements by a vote of 6-0.

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-10, as recommended by staff, by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING MAP AMENDMENT 18-10
August 28, 2018

Requests			
Applicant: John Muldoon, representing COHAB	**Owner:** Scott Parker, III		
Zoning Map Amendment Proposal: To rezone approximately 1.8 acres	**From:**	HI	Heavy Industrial District
	To:	PD-CC	Planned Development – Core City District

Site Information	
Location:	The site is lying at the northeast corner of W. English Road and S. West Point Avenue.
Tax Parcel Number:	Guilford County Tax Parcel 018710
Site Acreage:	Approximately 1.8 acres
Current Land Use:	The site is currently developed with two former textile buildings, a two-story 31,523-square foot brick structure and a two story 11,965-square foot brick 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 and along S. West Point Avenue.
General Drainage and Watershed:	The site drains in a general westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed.
Overlay Districts:	None

Adjacent Property Zoning and Current Land Use			
North:	HI	Heavy Industrial District	Vacant former industrial building
South:	HI	Heavy Industrial District	Industrial use
East:	HI	Heavy Industrial District	Southern Railroad ROW
West:	GB	General Business District	Vacant commercial building and an undeveloped parcel

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. 3C: Attract commercial tenants that will offer daily goods and services to nearby neighborhoods. 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 just outside the English & Kivett Mixed Use Center District. These districts were identified in the plan as areas that should be developed and/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. The English & Kivett Mixed Use Center is described in the plan as having challenges, such as high levels of vacancy in the existing buildings, but also potential due to the 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:	There has been no recent zoning activity in this area.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	W. English Road S. West Point Avenue	Major Thoroughfare Local Street	420 ft. 325 ft.
Vehicular Access:	Access is proposed from existing driveways along S. West Point Avenue.		
Traffic Counts: *(Average Daily Trips)*	W. English Road S. West Point Avenue	8,600 (NCDOT 2015 traffic count) Not Applicable	

Estimated Trip Generation:	Not Applicable		
Traffic Impact Analysis (TIA):	**Required**		**TIA Comments**
	Yes	No X	Not Applicable
Conditions:	Access: Close the existing curb cut/driveway on W. English Road at the corner of S. West Point Avenue 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 (PD) 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 and procedures 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. A few of the key concepts are:

- Promote quality design and reduce or diminish the inflexibility of design that sometimes results from the strict application of zoning and development standards designed primarily for individual lots.
- Allow greater freedom in providing a well-integrated mix of residential and non-residential uses in the same development including a mix of housing types, lot sizes, and densities.

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 applicant is requesting to establish a PD-CC District on this site to promote a mixed-use development utilizing the historic Melrose Mill structures, which were added to the North Carolina National Register Advisory Committee's study list in 2014. The applicant intends 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. COHAB Space (COHAB) is intended to be a destination for designers to design, create, work, sell, and possibly live. With the establishment of a PD-CC District

the applicant intends for this facility to 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, and to provide a hub of activity in this portion of the Core City area.

Staff Analysis

This Planned Development (PD) District proposal includes market showrooms as a permitted use. In late 2017, the City Council amended the Development Ordinance so that new market showrooms were only allowed in the Central Business (CB) District. The intent was to concentrate new showroom growth in the core downtown area. However, a PD District may include any use contained in the Development Ordinance permitted use table, subject to City Council approval of a requested PD District. Given the policy to concentrate new showroom growth in the CB District, approval of market showrooms within this proposed PD District warrants consideration of that policy.

Staff believes for market showrooms to be permitted in a PD District, outside the CB District, requires that the development 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. It should preserve and reutilize key historic properties. It should be a part of a larger mixed-use development and not be the predominate use of space. And, the overall development should be consistent with the Core City Plan.

This PD-CC District proposal allows for the reuse and redevelopment of the historic Melrose Mill. As proposed, a maximum of 40% of the total square footage of the buildings will be market showroom space, with the remainder of space proposed for a mix of other uses that will be open year-round. The development is proposed in an area identified by the Core City Plan as the English & Kivett Mixed Use Center and is consistent with the plan's recommendation for this area. And finally, this area has not seen significant private investment since the adoption of the Core City Plan and this development will assist in sparking redevelopment interest in this part of the Core City.

Scheduled in the Planning & Development Department's work program is the Southwest Downtown Area Plan. The focus of this area plan is to study the southwestern portion of the downtown, the West End area, and the industrial area in between to encourage redevelopment. The proposed planned development is within the scope of this area plan. The plan would provide more policy guidance for the area; however, it is not expected that new market showrooms would be allowed in this area, except as in similar defined mixed-use situation.

Planned Development Review Standards

The advisability of establishing a PD District classification is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. The Development Ordinance requires that City Council consider the following when deciding a planned development request:

- Standards Applied to all Planned Development Zoning Districts in Section 3.7.
- Standards for Type of Planned District requested (PD-CC District).
- Conditional Zoning Review Standards in Section 2.4.5.C.

Planned Development District Standards:
Before approving a Planned Development zoning district, the City Council shall determine that the application, as well as the master plan, the statement of intent and development standards, and the common signage plan, if included, comply with Planned Development District standards.

Staff has determined the PD master plan, statement of intent and development standards sufficiently address the requirements, including allowable uses, mandatory mix of uses and building design standards.

Periphery (PD-CC) Districts standards

Staff has determined the request meets the requirements of the PD-CC District

Review Factors:

Result in a development that is compatible with surrounding development character and land uses.

This zoning site is in an under-utilized portion of the City lying adjacent to industrial uses, vacant commercial structures and railroad tracks. The proposal to reuse the existing historic structures, in the Core City Area, for a mixed-use development is encouraged by the goals and objectives of the Community Growth Vision Statement and the Core City Plan. The establishment of a PD-CC District, as proposed by the applicant, will be compatible with surrounding development as noted under the following factors.

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 site fronts along a major thoroughfare, abuts railroad tracks to the east, heavy industrial use to the south, and vacant industrial and commercial buildings to the north and west. The establishment of a mixed-use development at this location will not adversely impact adjacent uses.
- The current access drive to the site from W. English Road does not meet corner lot locational standards of the City's Driveway Ordinance and poses a safety hazard. The applicant's PD Master plan eliminates this safety issue by removing this nonconforming access point.

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

The site is most developed with a former industrial structure and there are no environmental sensitive features.

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

- Commercial and industrial uses are the predominate use in this area.
- The applicant intends to redevelop the site to create a diverse array of commercial and industrial uses and for the site to serve as a year-round active center for the community. This private investment into this area is anticipated to create a positive reuse of vacant and underutilized property.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Planned Development that support the application.

There have been no significant changes in this area.

Development Patterns:
The proposed Planned Development 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.

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 proposed planned development will reuse the historic Melrose Mill structures and create a mixed-use center in the West End area of the Core City.

Reasonableness/Public Interest:
An approval of the proposed Planned Development is considered reasonable and in the public interest.

The proposed PD-CC District meets the ordinance standards and allows market showroom uses to the extent that it assists in advancing city policy for redevelopment in this area.

Recommendation

Staff Recommends Approval
Based on the PD Statement of intent and conditions offered by the applicant, the request to establish a PD-CC District at this location addresses various goals and objective of the Community Vision Statement and Land Use Plan. The proposed PD-CC District will be compatible with the surrounding area and in conformance with adopted plans.

The Planning & Development Department recommends approval of the request to rezone this 1.8-acre parcel to the 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 Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

Some Historical Information About

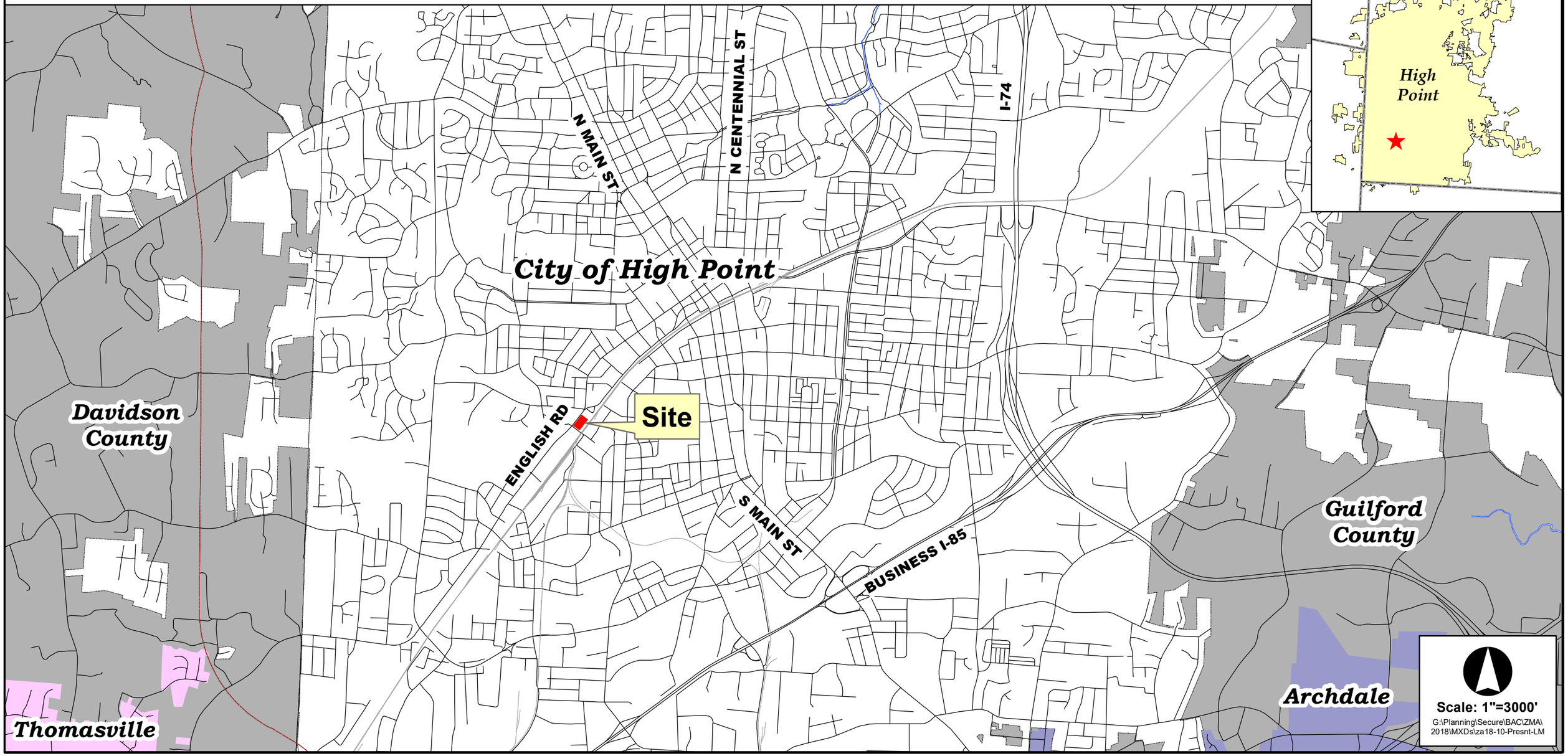
Melrose Hosiery Mill

(The following is reproduced from the High Point Historic Industrial Survey, prepared by Laura A.W. Phillips, Architectural Historian, for the City of High Point in August, 2014)

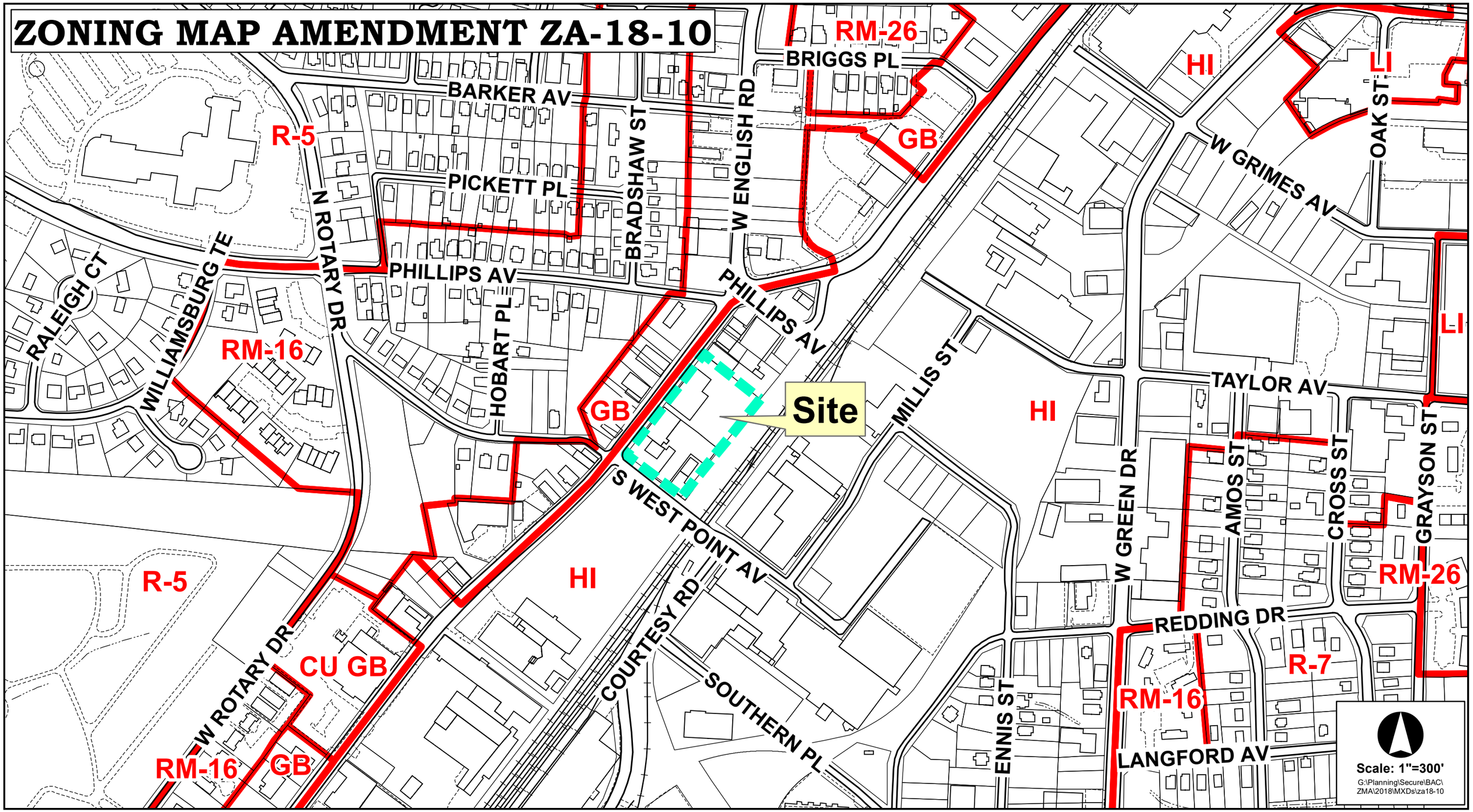
"When Charles L. Amos established the Melrose Hosiery Mill in 1922 in the 1500 block of West English Road, he began operations in an old furniture warehouse located in the middle of the block bounded by the Southern Railway tracks, West English Road, West Point Avenue, and Phillips Avenue. As the mill grew, it consumed nearly the entire block. Initially the mill made a cheap grade of half hose, but as it expanded, it produced at least six grades of hosiery ranging from a very cheap grade to the finest-grade pure silk stockings. In 1929, Melrose had between 325 and 350 employees, sixty-five percent of whom were women. This was a phenomenal increase from the twenty-five workers employed by the mill only seven years earlier when it opened. By 1929, the original mill had been remodeled and expanded, and additional buildings were constructed. Amos was not only an industrialist, but also an entrepreneur and developer who had invested in the area that became known as the West End. Thus, he built several two-story buildings with commercial facades along West English Road. At least some of the first floors were rented out for commercial purposes, and the two-story section that is 1541 West English Road was an office that was likely used as the mill office. The second floors of all the buildings were used for various functions of the mill, and the rears of the buildings have multiple large windows and both pedestrian and loading doors suitable for mill usage. Immediately after World War II, Melrose Hosiery Mill constructed a large mill building at the northeast end of the block facing Phillips Avenue. The mill remained in operation until 1971."

LOCATION MAP

ZONING MAP AMENDMENT ZA-18-10
Applicant: COHAB



ZONING MAP AMENDMENT ZA-18-10



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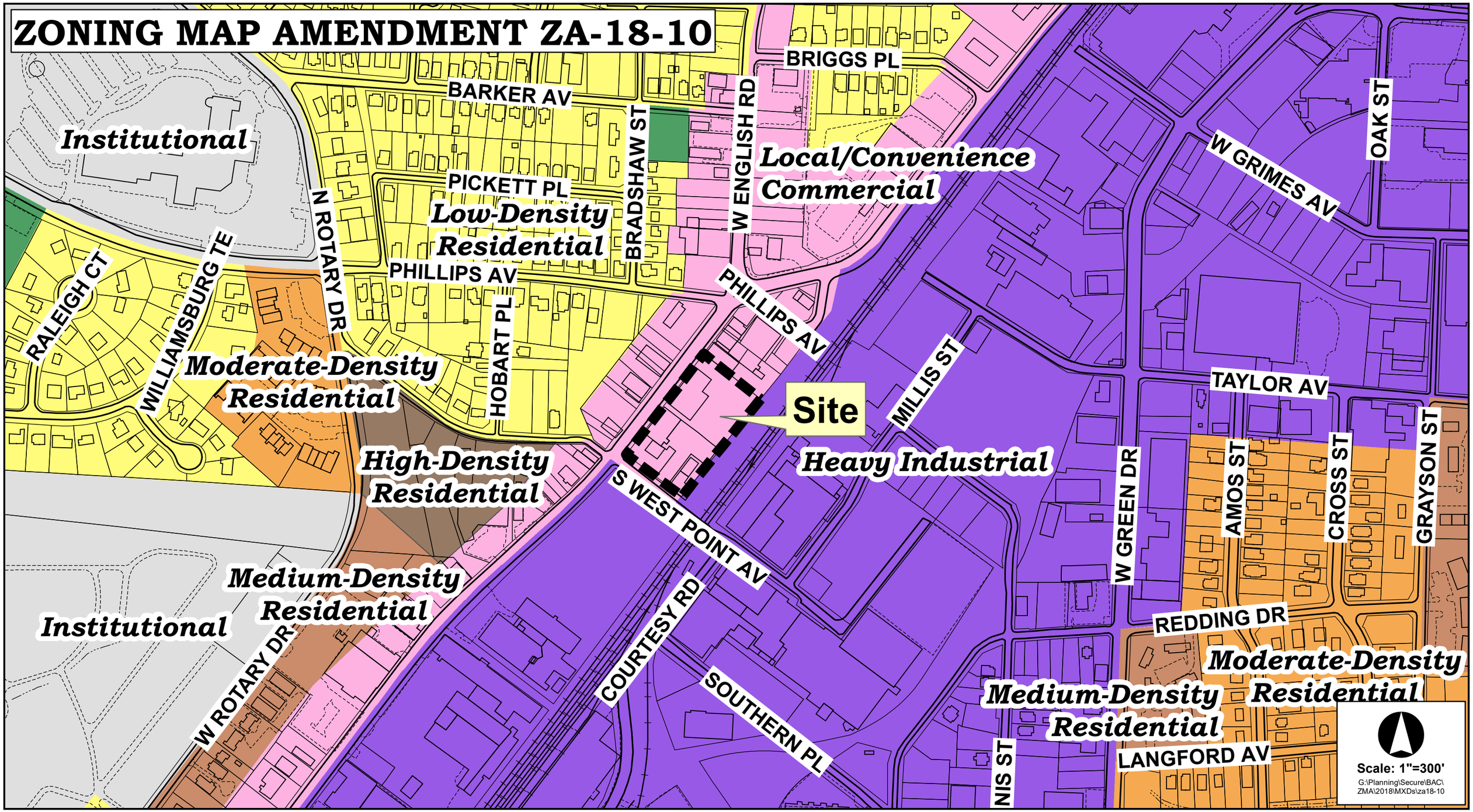

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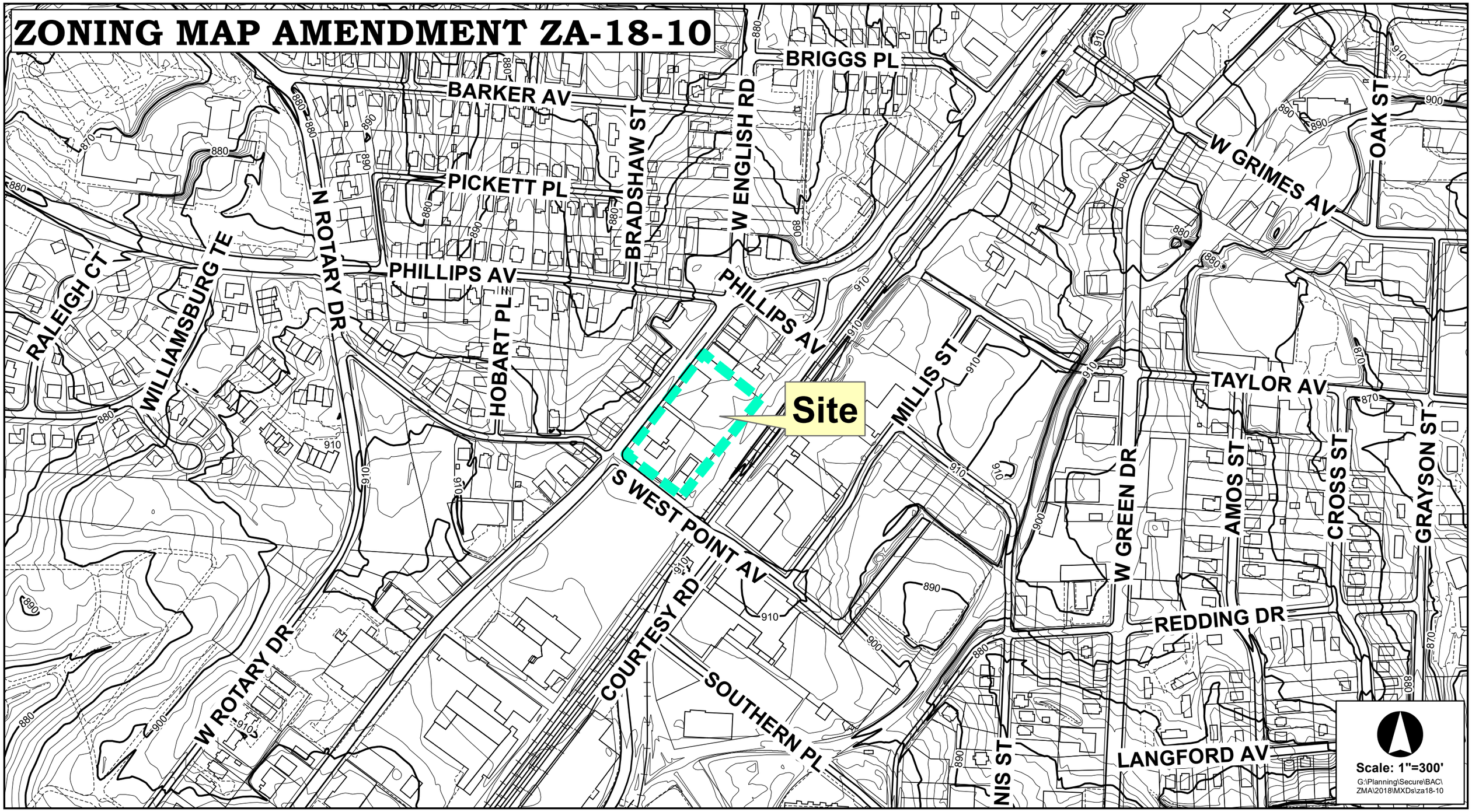

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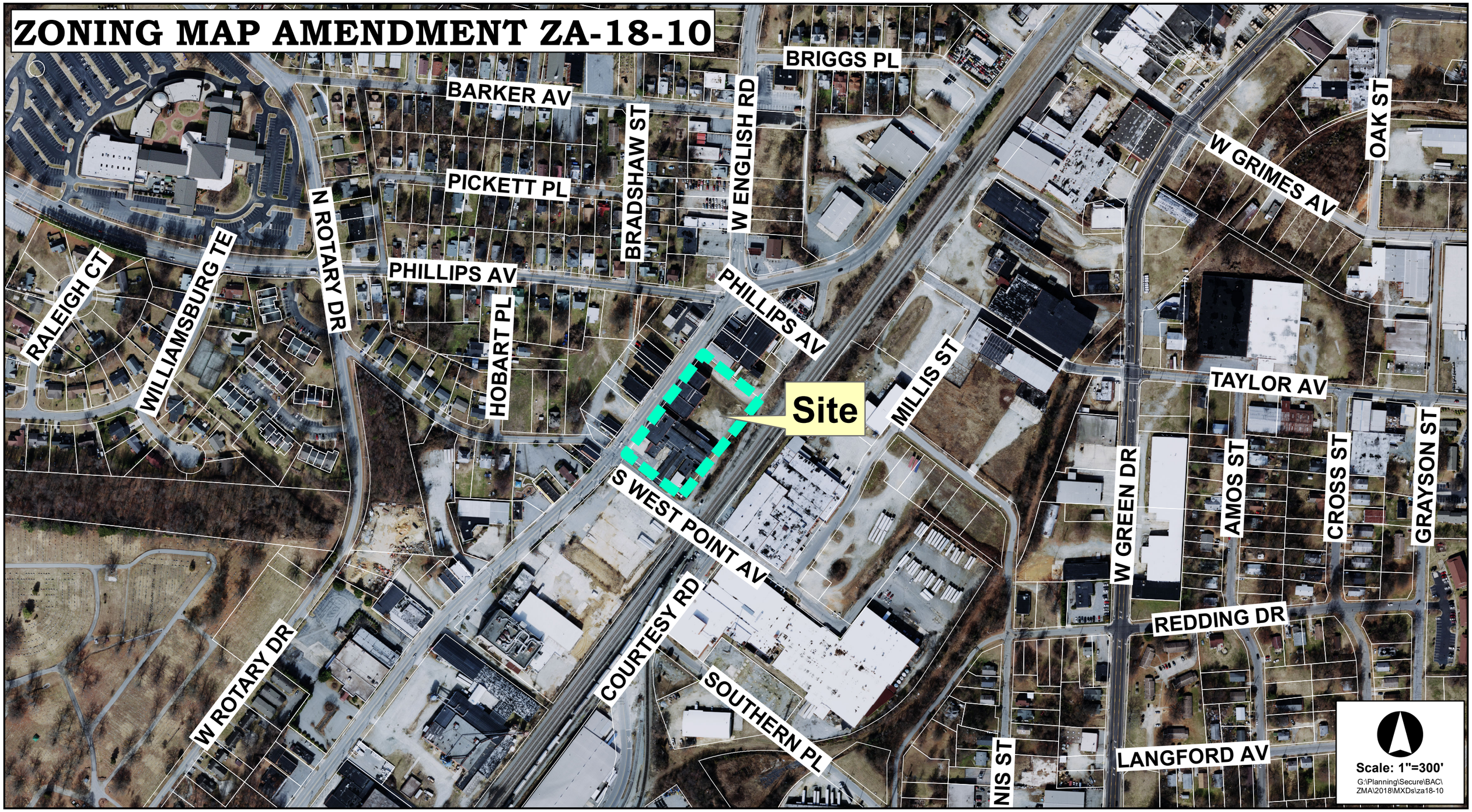


AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-10 (ZA-18-10)** 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 August 19, 2018, for the Planning and Zoning Commission public hearing and on September 5, 2018 and September 12, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **xxxxxxxxxx xx, 2018**.

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 1.8 acres lying at the at the northeast corner of W. English Road and S. West Point Avenue. The property is also known as Guilford County Tax Parcel 018710.

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.
xxth day of xxxxxxx, 2018.

Lisa B. Vierling, City Clerk

COHAB
PLANNED UNIT DEVELOPMENT
STATEMENT OF INTENT & DEVELOPMENT STANDARDS

Applicant: John Muldoon
Adopted: xxxxxxxxx, xx 2018

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.

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.

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 Lot Area (square feet)		N/A
Minimum Lot Width (feet)	Interior lot	100 ft.
	Corner lot	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 lot	60 ft.
	Corner lot	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 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
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

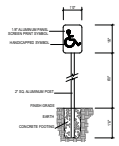
2. THERE SHALL BE NO DESIGNATED ACCESSIBLE PEDESTRIAN ROUTES/SIDEWALK, EXCEPT WHERE LABELED AS A RAMP WITH RAILS, WHICH EXCEED A 5% SLOPE IN THE DIRECTION OF TRAVEL AND A 2% CROSS SLOPE

3. EXTERIOR EXIT DISCHARGE ILLUMINATION/LIGHTING SHALL BE REQUIRED FROM ALL NEW EXIT DOORS TO THE PUBLIC WAY IN COMPLIANCE WITH NCBC 1006

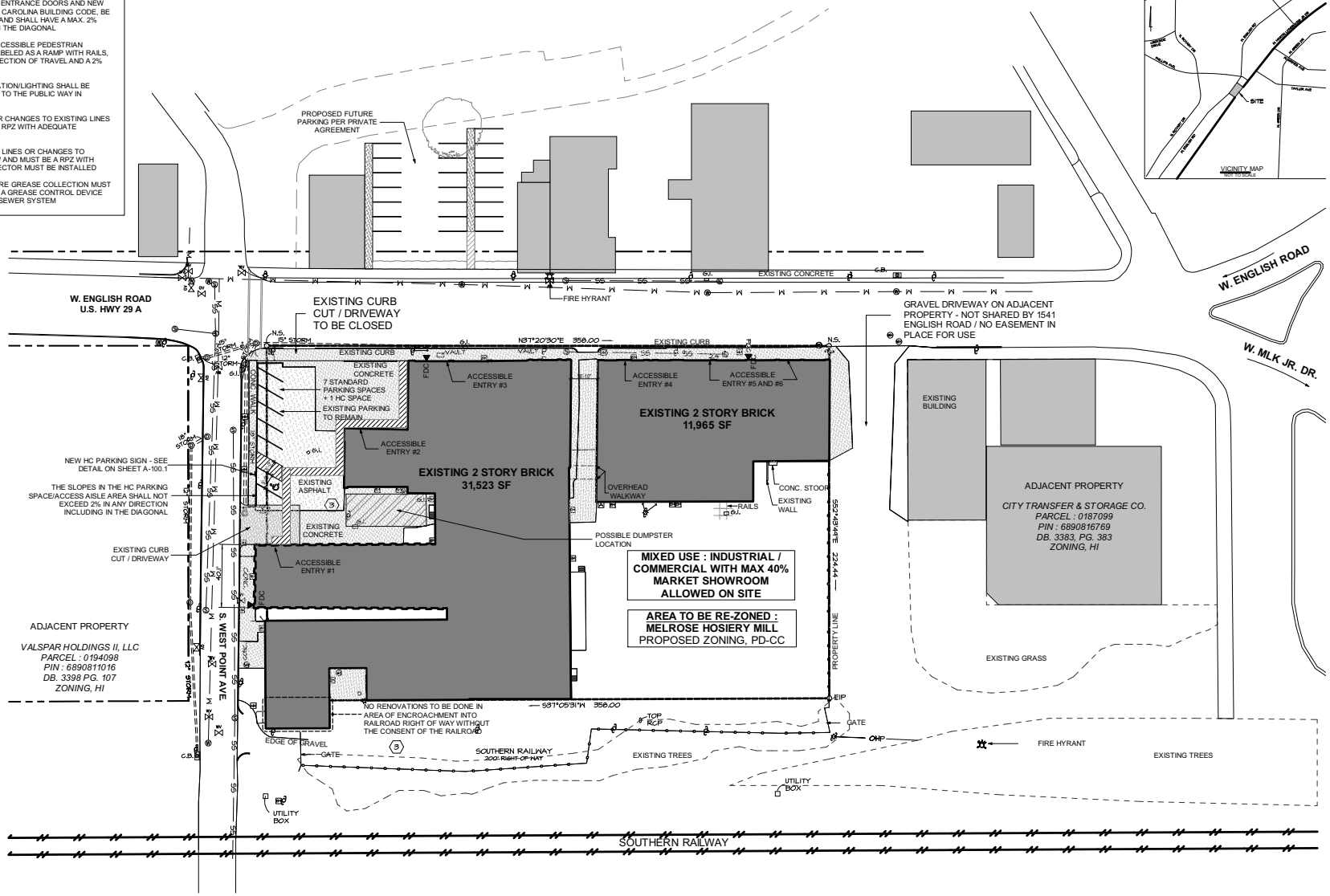
4. ANY NEW DOMESTIC WATER LINES OR CHANGES TO EXISTING LINES MUST HAVE BACKFLOW AND MUST BE A RPZ WITH ADEQUATE DRAINAGE

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



2 HC SIGN DETAIL
SCALE: 1/4" = 1'-0"



1 PD-CC REZONING SITE PLAN
SCALE: 1" = 30'

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

-PRELIMINARY- NOT FOR CONSTRUCTION

PROJECT:
COHAB
1541 W ENGLISH RD
HIGH POINT, NC
27262

SHEET TITLE:
PD-CC REZONING SITE PLAN

DATE:	DESCRIPTION:
8/14/2018	P&Z MEETING

PROJECT #: 17.28
DRAWN BY: RO
CHECKED BY: NB, CK
SHEET #: A-100.1

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Citizens Information Meeting Report
Zoning Map Amendment 18-10

Submitted by: Laura Newton, on behalf of COHAB

Report

Citizens Information Meeting

Held July 31st, 2018 at 11:00am

The meeting was held at 1547 West English Road (COHAB). There were representatives of the property owners in attendance as follows:

1. John Muldoon – Rezoning applicant, Representative of Property Owner with limited Power of Attorney, Tenant, and Owner of COHAB

2. Sandy Howell – Business Manager of COHAB

The handwritten sign in sheet is attached as Attachment 1.

Also, in attendance were John Muldoon, the owner; Sandy Howell the business manager; as well as Laura Newton, Karin Delassie, Bill Herndon, Del Ray Wilson, Christy Joyce, Jim and Kathleen Koch, Henessy Wayser and Zak Agresto. Two of the attendee's present were from the city, Del Ray Wilson and Bill Herndon. The remaining in attendance were support staff to the owners and Mr. Wilson and Mr. Herndon.

A notification letter dated and mailed July 18th, 2018 was sent to 27 parties as supplied by the High Point Planning Department. The list of parties/addressed to which it was mailed is attached as Attachment 2. The notification letter is attached as Attachment 3, and included the required statement provided by the High Point Planning and Development Department.

A handout was provided to each attendee which included the Planned Unit Development Statement of Intent and Development, the proposed phases of development, a list of primary uses of the interior and exterior of the building, along with a map of the property and photos of the proposed architectural design.

Questions asked, and comments given during meeting were as follows:

1. Del Ray Wilson arrived and had no specific questions regarding the project, however wanted to attend to show and give his full support for the project. Mr. Wilson owns the building directly across the street from Cohab and mentioned that his building is available for purchase if a buyer is interested.

2.Bill Herndon also arrived and had no questions regarding the project and also wanted to give his full support and state that he had no reservations at all. Mr Herndon lives in the Darr Building across the street and expressed his willingness to sell or lease the vacant lot to us for parking.

Submitted by: _____

Printed Name and Date: Laura Newton 8.2.2018

July 31, 2018
Cohab. Space

ATTACHMENT #1

Citizens Information Meeting Sign-in Sheet
Re: Re-zoning at 1547 West English Road
Date : July 31st at 10:00am

Name	Company	Address	Telephone	E-mail
Zak Agresta	HPC Enterprises	748 N. Main St. Mocksville	NC 9095658	zak@andyoncall.com
Paul Wilson	Wilson Jewelers	1536 English Rd	~~336-963-4850~~ X ~~336-882-2550~~	
Bill Herndon	Andy On Call / HPC Ent.	1526 W English Rd 27262	336-870-8660	rrbillhpt@gmail.com
Christy Joyce	Tonic Branding	3812 Blackwood Ave HP	336-259-0052	
Kathleen Koch	JK Photography			
Jim Koch	JK Photography			
Hennesy	French Heritage			

ATTACHMENT #2

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

ALTCO PROPERTIES
1604 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
205 MOFFITT DR
HIGH POINT NC 27265

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

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

CROMER, RANDALL C
1414 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

FIBER DYNAMICS INC
200 S WEST POINT AVE
HIGH POINT NC 27261

FRANK, FRED DEXTER
4678 FRED FRANK TRAIL
SOPHIA NC 27350

GARDNER, OUIDA C KENT
PO BOX 5808
HIGH POINT NC 27262

GUILFORD INVESTMENT PROPERTIES LLC
2527 WHITE OAK RD
RALEIGH NC 27609

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

HERNDON, BILL
1526 ENGLISH RD
HIGH POINT NC 27262

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

HUMPHRIES PROPERTY MANAGEMENT LLC
1711 BURKE RD
SHELBY NC 28152

JARRELL INVESTMENT PROPERTIES LLC
2527 WHITE OAK RD
RALEIGH NC 27609

KHAN, HAIDER ALI
805 OVERBROOK DR
THOMASVILLE NC 27360

N C STATE HIGHWAY COMMISSION R/W DEPT
PO BOX 14996
GREENSBORO NC 27415

PARKER, A SCOTT III - # 607
6287 BAHIA DEL MAR CIR
ST PETERSBURG FL 33715

SALTZER, CRAIG DAVIS
622 ROCKSPRING RD
HIGH POINT NC 27262

TERRY SEITZ INC ; BOLIYA USA LLC
PO BOX 1010
BOCA GRANDE FL 33921

WHITEWOOD HOLDINGS LLC
100 LIBERTY DR
THOMASVILLE NC 27360

WILSON, DEL RAY
1538 W ENGLISH RD
HIGH POINT NC 27262

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

Attachment 3
(5 pages)

COHAB SPACE

Citizens Information Meeting

Submitted by John Muldoon on behalf of COHAB

To: Owners of Property near the Melrose Hosiery Mill Property Date: July 18th, 2018

Re: The Rezoning of the Melrose Hosiery Mill Property

Notice: Citizen Information Meeting - 10 am to 11 am July 31st 2018,
location 1547 W. English Rd. High Point, NC 27262 contact number 1-888-475-3030

Cohab, Inc. is filing an application with the City of High Point for the rezoning of the Melrose Hosiery Mill Property from High Industrial to Planned Development - Core City.

The City of High Point finds that quality development is better achieved through an informed and cooperative process. 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.

We intend to seek and want to hear from the current residents and business that may be impacted by our project.

We sincerely seek to hear from our neighbours,

John Muldoon,

Owner Cohab, Inc.

Please find below details of our Planned Development.

COHAB
PLANNED UNIT DEVELOPMENT STATEMENT OF INTENT & DEVELOPMENT STANDARDS

Applicant: John Muldoon (COHAB)

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.

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.

The proposed phases of development will be:

1. 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.

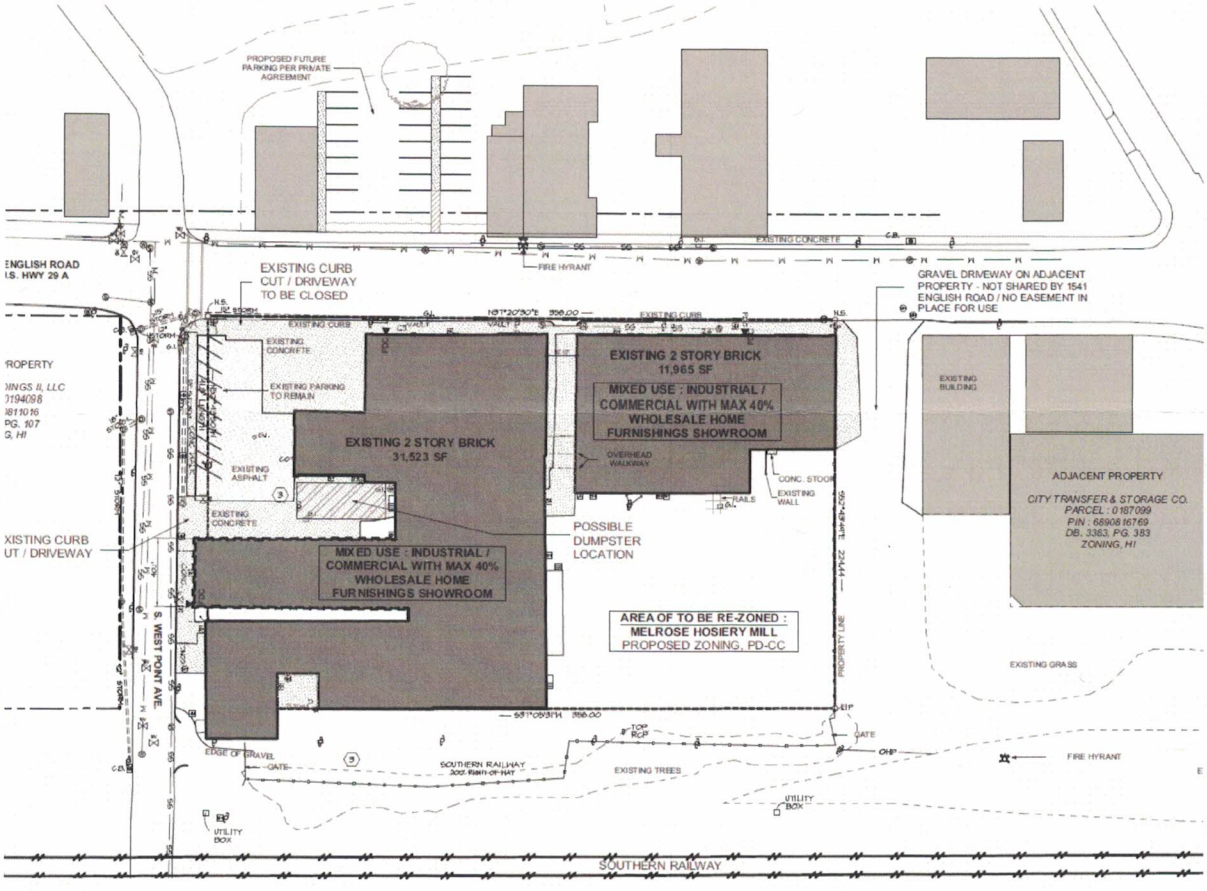
2. Second, additional individual tenant improvements will be made as more lease agreements are

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 Wholesale Home Furnishings Showroom.

The intent of the proposed re-zoning is to facilitate growth along High Point's West End Corridor and to allow for flexible development that promotes interest and activity. To achieve this, a variety of uses shall be allowed within the new zoning district.

The following primary uses and associated accessory uses shall be permitted within the various interior and exterior spaces:

- Wholesale Trade
- Retail sales
- Minor manufacturing
- Warehouse and Distribution
- Restaurant/café
- Office space
- Live / Work Dwellings
- Single Room Occupancies
- Rooming Houses
- Personal Services – to include, but not limited to, photography studios, salons, spas, and small item repair centers
- Post-secondary Educational Facility - To include cooking, gardening or furniture/craft-making classes utilizing equipment, resources, and employees on site.
- Multi-Family Dwelling
- Sports and Fitness center
- Assembly spaces
- Cultural Facilities
- Public recreation facilities
- Day Care Center
- Religious Institution
- Bar, Nightclub, Microbrewery, microdistillery and/or microwinery
- Flea market / Antique Mall
- Market Showroom
- Visitor Accommodations including Bed & Breakfasts and/or Hotels


PROPOSED FUTURE PARKING PER PRIVATE AGREEMENT
EXISTING CONCRETE
FIRE HYRANT
ENGLISH ROAD
U.S. HWY 29 A
EXISTING CURB CUT / DRIVEWAY TO BE CLOSED
GRAVEL DRIVEWAY ON ADJACENT PROPERTY - NOT SHARED BY 1541 ENGLISH ROAD / NO EASEMENT IN PLACE FOR USE
EXISTING CURB
EXISTING CONCRETE
EXISTING PARKING TO REMAIN
EXISTING ASPHALT
EXISTING 2 STORY BRICK
11,965 SF
MIXED USE : INDUSTRIAL / COMMERCIAL WITH MAX 40% WHOLESALE HOME FURNISHINGS SHOWROOM
OVERHEAD WALKWAY
CONC. STOOP
EXISTING WALL
RAILS
EXISTING 2 STORY BRICK
31,523 SF
POSSIBLE DUMPSTER LOCATION
MIXED USE : INDUSTRIAL / COMMERCIAL WITH MAX 40% WHOLESALE HOME FURNISHINGS SHOWROOM
AREA OF TO BE RE-ZONED :
MELROSE HOSIERY MILL
PROPOSED ZONING, PD-CC
EXISTING BUILDING
ADJACENT PROPERTY
CITY TRANSFER & STORAGE CO.
PARCEL : 0187099
PIN : 68908 16769
DB. 3363, PG. 383
ZONING, HI
EXISTING GRASS
PROPERTY LINE
S. WEST POINT AVE.
EDGE OF GRAVEL
GATE
SOUTHERN RAILWAY
EXISTING TREES
FIRE HYRANT
UTILITY BOX
SOUTHERN RAILWAY

COHAB
SPACE

COHAB SPACE
cafe
cafe
COHAB SPACE
COHAB SPACE

FINANCE COMMITTEE
Chaired by Council Member Moore
Members: Moore, Hudson, Ewing, and Jones
August 16, 2018 – 4:00 P.M.
Third Floor Lobby Conference Room

MINUTES

Present: Chair Britt Moore: Committee Members: Wesley Hudson, Victor Jones and Jason Ewing

Staff: Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Eric Olmedo, Budget & Administrative Director; JoAnne Carlyle, City Attorney; Gary Smith, Director of Fleet Services; Chris Blackwell, Fleet IS Specialist; Jeff Moore, Financial Services Director; Angela Kirkwood, Human Resource Director; Marquis Barnett, Employee Relations Manager; Cynthia Duncan-Smith, Senior Executive Assistant

Chairman Britt Moore called the meeting to order at 4:05 p.m.

Finance Committee Meeting Items:

2018-296 **Contract - Purchase of Equipment - Landfill Dozer**

Consideration of the award of a contract with James River Equipment Company in the amount of $545,782.32 for the purchase of a John Deere 950K Crawler Dozer for use by the Landfill Operations Division of Public Services. Recommendation also includes declaring the old equipment as surplus and disposing through the online auction process.

Gary Smith, Director of Fleet Services, briefed the Committee concerning the purchase of this equipment. The Landfill Operations Division of Public Services is currently using a 2006 Caterpillar D7R dozer that is in need of replacement due to age and hours. The maintenance costs have increased, and replacement is being recommended before major repairs are needed. The John Deere 950K Crawler Dozer has been evaluated by the landfill staff and will meet their needs. The price of $545,782.32 includes the dozer, delivery, extended warranty, fire suppression system, manuals, and

training as needed. Estimated delivery is 180-240 days. The Department is also requesting to declare the old equipment as surplus and sell through the on-line auction.

Committee Ewing questioned the cost of repair to the dozer and how much it might bring at auction.

Mr. Smith reported between $17,000 and $20,000 and possibly more depending on what is found when the engine is opened. It should bring between $40,000 and $50,000 at auction.

Chair Moore moved to forward this matter to the City Council with a favorable recommendation for approval of the purchase of the Landfill Dozer. Committee Member Ewing made a second to the motion, which carried by a unanimous 4-0 vote.

2018-297 **Contract - Purchase of Equipment - Electric Digger Derrick Truck**

Consideration of the award of a contract with Terex Utilities, Inc. in the amount of $290,794 for the purchase of a new Freightliner truck with a Terex Commander 5048 digger derrick body for use by the Electric Department.

Chris Blackwell, Fleet IT Specialist, advised City Council that the Electric Department has a 2009 Ford F750 truck with a Terex digger derrick body that is in need of several repairs. This truck was sold last month "as is" due to hours and overall condition for $22,237. Using the Sourcewell (former NJPA) Contract 012418-TER, a Freightliner truck with Terex 5048 Digger Derrick body is being recommended for council approval. This is basically the same truck that the department is currently using.

Chair Moore asked how many of these vehicles are currently in our fleet. Mr. Blackwell stated the department currently has three trucks and one spare. It takes between 9 to 12 months on delivery of this equipment as they are not built until ordered. There is also a lot of customization involved with these trucks.

Committee Member Ewing moved to forward this matter to the City Council with a favorable recommendation for approval of the purchase of the Electric Digger Derrick Truck. Committee Member Jones made a second to the motion, which carried by a unanimous 4-0 vote.

2018-298 **Contract - Purchase of Equipment - Truck Mounted Street Sweeper**

Thiseration of award of contract to Amick Equipment Company in the amount of $236,557.50 for the purchase of a new Freightliner truck with a Tymco 600 sweeper body for use by the Stormwater Division of the Public Services Department. Recommendation also includes declaring the old equipment as surplus and disposing through the online auction process.

Chris Blackwell, Fleet Services IT Specialist, reported to the Committee that the Stormwater Division of Public Services has a street sweeper in need of replacement due to age and increasing maintenance costs, and the truck is completely worn out.

DRAFT

The Stormwater Division currently has four street sweepers in which three of these serve as front line trucks and one serves as a spare to be used during downtime for preventative maintenance and repair. The price of $236,557.50 is for the sweeper, dealer installed herbicide sprayer, training and delivery. Estimated delivery is 60-90 days and this new truck is like the ones they currently are using. The Department is also requesting to declare the old equipment as surplus and sell through the on-line auction.

Chair Moore asked what the spread was on the purchase of the street sweepers.

Gary Smith stated we purchased sweepers in 2015, 2016 and 2017.

Committee Member Jones moved to forward this matter to the City Council with a favorable recommendation for approval of the purchase of the truck mounted street sweeper. Committee Member Ewing made a second to the motion, which carried by a unanimous 4-0 vote.

2018-299 **Report of Surplus Equipment Disposal**

Council is requested to acknowledge receipt of the report of sale of surplus equipment for FY 2017-2018.

Gary Smith, Director of Fleet Services, advised the Committee that the City of High Point Purchasing Policies and Procedures Manual requires that fleet vehicles and other equipment sold via an online auction be reported to the City Council on an annual basis. A listing of items sold with descriptions, date sold, sale amount, fees paid to the online auction company, and the net proceeds of the sale is included with this item. Mr. Smith reported that this is our best year as we received approximately $900,000 in sales. The City tries to sell equipment and other items when it still has some useful life and we can get a good return.

Randy McCaslin, Deputy City Manager stated that the sale of this equipment is equivalent to a penny on the tax rate.

Committee Member Ewing moved to forward this matter to the City Council with a favorable recommendation for acknowledge receipt of the report of surplus equipment disposal. Committee Member Jones made a second to the motion, which carried by a unanimous 4-0 vote.

2018-282 **Contract Renewal - CIGNA - Employee Health Care**

City Council is requested to authorize the City Manager to execute a twelve-month (12) contract with CIGNA Healthcare for health and dental care coverage for city employees effective January 1, 2019 - December 31, 2019.

Angela Kirkwood, Human Resource Director, stated that the City of High Point offers healthcare coverage to its employees that include medical and dental care products. The plan year runs from January 1st to December 31st. At the City Manager's Meeting on Monday, July 9, 2018, Mark Browder of Mark III Employee Benefits, briefed the

City Council on the Medical Plan and Dental Plan Renewal options. On July 16th a discussion was held with Council concerning a plan to control costs where spouses who have coverage through another employer, must take that coverage. After hearing feedback from City employees and reviewing alternatives, the City will implement a $150.00 monthly ($69.20 bi-weekly) surcharge effective January 1, 2019. This reduces the undue financial hardship on many of our employees whose spouses have much more expensive insurance coverage. The spousal surcharge provides additional revenue to offset spousal claims and increases our Insurance Reserve Fund. These changes also apply to our retirees.

Committee Member Ewing asked how many employees this will affect? Ms. Kirkwood stated that we will not know until we do an audit after the first of the year 2019. Right now, there are about 400 spouses on the insurance plan.

Chair Moore stated that this will give employees an option to shop around and see what the best deal is for their needs.

Committee Member Hudson asked if this is 12% competitive.

Ms. Kirkwood stated that it is trending around 12%.

Chair Moore moved to forward this matter to the City Council with a favorable recommendation for approval of the purchase of the Landfill Dozer. Committee Member Hudson made a second to the motion, which carried by a unanimous 4-0 vote.

2018-309 **<u>MOU – HP365 Business Incubator - Pass Through Grant</u>**

Consideration of approval of the attached MOU between the High Point Chamber Foundation, Inc., a North Carolina non-profit corporation and a charitable foundation, subsidiary, HP 365, LLC, and the City of High Point provides understanding regarding HP365's creation of a business incubator space with assistance from $3 million of funding that will pass through the City ($1.5 million in private funds from High Point Chamber Foundation, Inc. and $1.5 million appropriated from the Rural Economic Development Division of the North Carolina Department of Commerce. Staff recommends City Council authorize staff to make any necessary minor revisions and execute the MOU after the document is reviewed by NC Department of Commerce staff and attorneys.

Randy Hemann, Assistant City Manager, advised that Session Law 2017-57, Section 15.8(e) provided $1.5million in non-recurring funds for the 2017-18 fiscal year to be used as a challenge grant, contingent on a successful private effort to raise the sum of $1,500,000.00 in private donated funds for "the development of a design factory project in downtown High Point, which will provide a maker space for entrepreneurs, designers, manufacturers, and artisans to collaborate and work together". The way this will flow is, the State will give us the $1.5million and High Point Chamber Foundation will give the City their match and then the City will distribute the $3.0 million to HP365 for the business incubator project.

Committee Member Ewing asked who the MOU is with.

Mr. Hemann stated it is with the HP365. The MOU states how the grant funding is to be used. Funds from the $3 million pass through will be used for architecture and interior design, construction, the Material ConneXion Library, International Well Building certification, Computer, internet and security systems, business development and marketing and start-up phase building operations.

Committee Member Ewing asked if the City will be acting as the custodian for this grant. Will be City be accountable on how HP365 is using the money for this project. Mr. Hemann stated that is correct. The City is required to report back to the State on the progress of the project.

Committee Member Ewing asked if they don't use the funds as outlined does the City have to pay back the funds to the State? Mr. Hemann stated that is also correct, but then the City will pursue collection from HP365.

Committee Ewing stated that he is not concerned as they have a sound plan in place. He just does not want to see the City caught in the middle and the State come after us for the return of the grant funds.

Mr. Hemann indicated that David Congdon bought this building and is leasing it to HP365 for $1.00 per year for 5 years. He has done extensive renovations to the exterior. HP365 will have the option to continue leasing after five years at the market rate at that time.

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Attorney Carlyle stated that this should be titled as an Agreement rather than an MOU and she will be talking with Brian Gavigan, the consulting attorney, concerning this change and adding the indemnification clause to the agreement.

Chair Moore stated that he is not comfortable placing this on the consent agenda without the MOU/Agreement attached.

Mr. Hemann explained that we are under a time constraint with this matter as we are trying to get the funds from the State in September.

Chair Moore moved to approve this item but to place it on the Regular Agenda for the August 20th City Council Meeting in order to received copies of the Agreement prior to Monday's meeting. Committee Member Ewing made a second to the motion, which carried by a unanimous 4-0 vote.

2018-300 **<u>Public Hearing - Issuance of Series 2018 General Obligation Public Improvement Bonds (2/3 Bonds)</u>**

1. City Council is scheduled to conduct a public hearing on August 20, 2018, at 5:30 pm as required by state law on the issuance of the referenced 2/3 bonds.

2. Following the public hearing, City Council is requested to approve the attached "Order Authorizing $6,600,000.00 Municipal Building Bonds."

Jeff Moore, Financial Services Director, reminded the committee that the State Statutes requires a public hearing be held on the non-voted debt and the approval of the bond order that will authorize the issuance of $6,600,000 Municipal Building General Obligation Bonds. A Budget Ordinance is also needed to set up a Capital Project Ordinance authorizing the spending of the funds.

Committee Chair Moore asked what happens after the public hearing? Mr. Moore explained that following the public hearing, there will be a publication of legal notice stating the public hearing was held and approximately six-weeks where staff will be putting together official statements and bond ratings for the City, and there will be a review by Davenport and Associates, the City's Financial Advisors. The LGC will approve the bonds at their October 2nd meeting and the City should receive notice of the approval on October 3rd. The sale of the bonds should take place about the middle of October. This is the last action required by City Council on the bonds.

Committee Member Ewing asked about the cap for the issuance of 2/3 bonds for this year.

Mr. Moore stated that this is the cap for this year - $6,333,000 issued in $5,000 increments.

Upon motion by Committee Member Ewing, seconded by Committee Member Jones, this item will be placed on the Monday, August 20th agenda on the Regular Agenda in order to conduct a public hearing to receive comments from the public on the issuance and authorization of spending these bonds. Motion carried by a unanimous 4-0 vote.

2018-301 **Capital Project Amendment Ordinance Amendment**

Adoption of a Capital Project Ordinance Amendment for the Series 2018 General Obligation Public Improvement (2/3) Bond Project in the amount of $6,600,000 for the acquisition and renovation of a Municipal Facility.

This item will appear on the Regular Agenda following the Public Hearing on the Issuance of Series 2018 General Obligation Public Improvement Bonds (2/3 Bonds).

Motion by Chair Moore, seconded by Committee Member Ewing that this matter be placed on the Regular Agenda for the Monday, August 20th City Council Meeting. Motion carried by unanimous 4-0 vote.

PENDING ITEMS

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

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

JoAnne Carlyle, City Attorney, updated the Committee on this matter. This is the 5th amendment to this license. This should be a Lease Agreement rather than a License Agreement as this equipment is installed for more than 30 days on real city property. She is corresponding with the attorney representing Cingular to correct the language in the Agreement.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:35 p.m. upon motion duly made and seconded.

_____
Britt W. Moore, Chairman

Attest:

_____
Cynthia Duncan-Smith, Senior Executive Assistant

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish –906 Carter St.**

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/17/18

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 906 Carter Street.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/27/18. No action occurred by the compliance date of 3/28/18. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

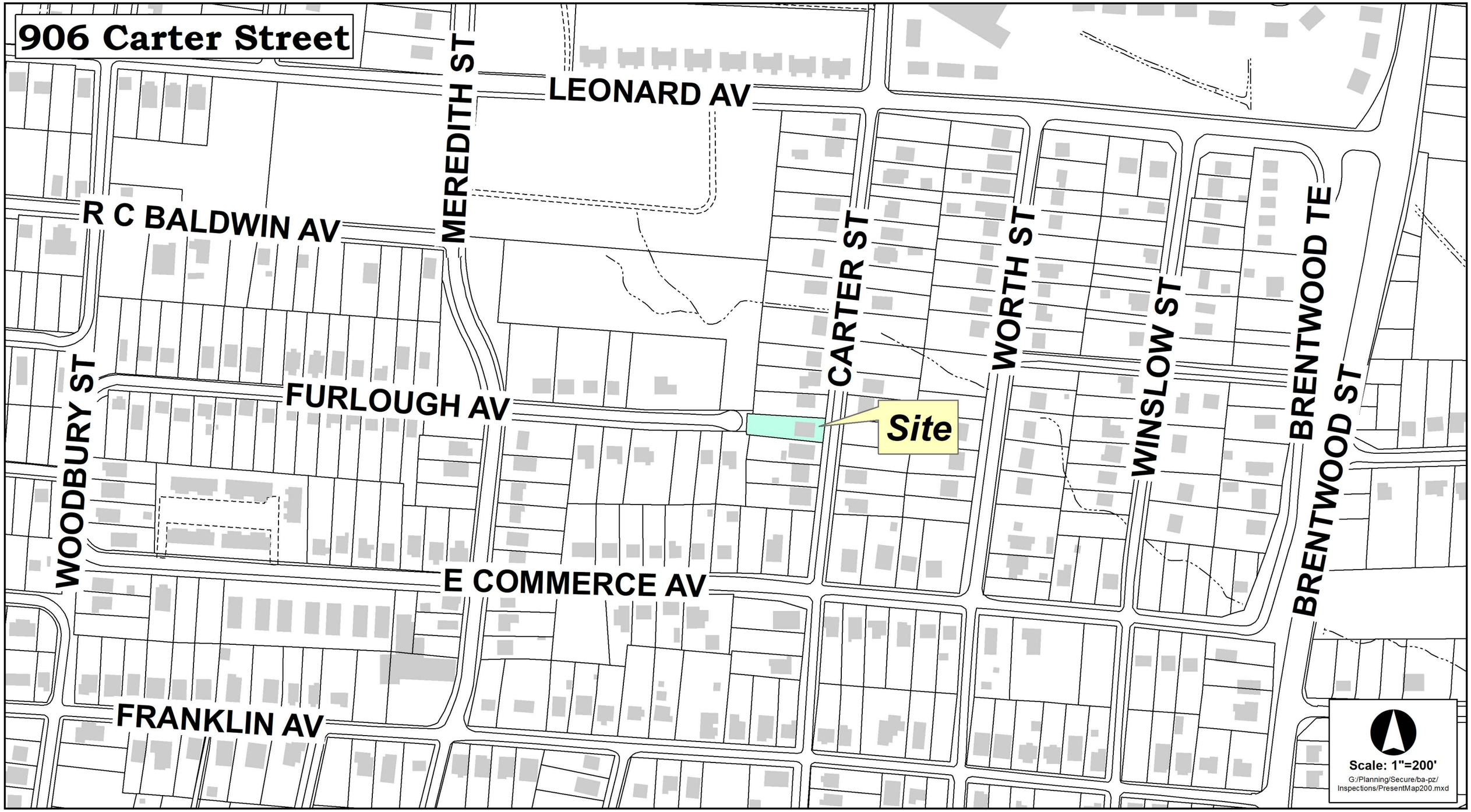
BUDGET IMPACT:
Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and any 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:	906 Carter Street
OWNER:	AES Premium Financing LLC
REASON FOR INSPECTION:	Inspector observed property unsecured
FIRST INSPECTION: 2/6/18	Summary of Major Violations 1. Repair or replace roof sheathing & covering 2. Install missing plumbing fixtures 3. Repair or replace ceiling, wall & floor material/covering 4. Install missing water heater 5. Repair or replace electrical outlets and light fixtures
HEARING RESULTS: 2/21/18	No one appeared for the Hearing. During 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: 2/27/18	Order to Repair or Demolish Date of Compliance 3/28/18
APPEALS:	No appeals to date.
OWNER ACTIONS:	None
ADDITIONAL:	When this house was originally inspected it was owned by Schwarz Properties. The property was sold to AES Premium Financing LLC on 7/2/18. The Lis Pendens was recorded on 5/29/18. The inspector has not had any communication from either parties in reference this property.


906 Carter Street
LEONARD AV
MEREDITH ST
R C BALDWIN AV
CARTER ST
WORTH ST
WINSLOW ST
BRENTWOOD TE
BRENTWOOD ST
WOODBURY ST
FURLOUGH AV
Site
E COMMERCE AV
FRANKLIN AV
Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/PresentMap200.mxd

Green Guard

PREPARED BY: Elizabeth M. Koonce, Attorney-at-Law
MAIL TO: Roberson, Haworth & Reese, P.O. Box 1550, High Point, NC 27261

NORTH CAROLINA

SUBORDINATION AGREEMENT

GUILFORD COUNTY

THIS SUBORDINATION AGREEMENT, entered into this the 17th day of September, 2018, by and between CITY OF HIGH POINT, of Guilford County, North Carolina, party of the First Part; and STATE EMPLOYEES CREDIT UNION FOUNDATION, a North Carolina banking association, of North Carolina, Party of the Second Part.

WITNESSETH:

THAT WHEREAS, Party of the First Part reserved unto itself a Restrictive Covenant/Reversionary Clause (hereinafter referred to as "Reversionary Interest") in the propelty herein described, in that Quitclaim Deed recorded in Book 7851, Page 2341.

WHEREAS, the property herein described was conveyed by General Warranty Deed to CHARLOTTE FURAHA by Deed recorded in Book 8066, Page 2417, Guilford County Registry.

WHEREAS, CHARLOTTE FURAHA. has heretofore executed a Promissory Note in the principal amount of $75,000.00, secured by a Deed of Trust to ELIZABETH KOONCE, as Trustee for HABITAT FOR HUMANITY OF HIGH POINT, ARCHDALE AND TRINITY, INC., a North Carolina non-profit corporation, which deed of trust is recorded in Book 8066, Page 2423, in the Office of the Register of Deeds of Guilford County, Nolth Carolina, and covers that certain tract or parcel of land lying and being in Guilford County, North Carolina, more particularly described as follows:

BEING ALL OF LOT 2 as shown on the map entitled: Exception Map: Property of Diversified Service, Inc., et al., which Exception Map is recorded in Plat Book 39 Page 73, in the Office of the Register of Deeds of Guilford County, North Carolina. Said Lot 2 is also known as 203 North Hoskins Street, High Point, North Carolina, and designated as Tax Parcel #0190976.

The above described Lot 2 contains all of Lots 105 and 106 of Washington Terrace, Plat Book 6, Page 181, Guilford County Registry, and a part of Hoskins Street closed by the City of High Point on April 21, 1966. See Resolution recorded in Book 2283, Page 73.

Property Address: 203 N. Hoskins Street, High Point, North Carolina 27260

WHEREAS, the aforesaid Deed of Trust in favor of HABITAT FOR HUMANITY OF HIGHT POINT, ARCHDALE AND TRINITY, INC., has been assigned by Assignment of Note and Deed of Trust without Recourse (hereinafter referred to as "Assignment") from Habitat of Humanity of High Point, Archdale and Trinity, Inc. to Party of the Second Part; said Assignment is recorded in Book 8066, Page 2527, Guilford County Registry.

WHEREAS, the Party of the Second Part has requested and the Party of the First Part has agreed to subordinate the Reversionary Interest contained in Book 7851, Page 2341, Guilford County Registry, in favor of Party of the First Part, to the Deed of Trust recorded in Book 8066, Page 2423, Guilford County Registry, in favor of Habitat for Humanity of High Point, Archdale and Trinity, Inc. and Assigned to Party of the Second Part by Assignment recorded in Book 8066, Page 2527, Guilford County Registry.

NOW, THEREFORE, the Party of the First Part, in consideration of the sum of ONE DOLLAR ($1.00) to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, does hereby contract and agree with the Party of the First Part that the Deed of Trust upon the above described propeliy in favor of Habitat for Humanity of High Point, Archdale and Trinity, Inc. which is recorded in Book 8066, at Page 2423, Guilford County Registry, and assigned to Party of the Second Part by Assignment recorded in Book 8066, Page 2527, Guilford County Registry, shall be a first lien upon said lands, superior to the Reversionary Interest now held by the Party of the First Part which is recorded in Book 7851, Page 2341, Guilford County Registry. To carry out said purpose, the Party of the First Part does hereby release, remise and forever quitclaim unto the Party of the Second Part, its title to and lien upon said lands to the extent, but only to the extent, that the Reversionary Interest held by it shall be subordinate to the deed of trust in favor of Habitat for Humanity of High Point, Archdale and Trinity, Inc., which is recorded in Book 8066, at Page 2423, and assigned to Party of the Second Party by Assignment recorded in Book 8066, at Page 2527, Guilford County Registry.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that except for such subordination, the Reversionary Interest now held by the Party of the First Part, and all and singular the terms and conditions thereof, shall be and remain in full force and effect.

IN WITNESS WHEREOF, the Party of the First Part has executed this agreement, as of the day and year first above written.

CITY OF HIGH POINT

BY: _____
Mayor Jay W. Wagner

ATTEST:

City of High Point North Carolina

_____
Lisa B. Vierling,
High Point City Clerk

NORTH CAROLINA

GUILFORD COUNTY

I, Cynthia C Duncan-Smith Notary Public of the County and State aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me this day and acknowledged that she is City Clerk of the City of High Point, and that by authority duly given and as an act of the said City, the foregoing instrument was signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 18 day of September, 2018.

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC

Cynthia C Duncan-Smith
Notary Public

My commission expires:
11/18/2020

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish –1453 N. Hamilton St.**

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/17/18

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 1453 N. Hamilton Street.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/14/18. No action occurred by the compliance date of 4/16/18. 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 any 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:	1453 N. Hamilton St.
OWNER:	Nichols Land Company LLC
REASON FOR INSPECTION:	Inspector observed the dwelling was unsecured
FIRST INSPECTION: 12/8/16	Summary of Major Violations 1. Repair or replace roof sheathing & covering 2. Repair or replace rotten band under kitchen 3. Repair or replace water damaged floor joist & girder 4. Repair or replace back porch handrail and steps 5. Repair or replace rotten subfloor in kitchen
HEARING RESULTS: 1/8/17	No one appeared for the Hearing. During 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: 3/14/18	Order to Repair or Demolish Date of Compliance 4/16/18
APPEALS:	No appeals to date.
OWNER ACTIONS:	None
ADDITIONAL:	The inspector did speak with a representative of Suntrust Bank who stated she did receive the letters pertaining to the property. The Guilford County property taxes are delinquent in the amount of $11,326.11 from 2008 to 2017.

1453 North Hamilton Street

1453

i

XX
All my friends
laughed when I
kissed on her,
I should've ripped
my dick out and
fucked her

All my friends
laughed when I
kitted on her,
I should've fucked
my dick out and
fisted on her.

I SMOKE this
CRACK

LUCA
BRASI
WAS

CITY OF HIGH POINT
AGENDA ITEM

Title: Contract Extension for Liquid Aluminum Sulfate

From: Terry Houk – Public Services Director
Derrick Boone – Asst. Director Public Services
Wendell Pickett, Water Plant Superintendent

Meeting Date: February 5, 2018

Public Hearing: No

Advertising Date: November 8, 2015
Advertised By: Purchasing

Attachments: Attachment A – Signed extension letter

PURPOSE:
This chemical product is used at the City's Water and Wastewater Treatment Facilities for treatment plant processes.

BACKGROUND:
Alum is used at the Ward Plant for coagulation. It is used at Eastside and Westside WWTP for phosphorous control. This contract is for the supply of chemical to each of the following plants:

Ward Water Treatment Plant (WTP)
Eastside Wastewater Treatment Plant (WWTP)
Westside Wastewater Treatment Plant (WWTP)

This renewal will be for one year with Chemtrade (Bid # 20-012115) at a 4.2% increase from $239 per dry ton to $249 per dry ton.

BUDGET IMPACT:
Funds are available in the 2017-2018 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department is recommending that Council approve this contract extension to Chemtrade Chemicals USA LLC in the amount of $399,894.00.

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services

COUNCIL AGENDA DATE: February 5, 2018

BID NO.: 20-012115 CONTRACT NO.: DATE OPENED:

DESCRIPTION:

Chemical contract renewal for Alum.

PURPOSE:

This chemical product is used at the City's Water and Wastewater Treatment Facilities for treatment plant processes. Alum is used at the Ward Plant for coagulation. It is used at Eastside and Westside WWTP for phosphorous control.

COMMENTS:

This renewal will be for one year with Chemtrade (Bid # 20-012115) at a 4.2% increase from $239 per dry ton to $249 per dry ton.

RECOMMEND AWARD TO: Chemtrade AMOUNT: $399,894.00

JUSTIFICATION:

The contract with Chemtrade was approved March 1, 2015 by City Council. This is the final year of a 2-year renewal option.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
621758	526103			249,000.00
621752	526103			87,150.00
621753	526103			63,744.00
TOTAL BUDGETED AMOUNT				$399,894.00

DEPARTMENT HEAD: Terry Houk Digitally signed by Terry Houk DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US Date: 2018.01.24 15:22:31 -05'00' DATE: Jan 24, 2018

The Purchasing Division concurs with recommendation submitted by the Public Services and recommends award to the lowest responsible, responsive bidder Chemtrade in the amount of $ 399,894.00.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.01.25 08:36:53 -05'00' DATE: Jan 25, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2018.01.26 09:25:03 -05'00' DATE: Jan 26, 2018

CITY MANAGER: Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2018.01.29 08:27:36 -05'00' DATE: Jan 26, 2018

December 8, 2017

Ms. Libby rush
City of High Point - Buyer, Finance
211 S Hamilton, Room 215
High Point, NC 27260

RE: Bid #49-020316 for Liquid Aluminum Sulfate

Dear Ms. Rush,

As you are aware, Chemtrade currently supplies the City of High Point with the product Liquid Aluminum Sulfate (Alum) under Bid # 49-020316. Chemtrade has been supplying this product for many years, and have supplied under the current bid contract since March 2016.

Over the past year Chemtrade has incurred cost increases for the Alum we manufacture and deliver to the City of High Point. Most notably, the increases have to do with higher costs of Sulfuric Acid, although we have also seen increases in aluminum bauxite, freight and plant overhead for maintaining trucks and keeping and paying responsible, qualified, and safety minded employees and equipment.

Chemtrade's costs for producing Alum are expected to increase by over $15 per dry ton for 2018. Chemtrade would appreciate the consideration of an extension of the current bid contract for an additional term with a price increase of $10.00 per dry ton (4.2%) to assist with the mentioned cost increases we have seen. The current price is $239 per dry ton, and the new requested price would be $249 per dry ton. The new price would be effective and held firm for the next contract period of March 1, 2018 through February 28, 2019.

Chemtrade values the long standing relationship we have with the City of High Point, and we look forward to continuing our relationship and business for a long time to come.

Regards,

Paul Peters
Business Manager
Chemtrade Chemicals US

Chemtrade Chemicals US LLC
90 East Halsey Road, Parsippany, NJ 07054
T 973-515-0900 F 973-515-3232

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish –416 Willis Ave.**

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/17/18

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 416 Willis Avenue.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/8/18. No action occurred by the compliance date of 4/13/18. 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.

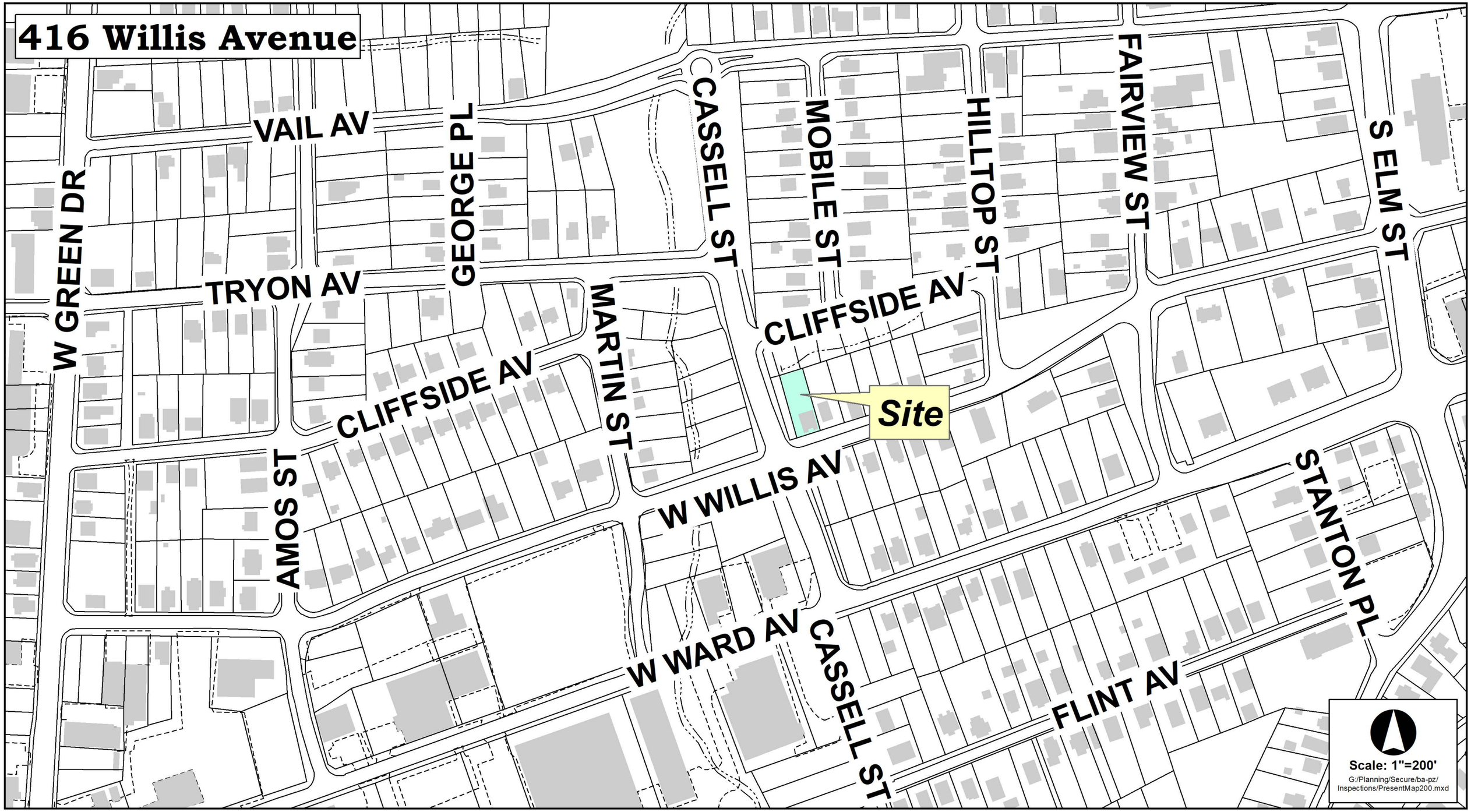
RECOMMENDATION / ACTION REQUESTED:
Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and any outbuildings on the property.

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:	416 Willis Ave.
OWNER:	Aly Ba
REASON FOR INSPECTION:	Inspector observed the house unsecured
FIRST INSPECTION: 2/6/18	Summary of Major Violations 1. Repair or replace roof sheathing & covering 2. Repair or replace damaged ceiling & wall material throughout 3. Repair or replace floor covering throughout 4. Repair or replace the rear porch, including rails and stairs 5. Repair cracks and holes in foundation walls
HEARING RESULTS: 3/8/18	No one appeared for the Hearing. During 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: 3/8/18	Order to Repair or Demolish Date of Compliance 4/13/18
APPEALS:	No appeals to date.
OWNER ACTIONS:	None
ADDITIONAL:	The inspector did speak with Mr. Ba on 3/9/18 who stated that he had hired a contractor before to make repairs but that the contractor didn't do the work. Mr. Ba asked the inspector for an additional month stating he could complete most of the work in that time. The inspector advised Mr. Ba that as long as he was making progress repairing the house he could grant him additional time. Guilford County property taxes are delinquent for 2015, 2016 and 2017 in the amount of $1,842.03.

416 Willis Avenue



CITY OF HIGH POINT
AGENDA ITEM

Title: Appointment of Chris Whitesell to the High Point Economic Development Corporation board

From: Mayor Jay Wagner
HPEDC President Loren Hill

Meeting Date: September 17, 2018

Public hearing: no

Advertising Date: n/a

Attachment: list of High Point EDC board members

Advertised by: n/a

PURPOSE:
- The High Point City Council has a vacancy to fill on the board of the High Point EDC.
- The seat had been filled by Patricia Jones of Alorica and has now been declared vacant. The High Point EDC staff was recently told she left the company in March 2018. She last attended a HPEDC board meeting in February 2018 and has not communicated with the staff since then.

BACKGROUND:
- The mayor nominates and the City Council appoints seven members to the High Point EDC board for two-year terms. The current terms for all seven positions expire on December 31, 2018.
- Mayor Wagner nominates Chris Whitesell to fill this unexpired term.
  - Chris Whitesell is the president and founder of New Path Digital, an internet marketing agency located at 101 West Lexington Avenue, Suite 102.
  - He is an experienced interactive marketer, media strategist, and consultant. Since 2008, he's worked with national, regional and local brands to develop and execute leading-edge marketing/advertising initiatives to drive profitable growth. His work in healthcare and higher education has been recognized at several industry conferences and award shows.
  - He currently serves the YMCA of High Point as chief volunteer officer and chairman of the board. He has volunteered as a sports coach and past leader for annual fundraising efforts.
  - He was named as one of the "40 Leaders under 40" by the Triad Business Journal in 2014.
  - Chris Whitesell lives at 600 Shamrock Road with his wife, Katie, and their three daughters.

BUDGET IMPACT:
- There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
- Mayor Wagner – who serves on the High Point EDC board – recommends that the City Council approve the appointment of Chris Whitesell to fill this unexpired term on the board of directors of the High Point Economic Development Corporation, effective from the date of his appointment through December 31, 2018.

High Point Economic Development Corporation
Board of Directors

– As of August 17, 2018 –

Executive Committee

Chair Darlene Leonard
First Vice Chair Carlos Olvera
Second Vice Chair Royale Wiggin
Treasurer/Secretary Chris Patrick
High Point Mayor Jay Wagner
Immediate Past Chair Ken Smith
High Point City Manager Greg Demko
High Point EDC President Loren Hill

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19 voting board members

CITY OF HIGH POINT OFFICIALS

- Mayor **Jay Wagner**, Fisher Wagner PLLC
- Councilman **Jason Ewing**, Keller Williams Realty
- City Manager **Greg Demko**

HIGH POINT CITY COUNCIL APPOINTEES

(two-year terms end December 31, 2018)

- **L'Tanya Joy Bailey**, Dr. L'Tanya J. Bailey Orthodontics
- **Bruce Davis**, Kid Appeal Learning Center
- **Beth Earnst**, Akzo Nobel
- **Jackie King**, McDonald's of High Point, Jamestown, & Greensboro
- **Chris Patrick**, Fastenal
- **Royale Wiggin**, Thayer Coggin
- *(vacant seat)*

GUILFORD COUNTY BOARD OF COMMISSIONERS

- Commissioner **Hank Henning**, Brady Services

IMMEDIATE PAST HIGH POINT EDC CHAIR

- **Ken Smith**, Smith Leonard

BUSINESS HIGH POINT–CHAMBER OF COMMERCE APPOINTEES *(two-year terms end December 31, 2019)*

- **Patrick Chapin**, Business High Point–Chamber of Commerce
- **Brian Gavigan**, Wyatt Early Harris Wheeler LLP
- **Maurice Hull,** MarketPlace Management
- **Darlene Leonard**, Smith Leonard
- **Carlos Olvera**, SERVPRO of High Point
- **Mark Prince**, Guilford Merchants Association
- **Scott Tilley**, BB&T Scott & Stringfellow

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17 non-voting members and liaisons

STATE OFFICIAL

- N.C. Representative **John Faircloth**, Coldwell Banker Triad

PAST HIGH POINT EDC CHAIRS

- **Owen Bertschi**, Crescent Ford, Inc.
- **Charles Cain**, PL Developments
- **Don Cameron**, Don Cameron & Associates LLC
- **Bill McGuinn**, First Citizens Bank [retired]
- **Jeff Miller**, High Point Regional UNC Health Care [retired]
- **Jim Morgan**, Morgan, Herring, Morgan, Green & Rosenblutt LLP
- **Leah Price**, BB&T
- **Nido Qubein**, High Point University
- **Coy Williard**, Williard-Stewart, Inc.

GUILFORD COUNTY MANAGER

- **Marty Lawing**

HIGH POINT EDC PRESIDENT

- **Loren Hill**

ECONOMIC DEVELOPMENT ALLIES

- **Brent Christensen**, Greensboro Chamber of Commerce
- **Tom Conley**, High Point Market Authority
- **Ray Gibbs**, Forward High Point
- **Randy Parker**, Guilford Technical Community College
- **Jim Wehrley**, High Point University
- *(Leah Price, who is on the board as a past chair of the High Point EDC, also serves in 2018 as the High Point Convention & Visitors Bureau liaison)*

HIGH POINT CITY COUNCIL
SPECIAL MEETING
September 5, 2018 – 3:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM

MINUTES

Present (9):

Mayor Jay Wagner, Mayor Pro Tem Chris Williams (Ward 2); and Council Members Britt Moore, At Large; Don Scarborough, At Large; Jeffrey Golden (Ward 1); Monica Peters (Ward 3); Wesley Hudson (Ward 4); Victor Jones (Ward 5); and Jason Ewing (Ward 6)

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Loren Hill, Economic Development Director; Mike McNair, Community Development Director, Brandon Cook, Communication Specialist; Jolie Helton, Communication Specialist; Keith Pugh, Engineer Services Director; Kenneth Shultz, Police Chief; Captain, Petula Sellars Police Officer; Torey Lanier, Police Officer I; Lieutenant, Curtis Cheeks Police Officer; Lieutenant, Duane Willis; Tommy Ried, Fire Chief; Jeff Moore, Financial Service Director; Fanta Dorley, Human Relations Department; Lisa Vierling, City Clerk and Sandra Keeney, Deputy City Clerk

Others Present:

Barry Kitley, Director of Community Relations, High Point University

News Media:

Pat Kimbrough, High Point Enterprise

Mayor Wagner called the meeting to order at 3:00 p.m.

2018-316 Contract Award - Cedrow Drive Subdivision Site Improvements

Council is requested to approve a contract to Jimmy R. Lynch & Sons, Inc. in the amount of $157,447.00 for the Cedrow Drive Subdivision Site Improvements.

Randy McCaslin, Deputy City Manager, gave the staff report for this item stating the City purchased this property through tax foreclosure and would like to turn this property into 19 lots to provide affordable housing. He noted it would be necessary and imperative to the project that the City receive free dirt, explaining that the City is currently working on two other projects that could provide the free dirt necessary to meet the challenges of the property.

Council Member Jeff Golden stated there was a community meeting regarding this development and the community did not seem to have any concerns. He commended staffs' communication with the community regarding this property.

A motion was made by Council Member Moore, seconded by Council Member Jones, that the contract to Jimmy R. Lynch & Sons, Inc. in the amount of $157,447.00 for the Cedrow Drive Subdivision Site Improvements be approved. The motion carried by the following 9-0 vote:

DRAFT

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

2018-317 <u>High Point Monthly Crime Stats Overview</u>

Police Chief Shultz will present an overview of crime stats to Council.

Kenneth Shultz, Chief of Police, distributed a handout regarding the Overall Part 1 Crime Statistics for the City of High Point. He stated violent crimes are down 20% from this time last year and property crimes are down 17% and overall, there is a 17% reduction. Violent crimes right now are 9% below the 5-year average. Property crimes are down 13% for the 5-year average noting property crimes are things like thefts and burglaries. Overall the Part I crimes are down 12% compared to the 5-year average.

Following his brief presentation on crime statistics, Chief Shultz stated there is a national trend across the country regarding a Lip Sync Challenge in which the High Point Police Department accepted the Challenge. He stated he thought this would be great way to feature the community noting that Torey Lanier, Police Officer I, was very instrumental in coordinating this effort with the help of Captain Petula Sellars and Lieutenant Duane Willis. He also commended city staff, Brandon Cook, Communication Specialist and the Communication and Engagement Department for their hard work and tireless efforts producing and recording the challenge.

He then shared the video showing the High Point Police Department's Lip Sync Challenge.

The Mayor and City Council commended the High Point Police Department as well as City Staff for their work and participation in the Lip Sync Challenge.

This was presented as information only.

<u>Adjournment</u>

There being no further business to come before Council, the meeting adjourned at 3:15 p.m. upon motion duly made and seconded.

Respectfully Submitted,

_____

Jay W. Wagner, Mayor

Attest:

_____

Sandra Keeney
Deputy City Clerk

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: Amendment to Existing City Ordinance regarding Encroachment on City Sidewalks

From: Randy E. McCaslin, Deputy City Manager

Meeting Date: September 17, 2018

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: Ordinance Amendment

PURPOSE:
To address a growing concern during semi-annual Furniture Markets.

BACKGROUND:
City Staff has been working with the High Point Market Authority to address concerns arising from some furniture showrooms encroaching on the City sidewalks to display products during the semi-annual furniture markets.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
Staff recommends that the City Council adopt the attached amendment to our existing ordinance which clearly states that the City has the authority to remove any items or displays during the semi-annual furniture markets that encroach on the public sidewalks.

AN ORDINANCE AMENDING TITLE 6 – PUBLIC SERVICES, SECTION 6-1-8 ENCROACHING ON STREETS AND SIDEWALKS OF THE CITY OF HIGH POINT CODE OF ORDINANCES

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of High Point that Title 6 – Public Services, Section 6-1-8 Encroaching on Streets and Sidewalks is amended as follows:

Sec. 6-1-8. - Encroaching on streets and sidewalks.

(a) No person shall encroach upon the public right-of-way, street, or sidewalk of the city by erecting any window, stoop, fence, chimney, portable or permanent basketball goals and other sports equipment, portion of a building, any downspout, steam pipe, air conditioning unit, wall, mailbox, or any other obstruction over the sidewalks of the street lower than nine (9) feet above the sidewalk, except that this section shall not apply to awnings as provided for under section 6-1-5 and mailboxes as listed below. Failure by the property owner to remove such obstructions within 14 days' notice by the city may result in a penalty of $50.00 per day and/or removal by the city at the property owner's expense.

(b) Mailboxes with non-rigid supports, such as a single four (4) inch by four (4) inch wooden post or small diameter metal post with a strength no greater than a two-inch diameter standard strength steel pipe and embedded no more than 24 inches into the ground, are permitted in the right-of-way. Other types of mailboxes, such as those using brick, block, stone or any other type of rigid material are installed and exist at the risk of the owner. The city or any other person authorized to work in the right-of-way may remove any such mailbox without notice or compensation to the owner. In addition, the director of transportation is authorized to require the removal of any mailbox, upon 14 days notice to the owner, if the director of transportation determines that the mailbox creates a hazard to pedestrian or vehicular traffic. Failure to remove a mailbox after being so notified shall subject the owner to a civil penalty of $50.00 for each day thereafter until the mailbox is removed.

(c) During the dates of the semi-annual High Point Market, as established by the High Point Market Authority, and for three (3) days prior to and three (3) days following, no furniture, accessories, merchandise, or samples shall be displayed or exposed for sale in or upon any sidewalk or public right-of-way. Items of décor, including without limitation, planters, potted plants, outdoor seating, decorative lighting, flowers, greenery, ("Decorative Items") may be allowed on the sidewalk and public right-of -way in front of buildings used as market showrooms subject to the following conditions:

(1) A minimum of ten (10) feet of sidewalk or public right-of-way shall be open and clear at all times from the back of curb to provide unobstructed pedestrian access.

(2) In cases where the sidewalk is ten (10) feet or less, from the back of curb to the building, no items may be placed on the sidewalk, as it would obstruct pedestrian access.

(3) Attention shall to be given to safety issues related to the placement of Décorative Items to ensure that said items do not impede pedestrian traffic, create trip or fall hazards, or impede or obstruct the flow of vehicular traffic.

(4) The Decorative Items shall not impede ingress and egress of any building, fire exit, driveway, or loading dock. Decorative Items shall not, at any time or for any purpose, be placed in any portion of a public street, parking space, or loading zone.

(5) Violations of subsection (c) or failure of a property owner to immediately remove Decorative Items upon notice from the City may result in the City removing said items. Any and all costs associated with removal by the City shall be borne by the property owner. The City accepts no responsibility for items the City removes and shall not guarantee the return or the care and condition of any Decorative Items removed.

Adopted this the ___ day of _____, 2018.

_____
Mayor Jay W. Wagner

ATTEST:

_____
Lisa B. Vierling, City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Map Amendment 18-12**
(City of High Point)

From: Lee Burnette, Planning & Development Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: September 5, 2018 and September 12, 2018

Advertised By: Planning & Development

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

PURPOSE:
A request by the City Council to rezone 79 properties at various locations throughout the City, totaling approximately 313 acres, to implement the Comprehensive Zoning Map Amendment Project. The request proposes to rezone these parcels to the Residential Single Family-3 (R-3) District, Residential Single Family-5 (R-5) District, Residential Multifamily-16 (RM-16) District, Office Institutional (OI) District, Parks and Natural Resources (PNR) District, Light Industrial (LI) District and Main Street (MS) District Sub Area A & C.

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

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
A. Staff recommended ***approval*** of this request, as outlined in the attached staff report.

B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-12. The Planning & Zoning Commission recommended ***approval*** of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

City of High Point **Zoning Map Amendment 18-12**

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone 79 properties, at various locations throughout the City, to implement the first round of cases for the Comprehensive Zoning Map Amendment Project. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie an Mr. Andrew Putnam. Ms. Heidi Galanti, Planning Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Spoke on the request:

- Mr. Nelson Montalvo and Mrs. Monica Montalvo, 2640 Ingleside Drive #2E, High Point, spoke regarding Map #5. They have recently moved to the area and had general questions as to the type of park being proposed by the Guilford County Parks and Recreation Department for the Rich Fork Preserve area.
- Mrs. Dorian Davis, 2288 Glenn Clove Way, High Point, spoke regarding Map #2. She received the notice in the mail and just wanted an explanation of the zoning proposal.
- Mr. Ray McFillin, 1220 Tanglewood Avenue, High Point, spoke regarding Map #3. He had general questions as to the intent of the rezoning and wanted to make sure the privately owned homes next to the marina were not being rezoned.
- Ms. Amanda French, 2208 Lake Forest Drive, High Point had general questions regarding Map #7.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the proposed zoning map amendments are consistent with and supported by the City's adopted plans, as stated in each analysis section provided with each of the 14 maps.

Reasonableness/Public Interest:

The proposed zoning map amendments are necessary to remove unintended barriers to development and to represent the current use of land.

The Planning & Zoning Commission adopted these statement by a vote of 6-0.

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-12, as recommended by staff, by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

COMPREHENSIVE ZONING MAP AMENDMENT STAFF REPORT
ZA-18-12
August 28, 2018

Request

A request by the City of High Point City Council to rezone 14 separate areas, located throughout the City, totaling approximately 314 acres.

Background

On May 7, 2018, staff briefed City Council on the Comprehensive Zoning Map Amendment project. The purpose of this project is to update the City's zoning map. The new Development Ordinance went in effect on January 1, 2017 and as part of that project, staff examined the zoning map and identified areas where zoning is out of sync with the current land use and the City's current policy direction. The goal of this project is to encourage development by removing improper or obsolete zoning that may be a barrier to development.

This project is a multi-year project and zoning changes will be initiated in groups. The following is a report on the first group of areas to be considered for a zoning change.

Details of Proposal

This group contains 14 separate areas involving numerous properties. A list of the areas is shown below and a map and an analysis of each area are attached to this report.

Map #	Acres	From	To	Use	Location	Owner
1	0.10	CU OI 98-17	OI	Religious Institution	5959 Hickory Grove Rd.	Hickory Grove Methodist Church
2	16.87	CU R-3 00-02	R-3	Single Family Subdivision	Landing at Waterview Subd.	Numerous
3	1.62	R-3	PNR	Parking for Campground, and undeveloped parcels adjacent to the marina and lake	Tanglewood Ave./Innwood St./ Brookdale Ave.	CHP
3	7.03	R-3	PNR	Oak Hollow Sailboat Point	McKinley St./ Timberlane Dr.	CHP
4	27.31	R-3	PNR	University Park	1800/1854 Deep River Rd	CHP
5	115.45	R-3	PNR	Rick Fork Preserve	407 W. Parris Ave.	Guilford County
5	10.45	R-3	PNR	Undeveloped	401 W. Hartley Dr.	YMCA
6	5.71	CU OI 94-38	PNR	Future Park	726 Whittier Ave.	CHP
6	53.05	RM-26, RM-16, R-3	PNR	Future Park	1521 Coventry/ 812-814 Irwin Ave.	CHP/Lilly Pad LLC
6	3.74	GB	PNR	Future Park	800-810 Irwin Ave	CHP/Lilly Pad LLC

Map #	Acres	From	To	Use	Location	Owner
7	4.30	R-3	PNR	Lake buffer	2222 Lake Forest Dr.	CHP
8	18.83	R-3	PNR	Lake Buffer/Regional Pond	1020 R-1 Mall Loop Road/2122 2130 Johnson St.	CHP
8	9.47	CU RC 93-13	PNR	Lake buffer/Regional Pond	1020 R-1 Mall Loop Road/ 1251 E Hartley Dr	CHP
8	20.67	RM-16	PNR	Regional Pond	2002 Johnson	CHP
8	3.31	R-5	PNR	Regional Pond	1258 Hartley/2050 Johnson	CHP/Dixie Grading
8	4.92	R-5	R-3	Undeveloped/R-O-W	1500 E. Hartley Dr.	Cornerstone Eye Care/ NCDOT
9	0.47	RM-16	R-3	R-O-W /Undeveloped/portion of residential lot	1666 Eastchester	NCDOT/Callahan
10	0.71	HI	LI	R-O-W		NCDOT
11	0.19	GB	MS-C	Commercial	1246 S. Main St.	JHS Master Capital, LLC
11	1.56	GB	MS-C	Rescue Squad	901 S. Elm St.	Piedmont Triad Ambulance and Rescue
12	1.29	GB, RM-16	MS-A	Substations	118 & 124 E. Dayton Ave	CHP and Duke Energy
13	4.01	R-3	R-5	HPCA	303 N. Rotary Dr.	Green St. Baptist Ch.
14	2.62	RM-16, LI	PNR	Blair Park Golf Course	808 R1 E Kearns Ave.	CHP

Analysis

The zoning changes are needed to remove outdated and obsolete zoning that could be unintended barriers to development. See attachments for details.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the purpose, goal objectives, and policies of the City's adopted policy guidance.

The proposed zoning map amendments are consistent with and supported by the City's adopted plans, as stated in each analysis section provided with each of the 14 maps.

Reasonableness/Public Interest:

Whether an approval of the zoning map amendment is reasonable and in the public interest.

The proposed zoning map amendments are necessary to remove unintended barriers to development and to represent the current use of land.

Recommendation

Staff recommends approval of the zoning map amendments because they remove unintended barriers to development.

Required Action

Planning and Zoning Commission:

Upon making its recommendation, the Planning and Zoning Commission must place in the official record a statement of consistency with the City's Land Use Plan, and any other officially adopted plan that may be applicable. This may be done by adopting the statement(s) as written in this report or with any additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

City Council:

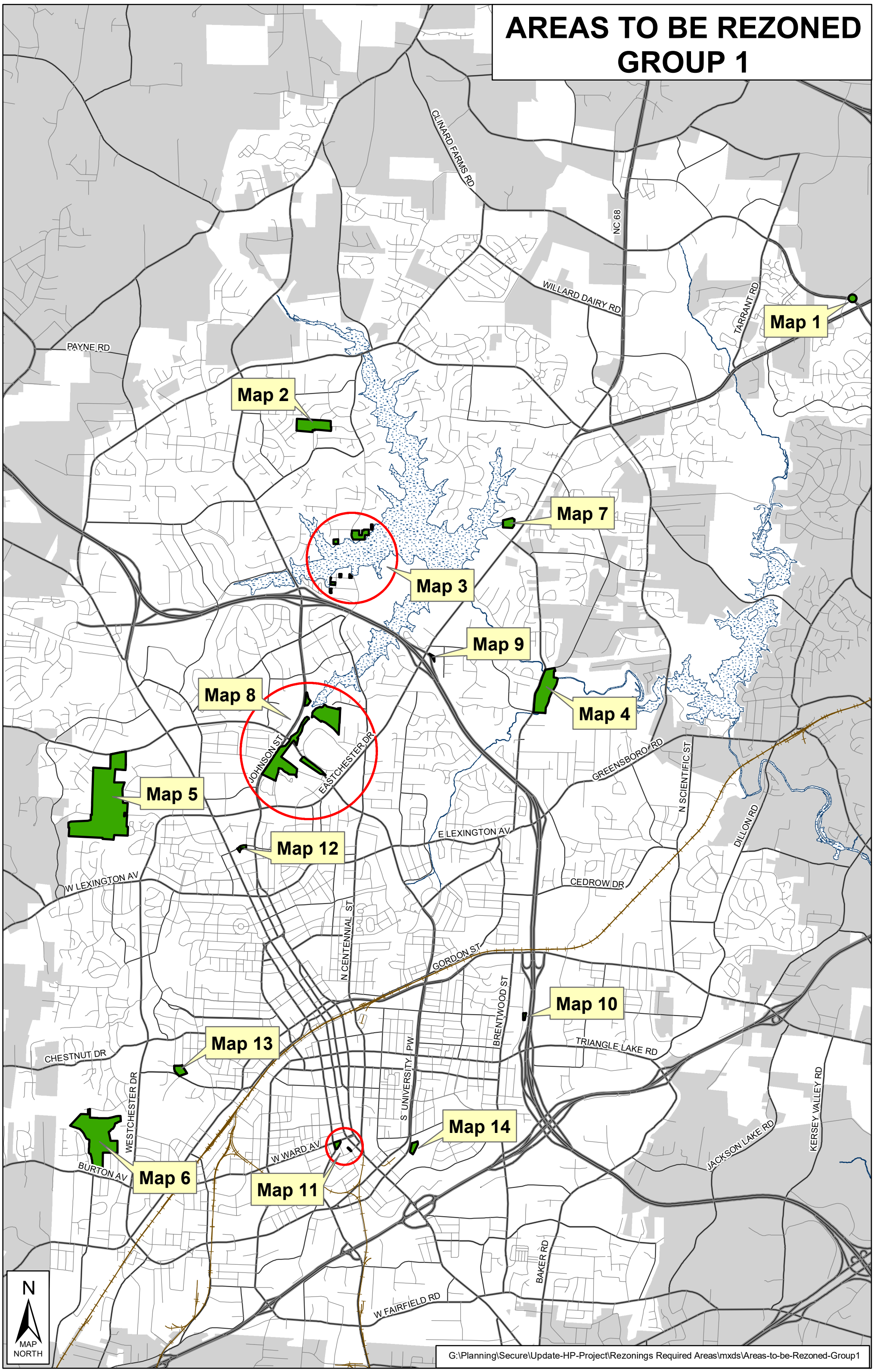
Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan and other plans as may be applicable. This may be done by adopting the statement(s) as written in this report, or with any additions or changes as agreed upon by the Council, or, if the Council is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member(s) Heidi H. Galanti, AICP, Planning Services Administrator, and reviewed by Robert L. Robbins, AICP, Development Services Administrator and G. Lee Burnette, AICP, Director.

List of Attachments:
Areas to be Rezoned Map - Group 1
Analysis and maps for areas to be rezoned

AREAS TO BE REZONED GROUP 1



MAP 1

Conditional Use Office Institutional (CU-OI 98-17) to Office Institutional (OI) **Hickory Grove Methodist Church**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Office Institutional (CU-OI 98-17)	Office Institutional (OI)
Purpose and Intent:	The OI district is established to primarily accommodate a wide variety of moderate and high intensity office, institutional, and residential uses. In addition, the district accommodates health care, personal services, and retail uses. Supporting services are permitted provided they are located in multi-tenant buildings and limited in floor area.	Same
Current Use: Church	Permitted	Permitted
Conditions	Multi-family dwellings are prohibited. Other conditions related to transportation, setbacks, height, signage, landscaping, etc.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Public and Institutional (PI) [Unincorporated Guilford County]	Church
South:	Conditional Zoning Limited Business (CZ-LB 18-08)	Residential
East:	Residential Single Family-40 (RS-40) [Unincorporated Guilford County]	Undeveloped NCDOT property
West:	Public and Institutional (PI) [Unincorporated Guilford County]	Church

Land Use Plan Map Classification
The area is designated as follows: • **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

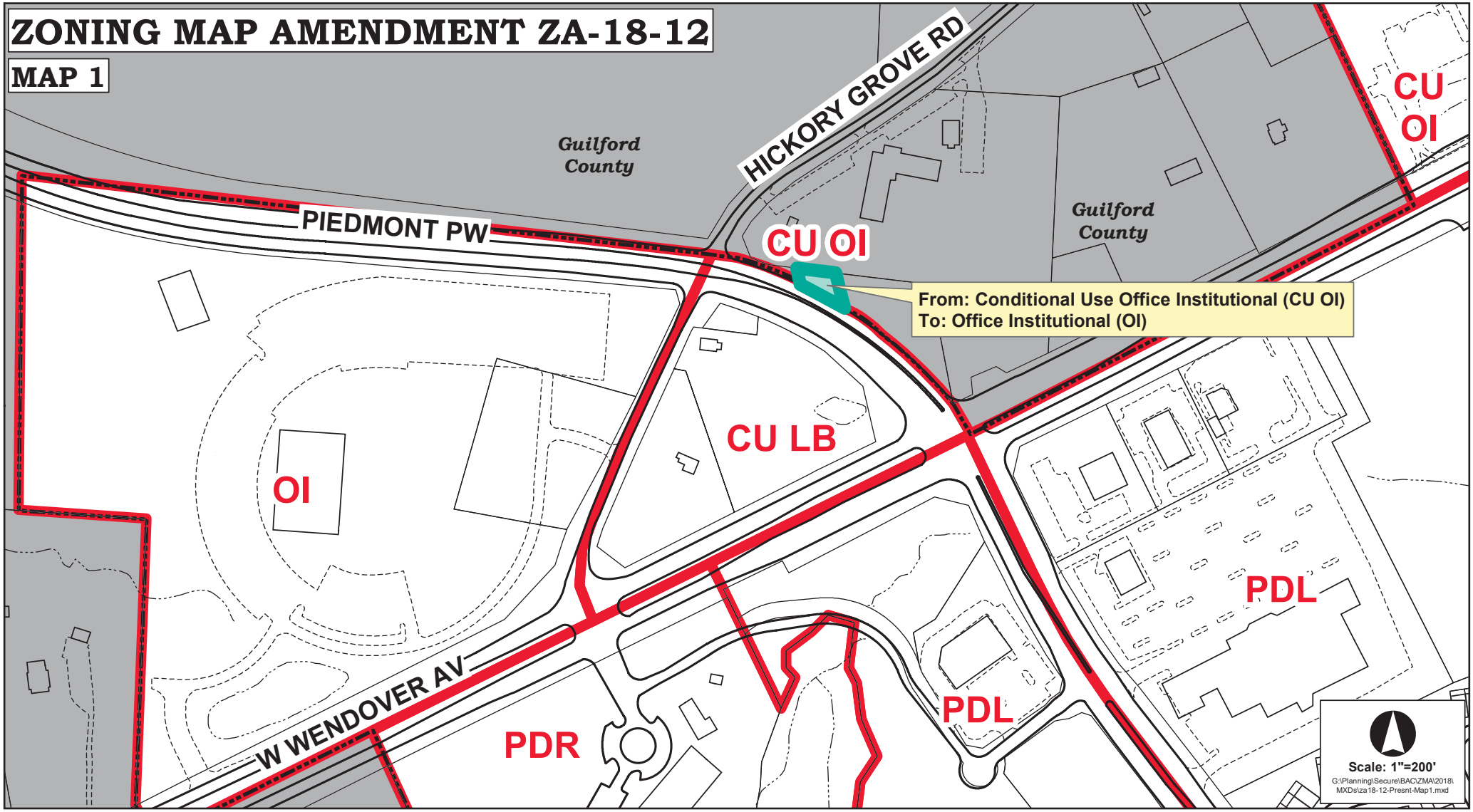
Analysis/Recommendation

This area consists of a small portion of the Hickory Grove Methodist Church property, which consists of approximately .10 of an acre. It is currently zoned Conditional Use Office and Institutional (CU-OI). This zoning is a remnant zoning from 1998 that was created when Piedmont Parkway was built. The zoning was associated with the zoning across Piedmont Parkway, which has recently been zoned to Conditional Zoning Limited Business (CZ-LB). This remnant zoning is obsolete and should be zoned to Office Institutional which is compatible with the church use that is currently on this property.

The Land Use Plan map shows the area as Institutional. The area is surrounded by the remainder of the church property to the north, NCDOT property to the east, and a single-family home across Piedmont Parkway that has recently been zoned for limited commercial use. Based on the size and character of the current use, staff recommends that this area be zoned Office Institutional (OI).

ZONING MAP AMENDMENT ZA-18-12

MAP 1



MAP 2

Conditional Use Residential Single Family-3 (CU R-3 00-02) to Residential Single Family-3 (R-3) Landing at Waterview

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Single Family-3 (CU R-3 00-02)	Residential Single Family-3 (R-3)
Purpose and Intent:	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	Same
Current Use: Single Family Homes	Permitted	Permitted
Conditions	Conditions related to lot size and access	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Single Family Residential
South:	Residential Single Family-3 (R-3)	Single Family Residential
East:	Residential Single Family-3 (R-3)	Single Family Residential
West:	Residential Single Family-3 (R-3)	Single Family Residential

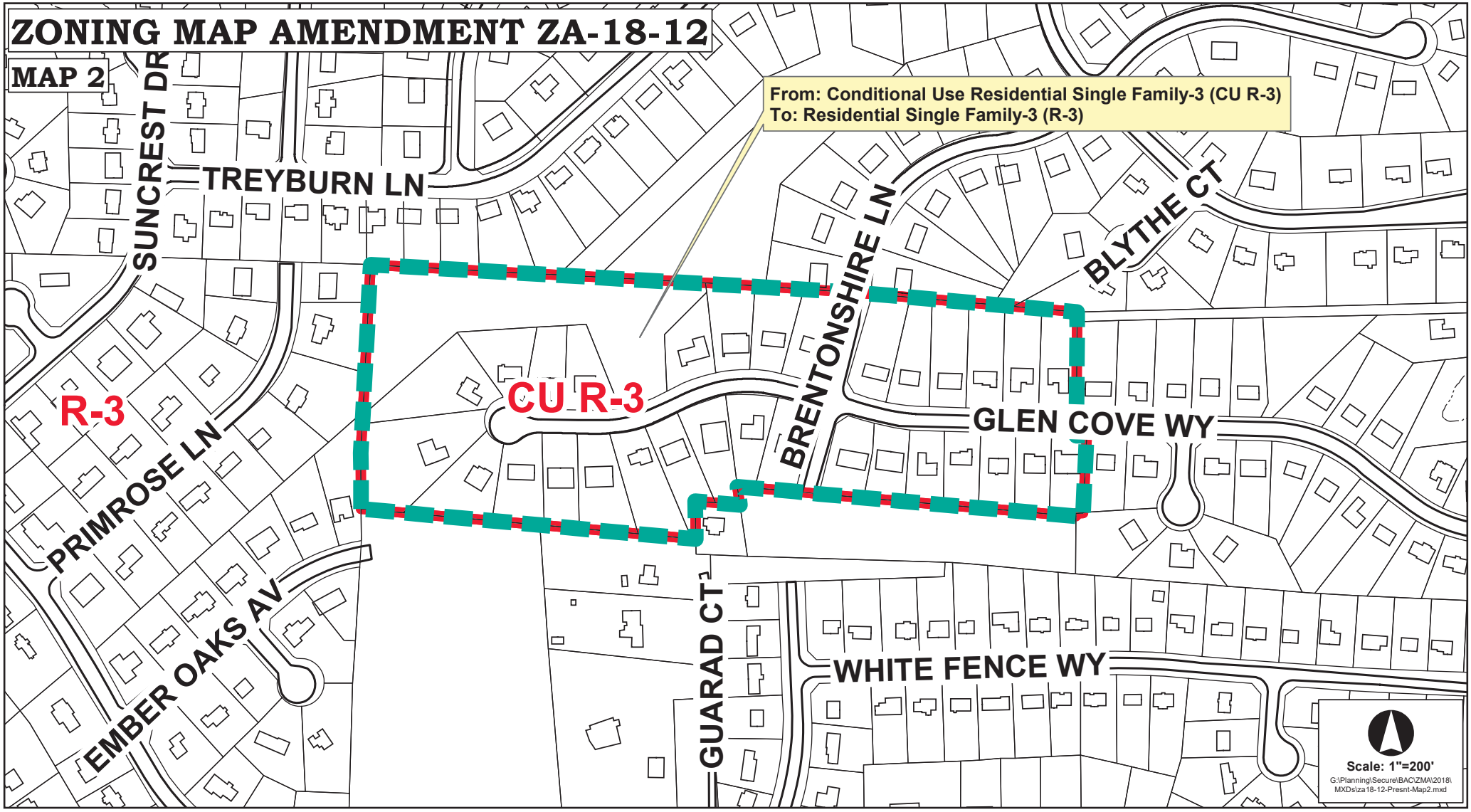
Land Use Plan Map Classification
The area is designated as follows: • **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.

Analysis/Recommendation

This area contains the Landing at Waterview subdivision and it consists of 16.87 acres. When this area was developed it was zoned Conditional Use Residential Single Family-12 (RS-12) and it was surrounded by Residential Single Family-15 (RS-15). The conditions required the lot sizes within this area to meet the minimum requirements of the RS-15 District and it required stub streets to connect to adjacent properties. The new Development Ordinance combined the RS-12 and RS-15 districts into the R-3 District and the stub connections have been provided, thereby making the conditions of this district unnecessary and obsolete.

The Land Use Plan map shows the area as Low-Density Residential and the area is surrounded by single-family homes. Based on the character of the current uses, staff recommends that this area be zoned Residential Single Family-3 (R-3).

ZONING MAP AMENDMENT ZA-18-12



MAP 3

Residential Single Family-3 (R-3) to Parks and Natural Resources (PNR) **Campground/Marina/Sailboat Point**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Parks and Natural Resources (PNR)
Purpose and Intent:	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
Current Use: Recreation Facilities and Lake Buffer	Permitted	Permitted

Due to this area containing multiple unconnected parcels, the adjacent zoning and land uses are described in general terms. The adjacent zoning is a mixture of R-3 and PNR and the adjacent land uses are single family residential, and the Oak Hollow Campground, Marina, Golf Course, and Sailboat Point.

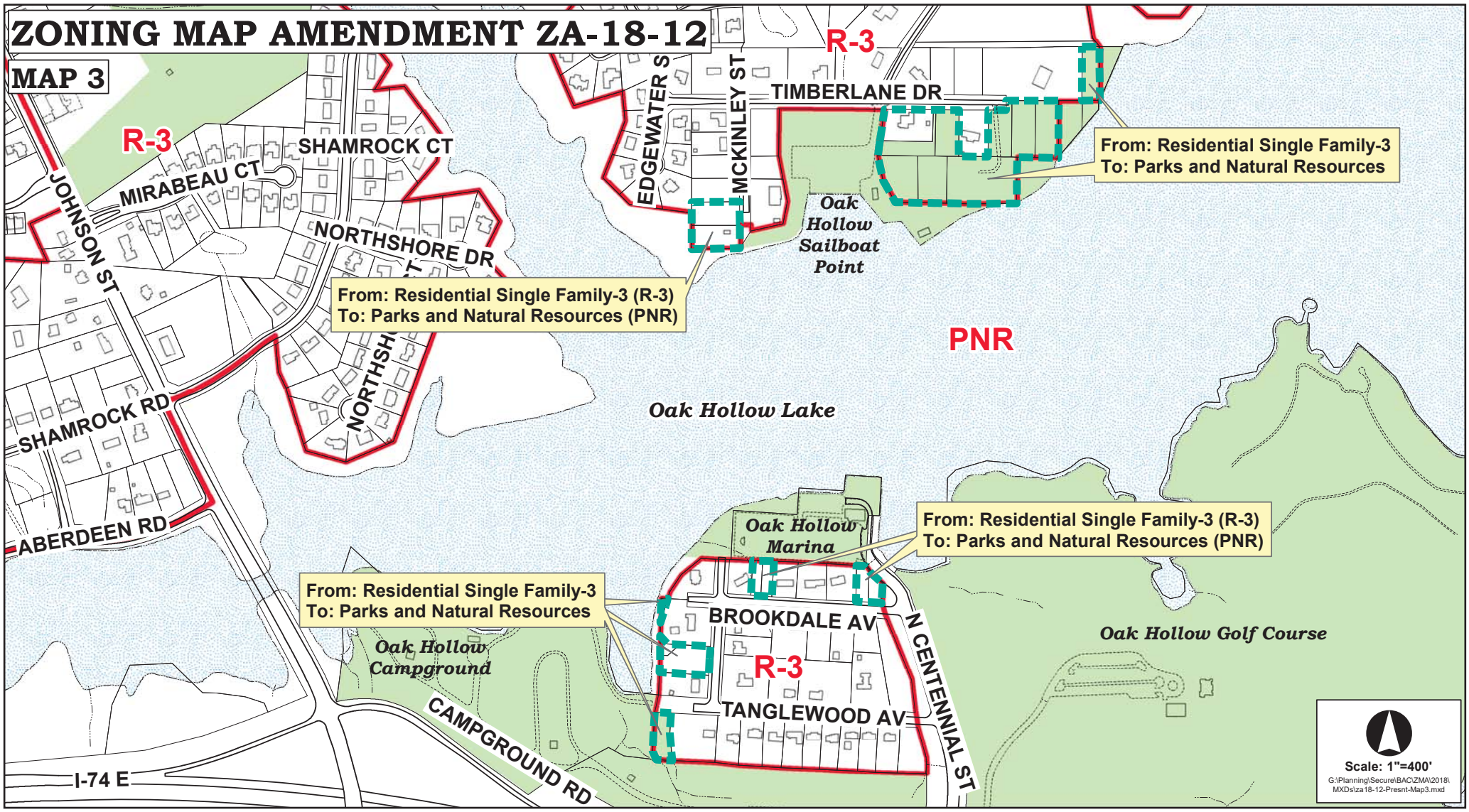
Land Use Plan Map Classification
The area is designated as follows: • **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. • **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area contains properties in and around the Oak Hollow Campground, Marina and Sailboat Point. The properties at the marina and campground consists of 1.62 acres, and the properties at Sailboat Point consist of 7.03 acres. This zoning change includes properties that the City of High Point currently owns and is using for parks and recreation use or lake buffer.

The Land Use Plan map shows the area as Low-Density Residential and Recreation/Open Space. The areas are surrounded by single family homes and existing park facilities. Based on the character of the current uses, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12



MAP 4

Residential Single Family -3 (R-3) to Parks and Natural Resources (PNR) **University Park**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Parks and Natural Resources (PNR)
Purpose and Intent:	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
Current Use: Park	Permitted	Permitted

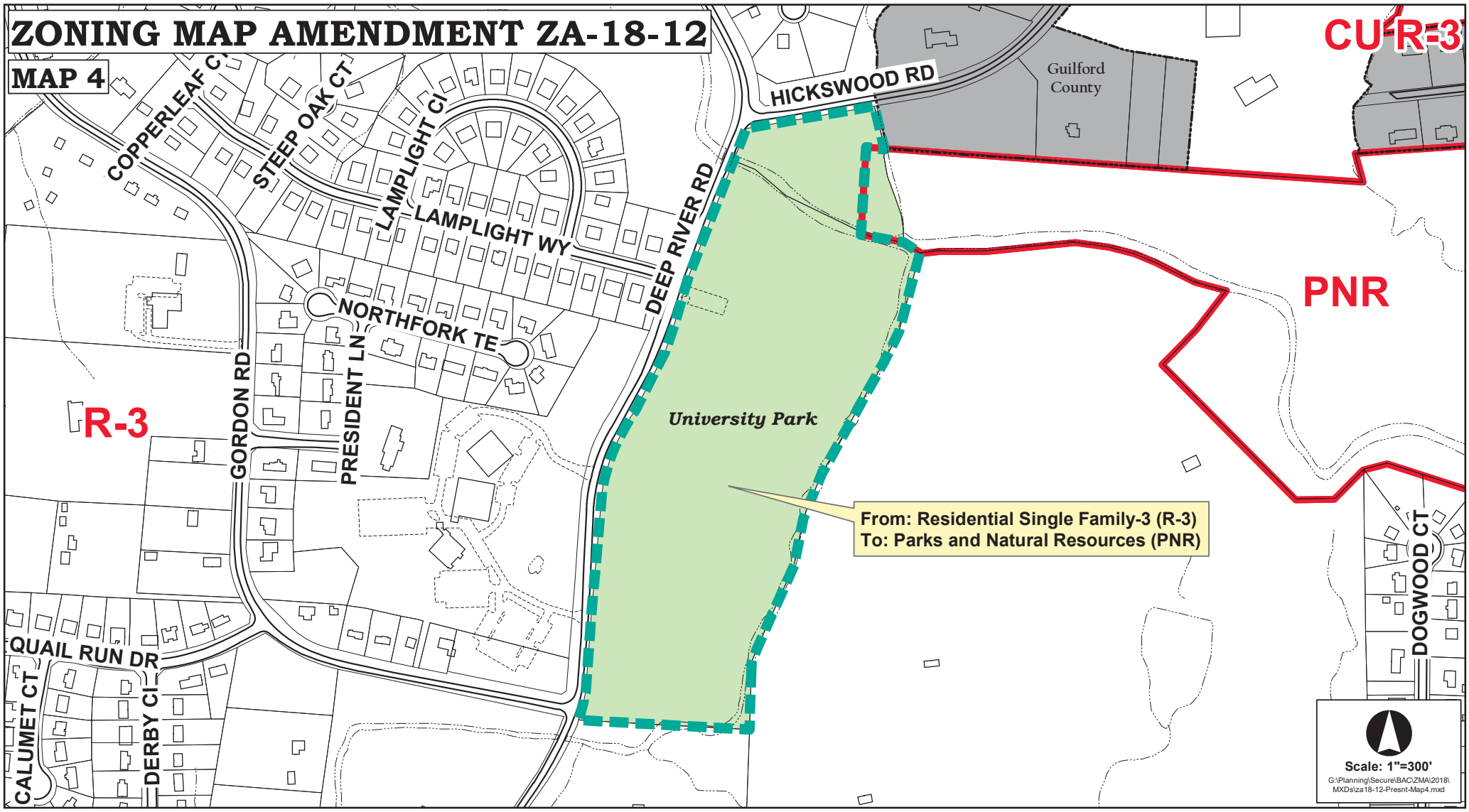
	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Single Family Residential
South:	Residential Single Family-3 (R-3)	Single Family Residential
East:	Residential Single Family-3 (R-3), Parks and Natural Resources (PNR)	Single Family Residential, Agriculture
West:	Residential Single Family-3 (R-3)	Single Family Residential, Church

Land Use Plan Map Classification
The area is designated as follows: • **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area contains University Park and consists of 27.31 acres. The Land Use Plan map shows the area as Recreation/Open Space and it is surrounded by single-family residential, a church, and agriculture. Based on the character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12



MAP 5

Residential Single Family-3 (R-3) to Parks and Natural Resources (PNR) **Rich Fork Preserve/YMCA**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Parks and Natural Resources (PNR)
Purpose and Intent:	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
Current Use: Open Space	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Parks and Natural Resources (PNR), Conditional Zoning Residential Multifamily-16 (CZ RM-16)	YMCA, undeveloped
South:	Residential Single Family-3 (R-3)	Single Family Residential, Northwood Elementary School
East:	Residential Single Family-3 (R-3), Conditional Use Residential Multifamily-16 (CU RM-16), Conditional Residential Single Family-5 (CU R-5), Residential Multifamily-5 (RM-5)	Single Family and Multifamily Residential
West:	Residential Single Family-3 (R-3), Planned Unit Development – Residential (PDR), Conditional Zoning Residential Multifamily-16 (CZ RM-16), Low Intensity Residential District (RS) [Unincorporated Davidson County]	Single Family Residential

Land Use Plan Map Classification

The area is designated as follows:

- **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.
- **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.
- **Medium-Density Residential:** This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

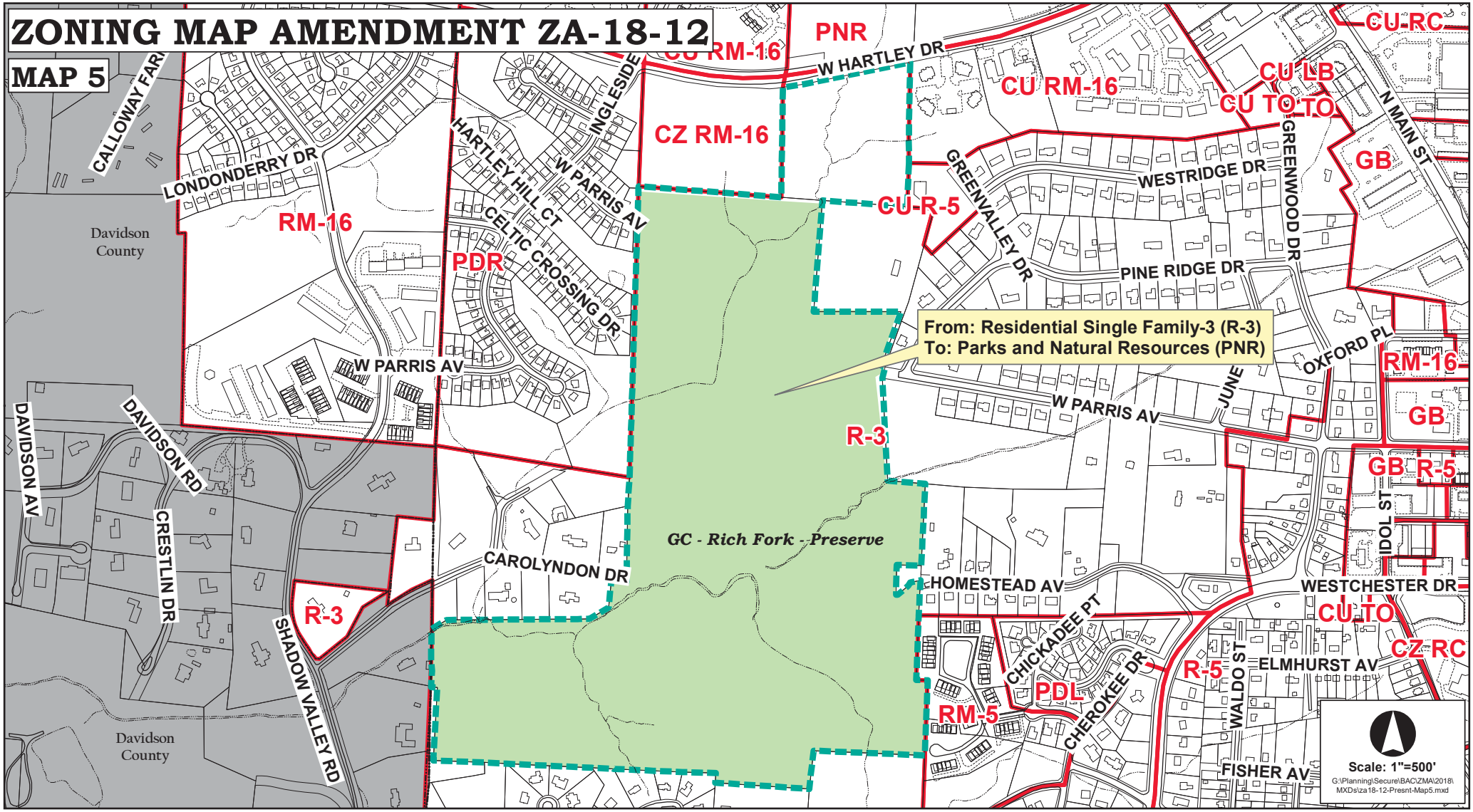
MAP 5

Residential Single Family-3 (R-3) to Parks and Natural Resources (PNR) **Rich Fork Preserve/YMCA**

Analysis/Recommendation

This area contains Rich Fork Preserve and an undeveloped parcel owned by the Hartley Drive YMCA. The area consists of approximately 126 acres. The Land Use Plan map shows the area as Low-Density Residential, Moderate Density Residential, Medium Density Residential, and Recreation/Open Space. The existing land use surrounding the area is single family residential, multifamily residential and a school. Based on the character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12



MAP 6

Multiple Districts to Parks and Natural Resources (PNR) **Future Park**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3), Residential Multifamily-16 (RM-16), Residential Multifamily-26 (RM-26), Conditional Use Office Institutional (CU OI 94-38), General Business (GB)	Parks and Natural Resources (PNR)
Purpose and Intent:	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	PNR
	The RM-26 district is established to accommodate a mix of residential and institutional uses intended to help establish functioning neighborhoods. The district accommodates residential uses at densities of up to 26 units an acre. Complimentary uses such as open space, schools, utilities, and recreation facilities are also allowed.	PNR
	The OI district is established to primarily accommodate a wide	PNR

	variety of moderate and high intensity office, institutional, and residential uses. In addition, the district accommodates health care, personal services, and retail uses. Supporting services are permitted provided they are located in multi-tenant buildings and limited in floor area.	
	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	PNR
Conditions related to CU-OI	Restricted to a parking use only, lot combination, unified development, and landscaping	N/A
Current Use: Undeveloped	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Single Family Residential
South:	Residential Multifamily -26 (RM-26)	Single Family Residential
East:	Office Institutional (OI), General Business (GB), Light Industrial (LI)	Offices, Undeveloped, Vacant Building, Cell Tower
West:	Residential Single Family-3 (R-3), Residential Multifamily -16 (RM-16), Residential Multifamily -26 (RM-26)	Single Family Residential

Land Use Plan Map Classification

The area is designated as follows:

- **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.
- **Medium-Density Residential:** This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.

MAP 6

Multiple Districts to Parks and Natural Resources (PNR) **Future Park**

- **Light Industrial:** Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

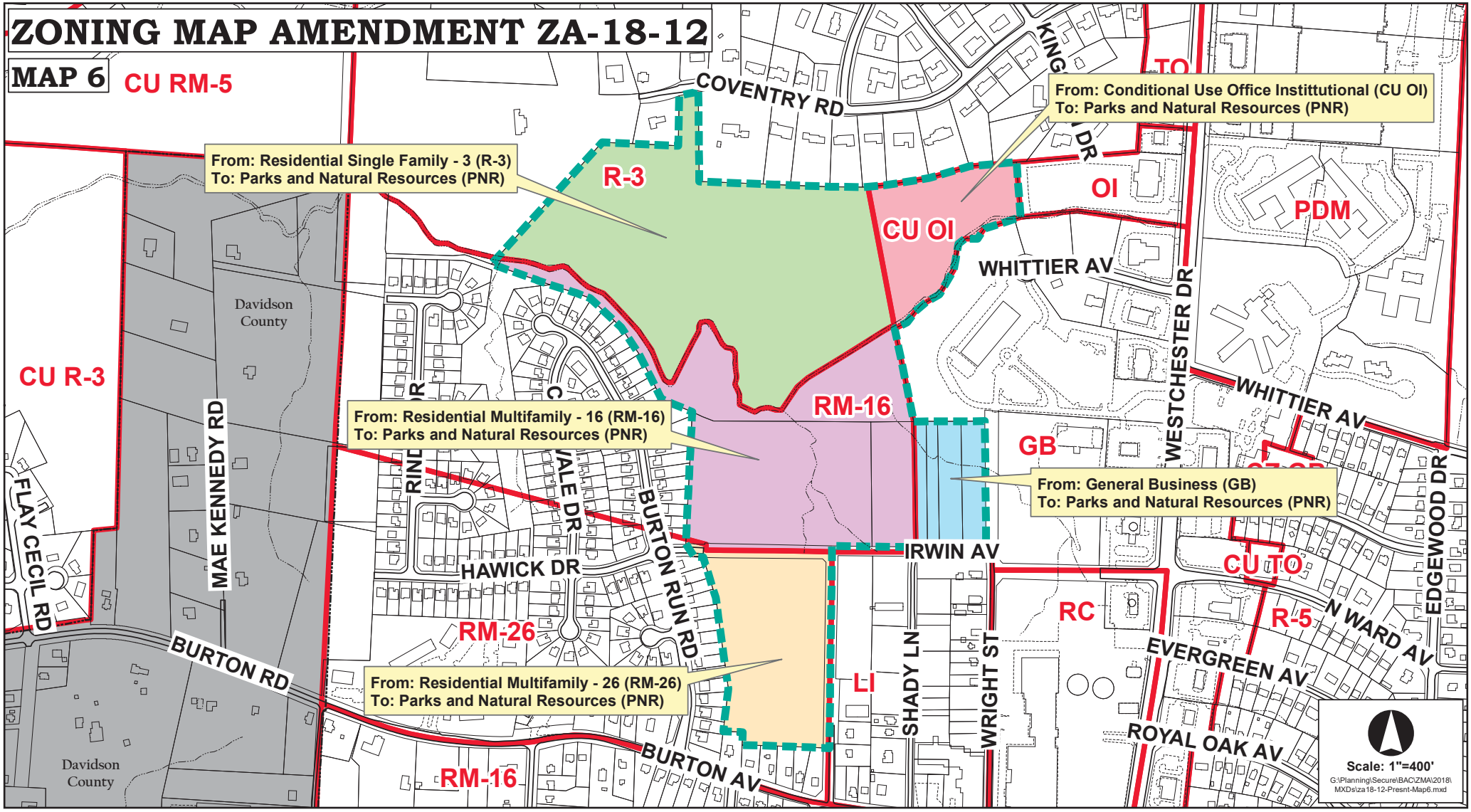
Analysis/Recommendation

This area contains properties that will become a future City park and it consists of approximately 63 acres. If left unchanged, the future park would be in five different zoning districts with different dimensional standards and allowable uses. Additionally, the CU-OI district is currently conditioned to only allow that parcel to be used for parking.

The Land Use Plan map shows the area as Low-Density Residential, Medium Density Residential, Light Industrial (LI), and Recreation/Open Space. The existing land uses surrounding the area are single-family residential, offices, a vacant building, cell tower, and an undeveloped parcel.

Based on the character of the current use and the intended proposed use, staff recommends that this area be zoned Parks and Natural Resources (PNR) to consolidate the area into one zoning district and to remove the restriction for parking only on the CU OI parcel.

ZONING MAP AMENDMENT ZA-18-12



MAP 7

Residential Single Family-3 (R-3) to Parks and Natural Resources (PNR) **Lake Buffer**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Parks and Natural Resources (PNR)
Purpose and Intent:	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
Current Use: Undeveloped	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Conditional Use Residential Single Family-3 (CU R-3)	Undeveloped
South:	Residential Single Family-3 (R-3)	Single Family Residential
East:	Conditional Use Residential Single Family-3 (CU R-3), Residential Single Family-3 (R-3)	Undeveloped, Single Family Residential
West:	Residential Single Family-3 (R-3), Parks and Natural resources (PNR)	Single Family Residential, Oak Hollow Lake

Land Use Plan Map Classification
The area is designated as follows: • **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. • **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

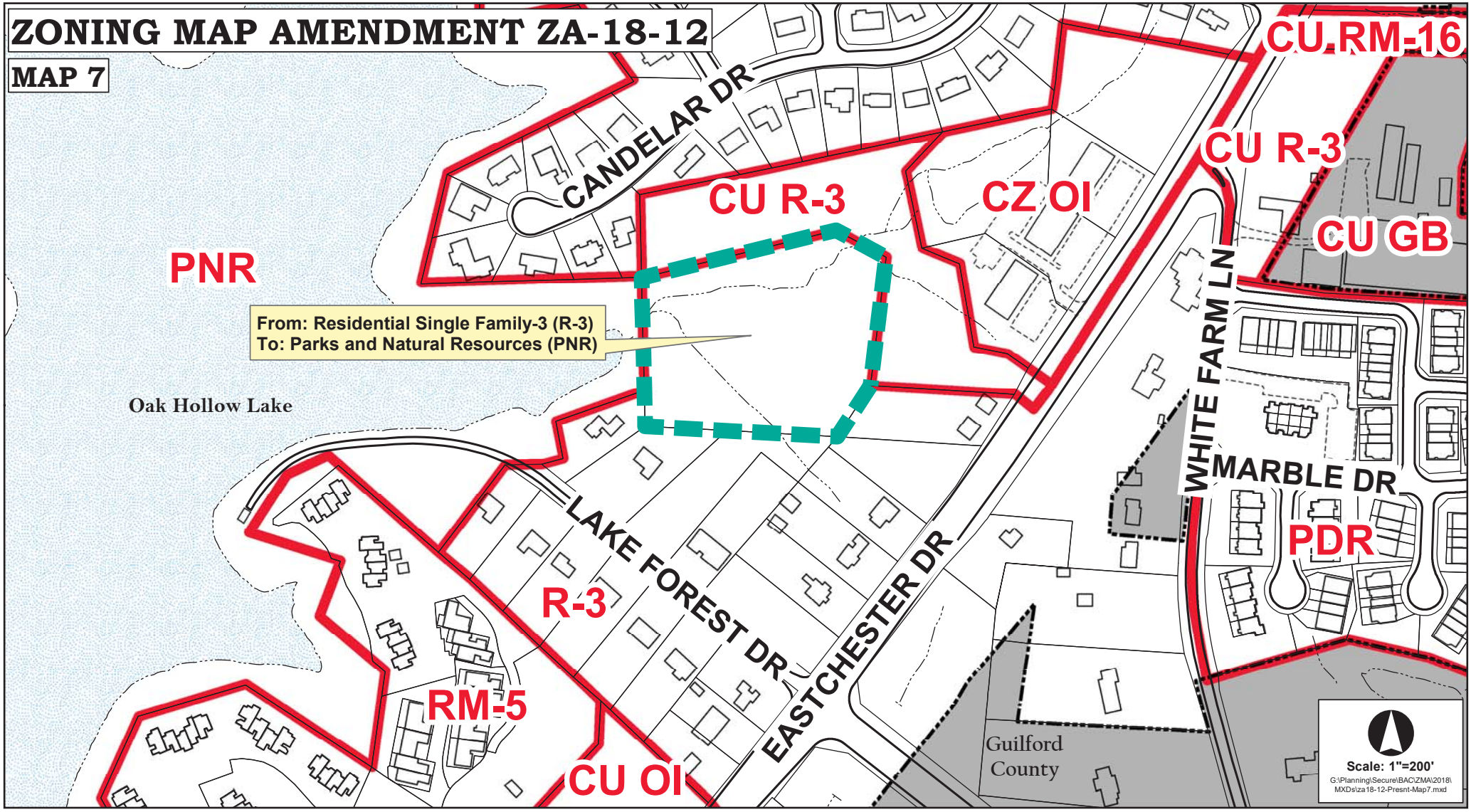
Analysis/Recommendation

This area contains an undeveloped parcel that is owned by the City for the purpose of providing a natural buffer area adjacent to Oak Hollow Lake. The parcel consists of approximately 4 acres.

The Land Use Plan map shows the area as Low-Density Residential and Recreation/Open Space. The existing land uses surrounding the area are single-family residential and undeveloped parcels. Based on the character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12

MAP 7



MAP 8

Multiple Districts to Parks and Natural Resources (PNR) and Residential Single Family -3 (R-3)

Regional Pond, Cornerstone Eye Care

This area contains multiple parcels, most of which are recommended to be zoned to Parks and Natural Resources (PNR). There is one parcel that is recommended to be zoned to Residential Single Family-3 (R-3). The following table shows the two separate recommendations, the first being the multiple zoning districts to PNR and the second being the R-5 to R-3.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3), Residential Single Family-5 (R-5), Residential Multifamily-16 (RM-16), Conditional Use Retail Center (CU RC-93-13)	Parks and Natural Resources (PNR)
Purpose and Intent:	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.	PNR
	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	PNR

MAP 8

Multiple Districts to Parks and Natural Resources (PNR) and Residential Single Family -3 (R-3)

Regional Pond, Cornerstone Eye Care

	The RC district is established to accommodate a diverse range of high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses of the region. The district is typically located at major intersections where visibility and good access are important. Development in the RC district is often configured as large-scale development with multiple uses, shared parking, coordinated signage and landscaping, and deep front setbacks. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings as part of a large horizontal mixed-use development.	PNR
Conditions related to CU-RC 93-13	Lot combination, use limitations, signage, outparcel limitation, screening, access, lighting	N/A
Current Use: Regional Pond, Lake Buffer	Permitted	Permitted
	Current Zoning	**Proposed Zoning**
	Residential Single Family-5 (R-5)	Residential Single Family-3 (R-3)
Purpose and Intent	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.
Current Use: Undeveloped	Permitted	Permitted

Due to this area containing multiple unconnected parcels, the adjacent zoning and current land uses are described in general terms. The adjacent zoning is a mixture of single family residential, multifamily residential, Retail Center (RC), and Parks and Natural Resources (PNR). The adjacent land uses are in line with the zoning, that being, single family dwellings, multifamily, office, retail and institutional.

MAP 8

Multiple Districts to Parks and Natural Resources (PNR) and Residential Single Family -3 (R-3)

Regional Pond, Cornerstone Eye Care

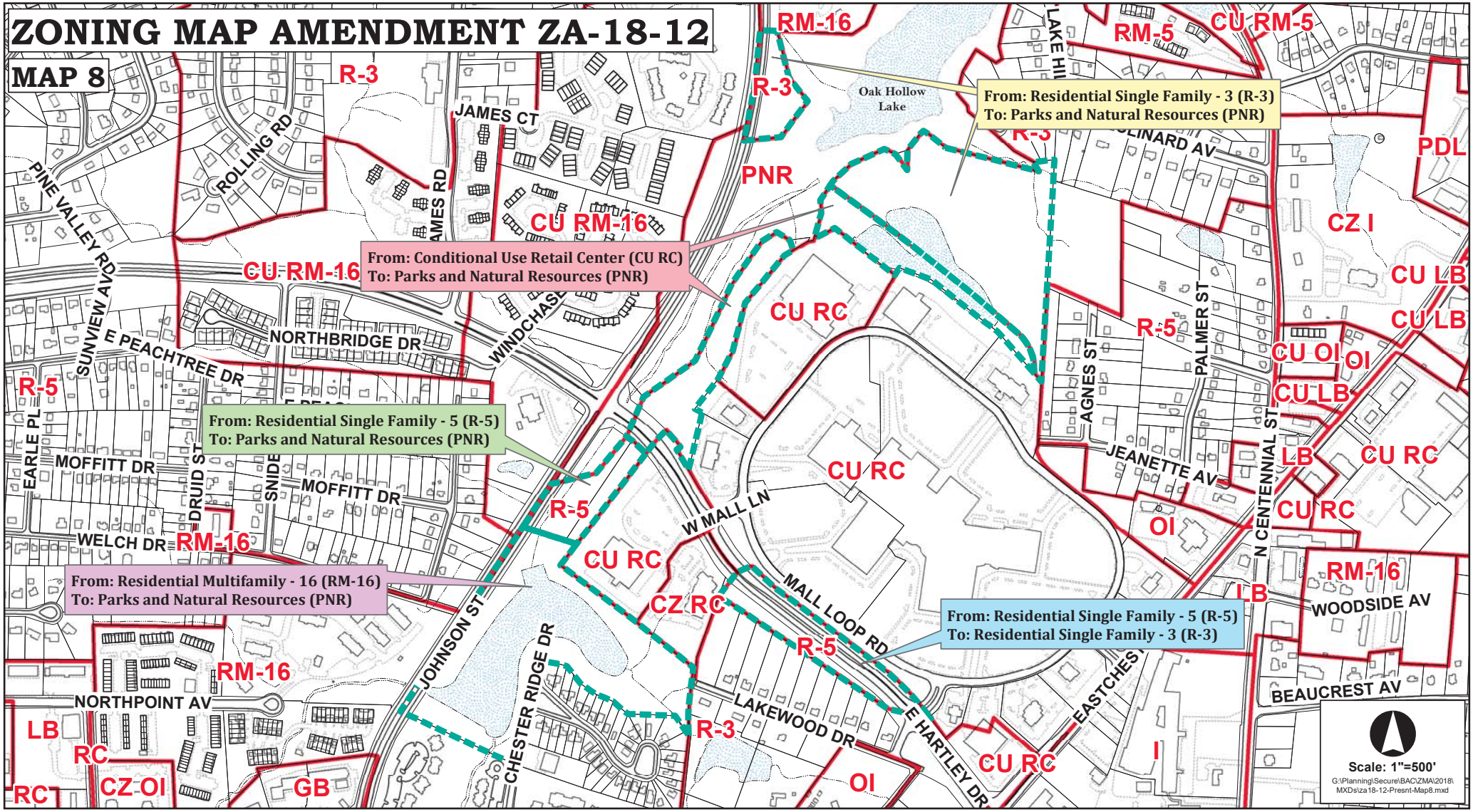
Land Use Plan Map Classification
The area is designated as follows: • **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers. • **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area contains multiple undeveloped parcels of which the majority are owned by the City Of High Point for the purpose of providing regional watershed ponds and a natural buffer area for Oak Hollow Lake. The parcel along Hartley Drive is privately owned and it is a remnant zoning that was created when Hartley Drive was built. All parcels total approximately 57 acres.

The Land Use Plan map shows the area as Community/Regional Commercial and Recreation/Open Space. The existing land uses surrounding the area are a mixture of residential, institutional, retail and office. Based on the character of the current uses, staff recommends that these areas be zoned Parks and Natural Resources (PNR) and Residential Single Family-3 (R-3).

ZONING MAP AMENDMENT ZA-18-12



MAP 9

Residential Multifamily-16 (RM-16) to Residential Single Family-3 (R-3) **R-O-W**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Multifamily (RM-16)	Residential Single Family-3 (R-3)
Purpose and Intent:	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.
Current Use: Undeveloped	Permitted	Permitted

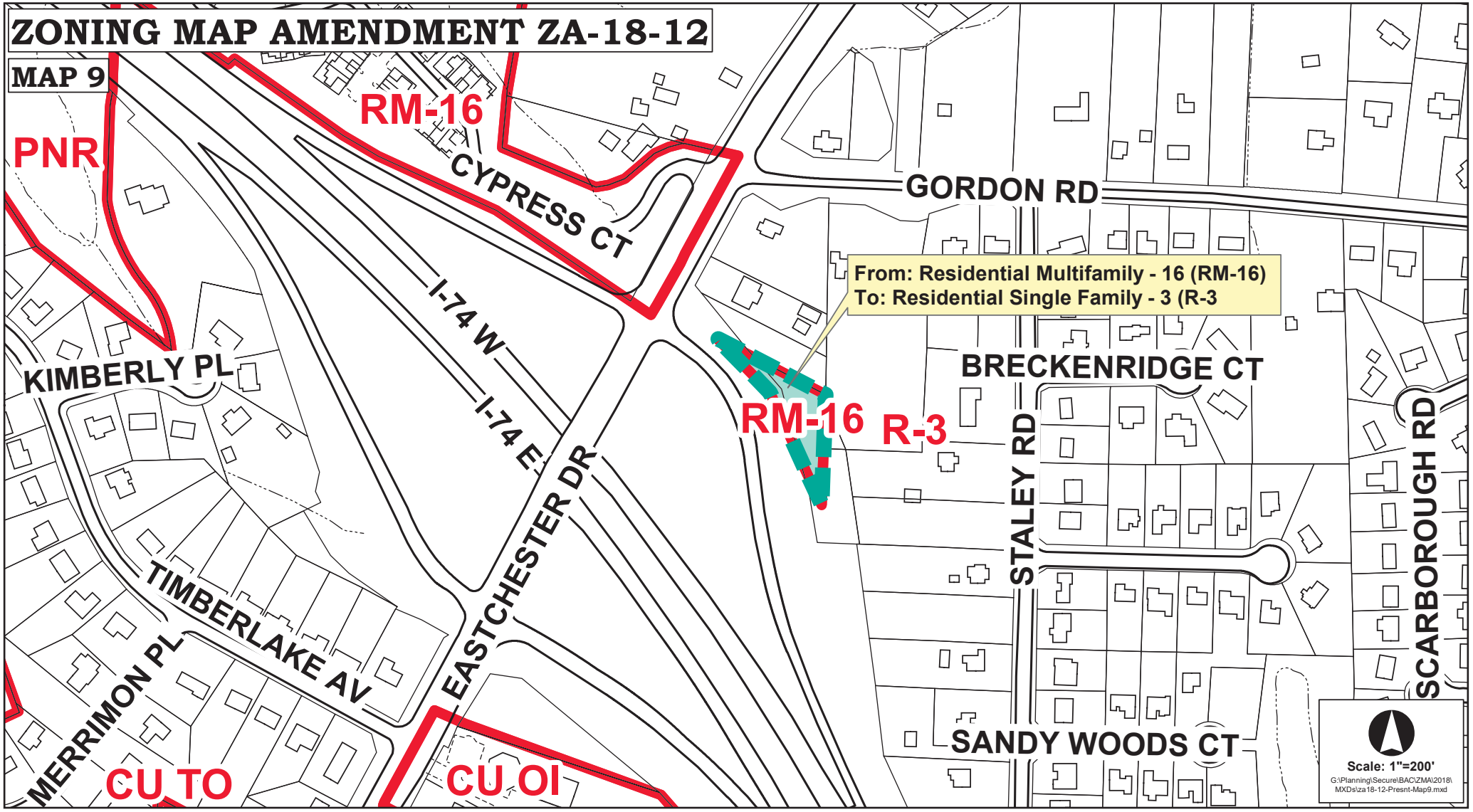
	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Undeveloped
South:	Residential Single Family-3 (R-3)	I-74
East:	Residential Single Family-3 (R-3)	Single Family Residential
West:	Residential Single Family-3 (R-3)	I-74 Right-of-Way

Land Use Plan Map Classification
The area is designated as follows: • **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.

Analysis/Recommendation

This area contains an undeveloped parcel that is owned by the North Carolina Department of Transportation (NCDOT) and a small portion of privately owned parcel. This remnant RM-16 area was created when I-74 was built and it is completely surrounded by the R-3 District. The area consists of approximately ½ acre.

The Land Use Plan map shows the area as Low-Density Residential. The existing land uses surrounding the area are single-family residential, an undeveloped parcel and I-74. Based on the character of the current use and the zoning that surrounds this area, staff recommends that this area be zoned Residential Single Family-3 (R-3).


ZONING MAP AMENDMENT ZA-18-12
MAP 9
PNR
RM-16
CYPRESS CT
GORDON RD
From: Residential Multifamily - 16 (RM-16)
To: Residential Single Family - 3 (R-3
I-74 W
I-74 E
KIMBERLY PL
BRECKENRIDGE CT
RM-16
R-3
STALEY RD
SCARBOROUGH RD
EASTCHESTER DR
TIMBERLAKE AV
MERRIMON PL
SANDY WOODS CT
CU TO
CU OI
Scale: 1"=200'
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MXDs\za18-12-Presnt-Map9.mxd

MAP 10

Heavy Industrial (HI) to Light Industrial (LI) **R-O-W**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Heavy Industrial (HI)	Light Industrial (LI)
Purpose and Intent:	The HI district is established to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicles, materials, and goods, and greater potential for adverse environmental and visual impacts.	The LI district is established to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, wholesales sales, research and development, and other industrial uses that are small-scale and result in minimal exterior movement of vehicles, materials, and goods, and have minimal visual impacts. The district also allows commercial activities intended to serve the primary businesses in the districts and their employees as well as multi-family, retail, and personal services establishments as adaptive re-uses of existing buildings within the Core City.
Current Use: Right-of-Way	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Light Industrial (LI)	Single Family Residential
South:	Light Industrial (LI)	I-74 Right-of-Way
East:	Light Industrial (LI)	I-74
West:	Light Industrial (LI)	Single Family Residential, Auto Repair

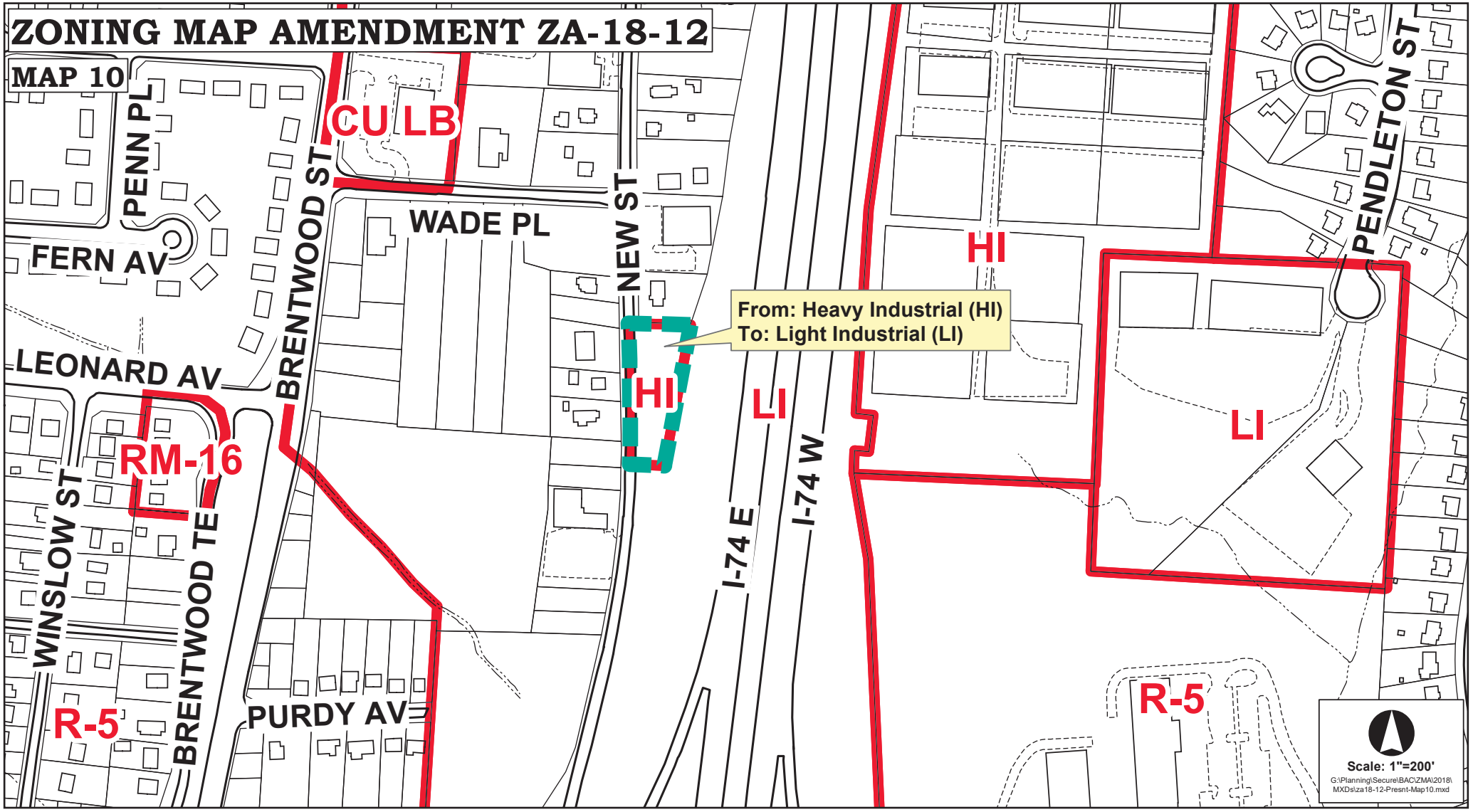
Land Use Plan Map Classification
The area is designated as follows: • **Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.

Analysis/Recommendation

This area contains an North Carolina Department of Transportation (NCDOT) Right-of-Way for I-74. This a remnant HI area was created when I-74 was built and it is completely surrounded by the LI District. The area consists of approximately ¾ of an acre.

The Land Use Plan map shows the area as Moderate-Density Residential. The existing land uses surrounding the area are single-family residential, an auto repair shop and I-74. Based on the fact that this is NCDOT Right-of-Way and that LI zoning surrounds this area, staff recommends that this area be zoned Light Industrial (LI).

ZONING MAP AMENDMENT ZA-18-12



MAP 11

General Business (GB) to Main Street Sub-District C (MS-C) **Rescue Squad**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	General Business (GB)	Main Street Sub-District C (MS-C)
Purpose and Intent:	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	The Main Street (MS) district is established to encourage compact, walkable, pedestrian-oriented, mixed-use development and redevelopment along Main Street. It is intended to enhance the range of goods and services available to shoppers in the Core City area while also providing a wider range of urban housing options for those seeking to live near the central business district.
Current Use: Rescue Squad and Commercial	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Main Street Sub-District C (MS-C)	Office and Commercial
South:	Residential Multifamily-16 (RM-16)	Single Family Residential
East:	Main Street Sub-District C (MS-C)	Commercial
West:	Residential Multifamily-16 (RM-16)	Single Family and Multifamily Residential

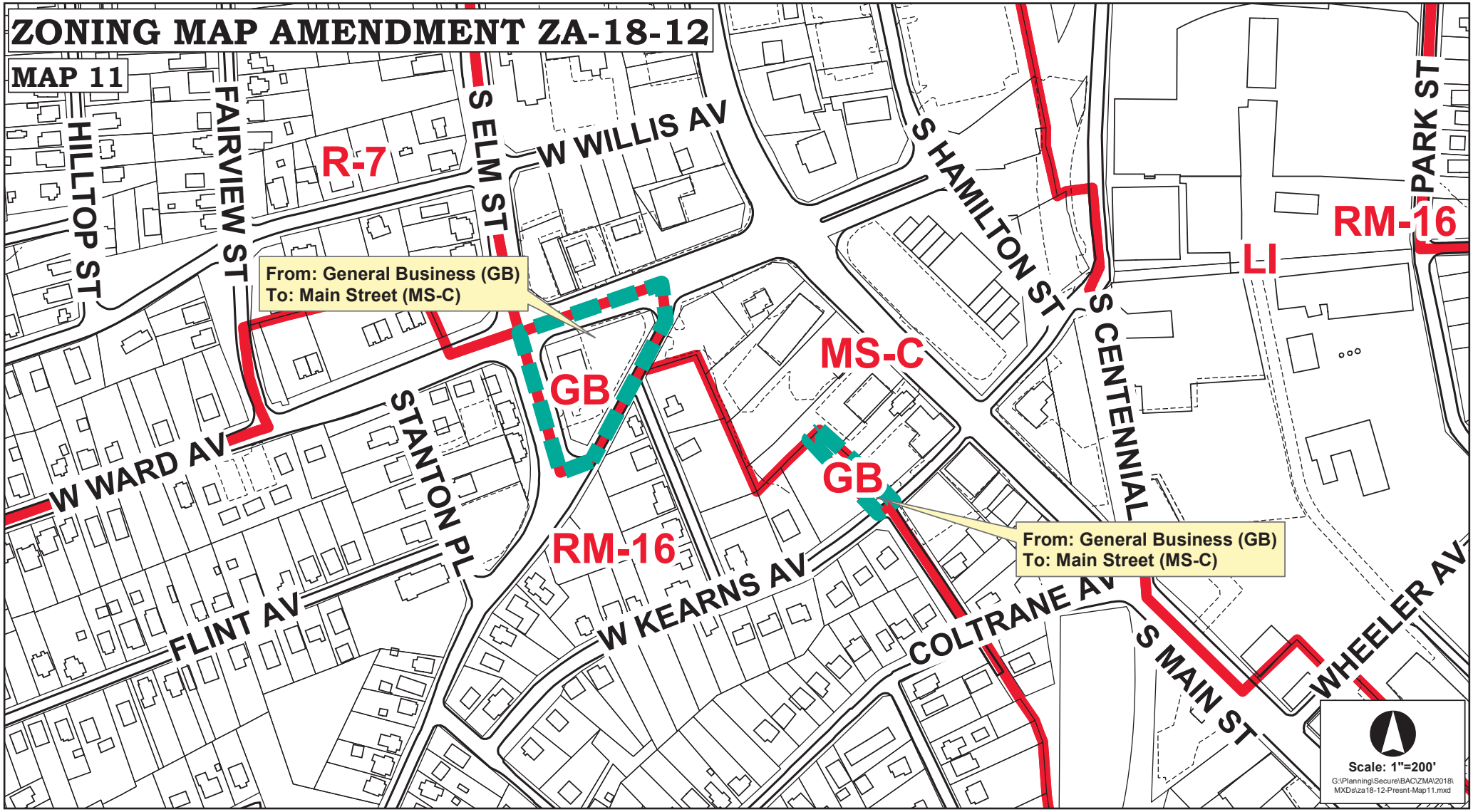
Land Use Plan Map Classification
The area is designated as follows: • **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

Analysis/Recommendation

This area contains the Piedmont Triad Rescue Squad and the back portion of a commercial use that fronts on South Main Street. These remnant GB parcels were created when the Main Street District was established in 2008. The area consists of approximately 2 acres total for both parcels.

The Land Use Plan map shows the area as Local/Convenience Commercial. The existing land uses adjacent to the area are single family and multifamily residential, office and commercial. Based on the character of the current uses and the zoning that surrounds this area, staff recommends that this area be zoned Main Street Sub-District C (MS-C).

ZONING MAP AMENDMENT ZA-18-12



MAP 12

General Business (GB) and Residential Multifamily-16 (RM-16) to Main Street Sub-District A (MS-A)

Substations

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	General Business (GB) and Residential Multifamily-16 (RM-16)	Main Street Sub-District A (MS-A)
Purpose and Intent:	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	The Main Street (MS) district is established to encourage compact, walkable, pedestrian-oriented, mixed-use development and redevelopment along Main Street. It is intended to enhance the range of goods and services available to shoppers in the Core City area while also providing a wider range of urban housing options for those seeking to live near the central business district.
	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	
Current Use: City of High Point and Duke Energy Utility Substations	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Main Street Sub-District A (MS-A), Residential Multifamily-16 (RM-16)	Hunter Farms Dairy, Single Family Residential
South:	Residential Multifamily-16 (RM-16)	Johnson Street Global School
East:	Residential Multifamily-16 (RM-16)	Johnson Street Global School
West:	Main Street Sub-District A (MS-A)	Auto dealership

Land Use Plan Map Classification
The area is designated as follows: • **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. • **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area contains the City of High Point and Duke Energy Utility substations. This remnant GB area was created when the Main Street District was established in 2008. The area consists of approximately 1 acre.

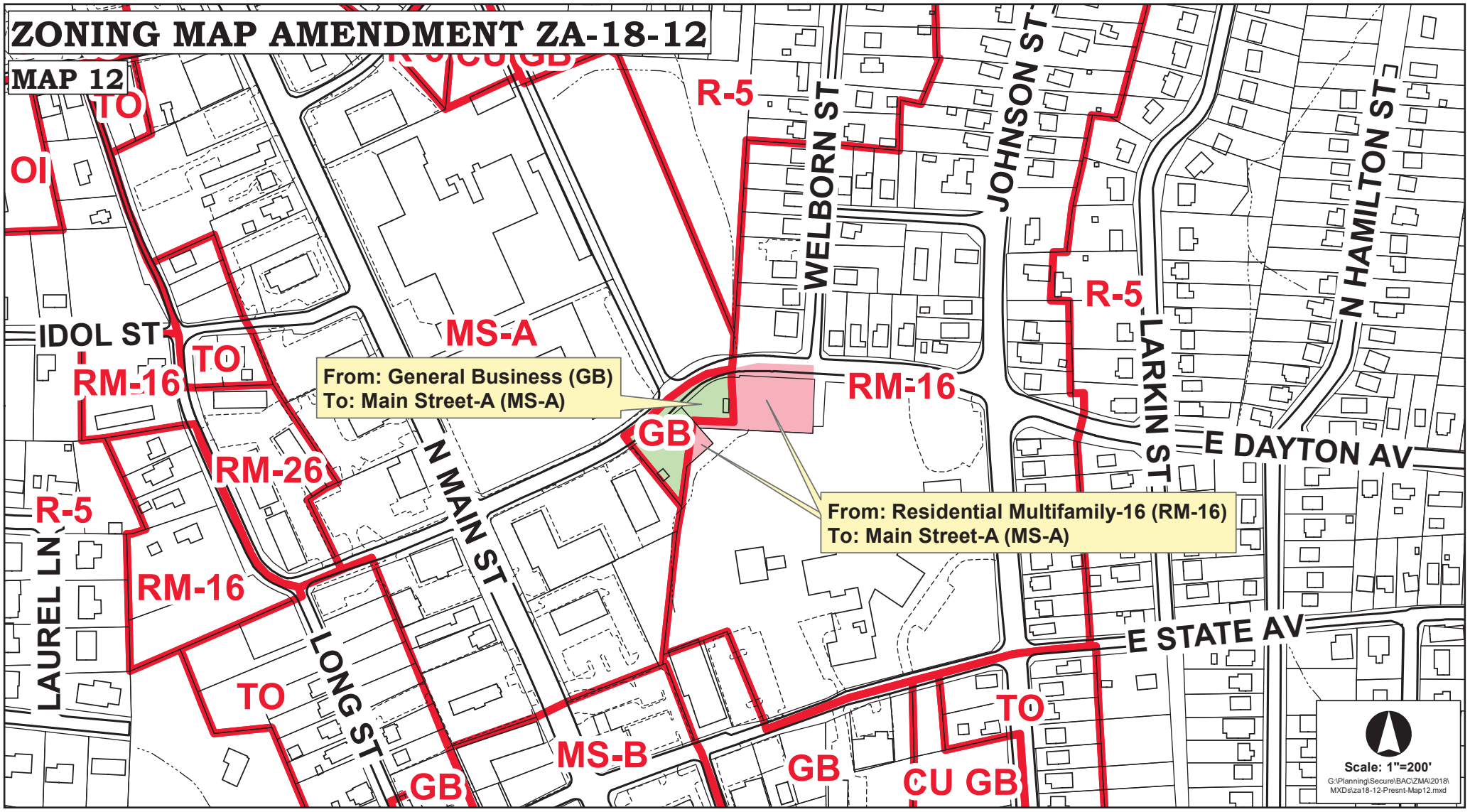
MAP 12

General Business (GB) and Residential Multifamily-16 (RM-16) to Main Street Sub-District A (MS-A)

Substations

The Land Use Plan map shows the area as Local/Convenience Commercial and Institutional. The existing land uses surrounding the area are single family residential, industrial, institutional and commercial. Based on the character of the current uses and the zoning that surrounds this area, staff recommends that this area be zoned Main Street Sub-District A (MS-A).

ZONING MAP AMENDMENT ZA-18-12



MAP 13

Residential Single Family-3 (R-3) to Residential Single Family-5 (R-5) **HPCA**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Residential Single Family-5 (R-5)
Purpose and Intent:	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.
Current Use: High Point Christian Academy	Permitted	Permitted

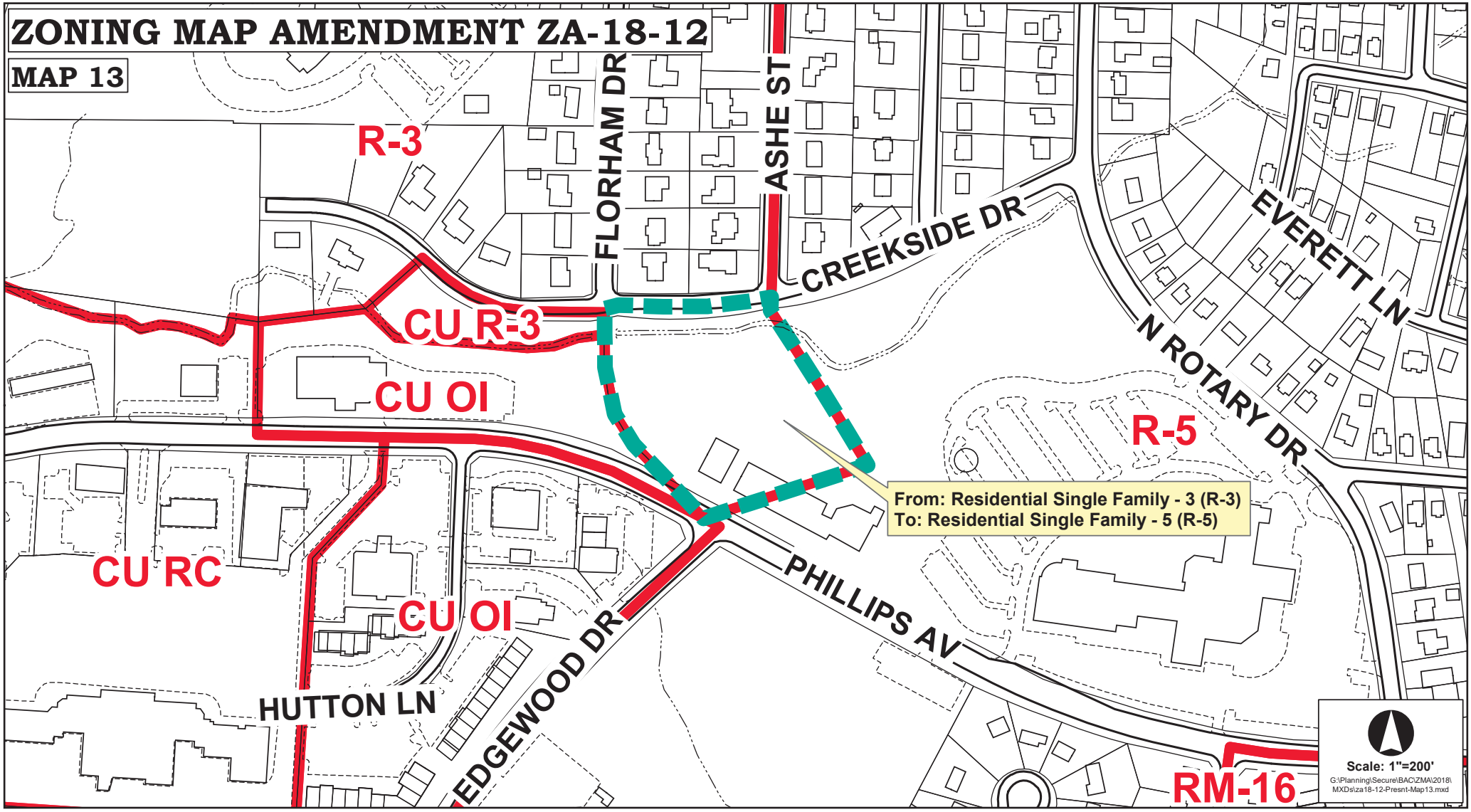
	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Single Family Residential
South:	Residential Single Family-5 (R-5)	High Point Christian Academy
East:	Residential Single Family-5 (R-5)	High Point Christian Academy
West:	Conditional Use Office Institutional, Conditional Use Residential Single Family-3 (R-3)	Funeral Home, Undeveloped

Land Use Plan Map Classification
The area is designated as follows: • **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection. • **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Analysis/Recommendation

This area contains a portion of High Point Christian Academy (HPCA). This R-3 area appears to be a hold-over from the neighborhood to the north. Currently, HPCA is on a split zoned lot between R-3 and R-5. Placing the entire property into one zoning district will make it easier for any future development on this property. The area consists of approximately 4 acres.

The Land Use Plan map shows the area as Recreation/Open Space and Institutional. The existing land uses surrounding the area are single family residential, institutional and commercial. Based on the character of the current uses and the zoning that surrounds this area, staff recommends that this area be zoned Residential Single Family-5 (R-5).


ZONING MAP AMENDMENT ZA-18-12
MAP 13
R-3
FLORHAM DR
ASHE ST
CREEKSIDE DR
EVERETT LN
N ROTARY DR
CU R-3
CU OI
R-5
From: Residential Single Family - 3 (R-3)
To: Residential Single Family - 5 (R-5)
CU RC
CU OI
PHILLIPS AV
HUTTON LN
EDGEWOOD DR
RM-16
Scale: 1"=200'
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MAP 14

Residential Multifamily-16 (RM-16) and Light Industrial (LI) to Parks and Natural Resources (PNR) Blair Park

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Multifamily-16 (RM-16) and Light Industrial (LI)	Parks and Natural Resources (PNR)
Purpose and Intent:	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
	The LI district is established to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, wholesales sales, research and development, and other industrial uses that are small-scale and result in minimal exterior movement of vehicles, materials, and goods, and have minimal visual impacts. The district also allows commercial activities intended to serve the primary businesses in the districts and their employees as well as multi-family, retail, and personal services establishments as adaptive re-uses of existing buildings within the Core City.	PNR
Current Use: Blair Park Golf Course	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Residential Multifamily-16 (RM-16)	Single Family Residential
South:	Light Industrial (LI)	Industrial
East:	Parks and Natural Resources (PNR)	Blair Park Golf Course
West:	Residential Multifamily-16 (RM-16)	University Parkway

Land Use Plan Map Classification

The area is designated as follows:

- **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

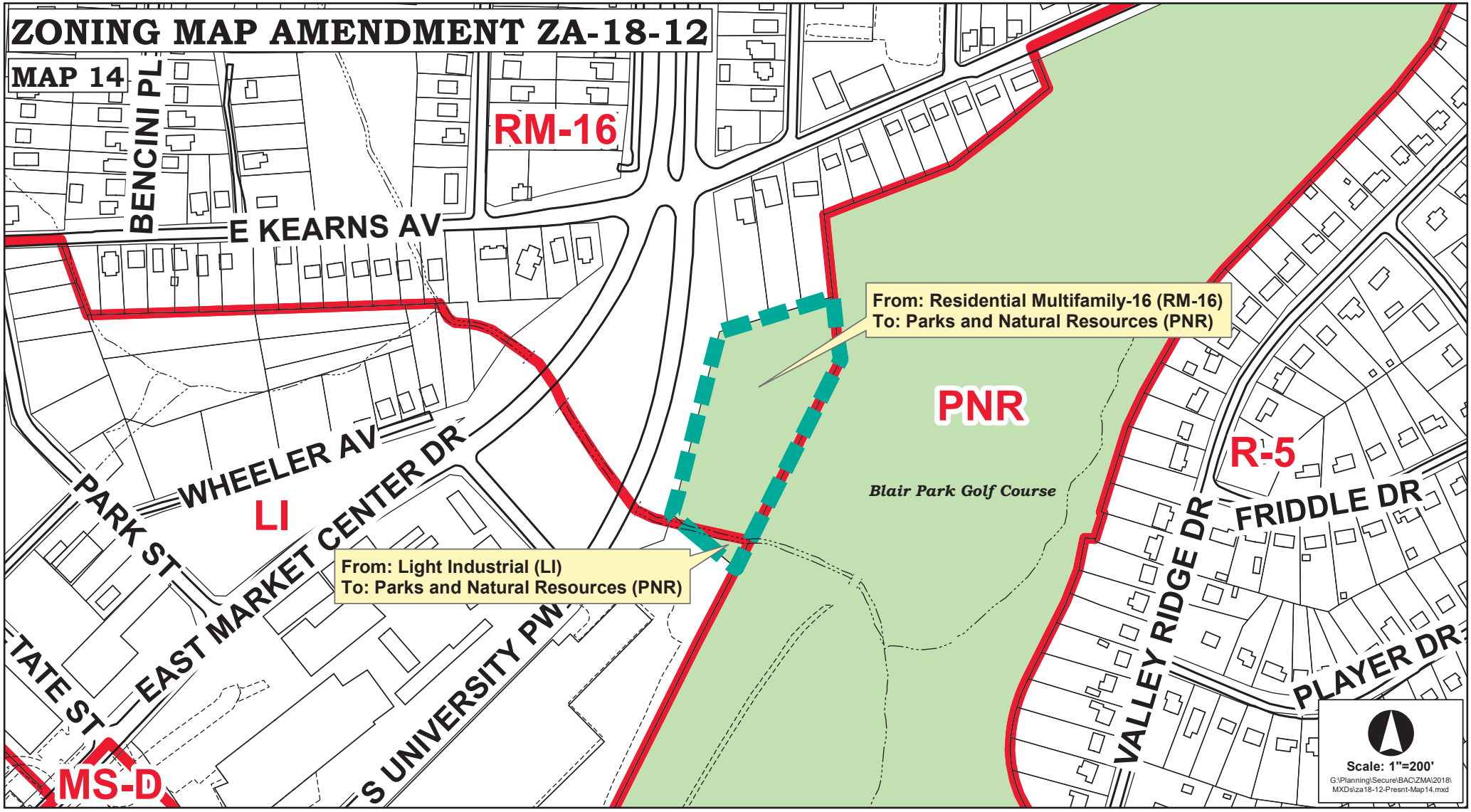
MAP 14

Residential Multifamily-16 (RM-16) and Light Industrial (LI) to Parks and Natural Resources (PNR) Blair Park

Analysis/Recommendation

This area contains a portion of Blair Park Golf Course and it is owned by the City of High Point. The area consists of approximately 2½ acres.

The Land Use Plan map shows the area as Recreation/Open Space and Low Density Residential. The existing land uses surrounding the area are single family residential and industrial. Based on the character of the current use and the zoning that surrounds this area, staff recommends that this area be zoned Parks and Natural Resources (PNR).


ZONING MAP AMENDMENT ZA-18-12
MAP 14
BENCINI PL
E KEARNS AV
RM-16
From: Residential Multifamily-16 (RM-16)
To: Parks and Natural Resources (PNR)
PNR
Blair Park Golf Course
R-5
FRIDDLE DR
VALLEY RIDGE DR
PLAYER DR
WHEELER AV
PARK ST
LI
EAST MARKET CENTER DR
From: Light Industrial (LI)
To: Parks and Natural Resources (PNR)
TATE ST
S UNIVERSITY PW
MS-D
Scale: 1"=200'
G:\Planning\Secure\BAC\ZMA\2018\MXDs\za18-12-Presnt-Map14.mxd

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-12 (ZA-18-12)**, proposed amendments 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 August 15, 2018, for the Planning and Zoning Commission public hearing and on September 12, 2018 and September 19, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina;

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 shown on Map 1 as: **Office Institutional (OI)**. The property is approximately .10 acres. The property is also known as Hickory Grove Methodist Church and Guilford County Tax Parcel 154724.

SECTION 2
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Single Family-3 (R-3) District**. The properties total approximately 17 acres. The properties are also known as The Landing at Waterview Subdivision and Guilford County Tax Parcels 0201433, 0201443, 0201444, 0201445, 0201446, 0201447, 0201448, 0201449, 0201450, 0201451, 0201452, 0201453, 0201454, 0201455, 0201456, 0201457, 0201458, 0201459, 0201460, 0201461, 0201462, 0201463, 0201464, 0201465, 0201466, 0201467, 0201468, 0201469, 0201470, 0201471, 0201472, and 0201473.

SECTION 3
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Parks and Natural Resources (PNR) District**. The properties total approximately 9 acres. The properties are also known as Oak Hollow Campground, Sailboat Point, and Marina and Guilford County Tax Parcels 0200378, 0200380, 0200382, 0200386, 0200387, 0200391, 0200392, 0201154, 0201159, 0201160, 0201161, 0201163, 201164, 0201165, 0201166, 0201167, 0201168, 0201176, and 0201177.

SECTION 4
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 4 as: **Parks and Natural Resources (PNR) District**. The properties total approximately 27 acres. The properties are also known as University Park and Guilford County Tax Parcels 0177196 and 0218584.

SECTION 5
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Parks and Natural Resources (PNR) District**. The properties total approximately 126 acres. The properties are also known as Rich Fork Preserve and YMCA property and Guilford County Tax Parcels 197213 and 197232.

SECTION 6
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 6 as: **Parks and Natural Resources (PNR) District**. The properties total approximately 63 acres. The properties are also known as future City park and Guilford County Tax Parcels 0178984, 0179031, 0179032, 0179033, 0179034, 0179035, 0179036 and 179037.

SECTION 7
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 7 as: **Parks and Natural Resources (PNR) District**. The property is approximately 4 acres. The property is also known as Oak Hollow Lake buffer and Guilford County Tax Parcel 195769.

SECTION 8
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 8 as: **Parks and Natural Resources (PNR) District** and **Residential Single Family-3 (R-3) District**. The PNR properties total approximately 52 acres. The PNR properties are also known as City of High Point regional ponds and Oak Hollow Lake buffer and Guilford County Tax Parcels 0199796, 199797, 0199805, 199812, 0199813 and 0199816. The R-3 properties total approximately 5 acres. The R-3 property is also known as Cornerstone Eye Care and Guilford County Tax Parcel 199799.

SECTION 9
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 9 as: **Residential Single Family-3 (R-3) District**. The properties total approximately .5 acres. The properties are also known as NCDOT and a portion of the Callahan and Guilford County Tax Parcels 0200117 and 200150.

SECTION 10
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 10 as: **Light Industrial (LI) District**. The property is approximately .75 acres. The property is also known as NCDOT right-of-way.

SECTION 11
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 11 as: **Main Street Sub-District C (MS-C)**. The properties total approximately 2 acres. The properties are also known as Piedmont Triad Ambulance and Rescue and JHS Master Capital, LLC and Guilford County Tax Parcels 172132 and 172219.

SECTION 12
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 12 as: **Main Street Sub-District A (MS-A)**. The properties total approximately 1 acre. The properties are also known as City of High Point and Duke Energy substations and Guilford County Tax Parcels 0189077 and 0189078.

SECTION 13
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 13 as: **Residential Single Family-5 (R-5) District**. The property is approximately 4 acres. The property is also known as High Point Christian Academy and Guilford County Tax Parcels 194035.

SECTION 14
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 14 as: **Parks and Natural Resources (PNR) District**. The property is approximately 2.5 acres. The property is also known as Blair Park Golf Course and Guilford County Tax Parcels 175917.

SECTION 15
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 16
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 17
This ordinance shall become effective on adoption.

Adopted by the High Point City Council
this the 17th day of September 2018.

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: **Voluntary Contiguous Annexation**
Annexation Case 18-02 (Briggs Development Trust)

From: Lee Burnette, Planning & Development Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: August 31, 2018

Advertised By: Planning & Development

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

PURPOSE:
A request by Briggs Development Trust to consider a voluntary contiguous annexation of approximately 38 acres lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. The property is also known as Guilford County Tax Parcels 0196595 & 0196580.

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

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends ***approval*** of Annexation Case 18-032.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ANNEXATION 18-02
September 17, 2018

Request	
Applicant: Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee)	**Owners:** Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee)
Proposal: Voluntary contiguous annexation	**Effective Date:** Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 18-09

Site Information	
Location:	Lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive.
Tax Parcel Numbers:	Guilford County Tax Parcels 0196595 & 0196580.
Site Acreage:	Approximately 38 acres
Current Land Use:	Single family dwelling and an undeveloped parcel
Current Fire District:	The site is within the Deep River Fire District. Guilford County has contracted with the City of High Point to provide fire protection services to the unincorporated areas within the fire district.
Proposed Development:	Mixed residential development consisting of multifamily (apartments) and townhome structures.
Proposed Unit Type, Number and Average Value:	The applicant is proposing to develop a mixed residential development consisting of approximately 297 multifamily units and approximately 159 townhome units.
Proposed Build-out Schedule:	No information has been provided by the applicant.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The site is heavily wooded with a moderately sloping terrain. A perennial stream runs in an east-west direction through the middle of the site.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Penny Road. Furthermore, an 8-inch City water line and an 8-inch City sewer line are located to the northwest within Woodpark Drive.
General Drainage and Watershed:	The site drains in a general westerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CU RM-16	Conditional Use Residential Multifamily-16 District	Single family attached dwellings
South:	R-3 CU-AGR	Residential Single Family–3 District Conditional Use Agricultural District	Single family dwelling, wireless telecommunication tower, greenhouses, and transmission line
East:	R-5 RS-40	Residential Single Family–5 District Residential Single Family–40 District	Florence Elementary School and single family dwellings
West:	PDR CU RM-16 R-3	Planned Development Residential Conditional Use Residential Multifamily–16 District Residential Single Family–3 District	Single family dwellings, wireless telecommunication tower, and single family attached dwellings

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Penny Road	Major Thoroughfare	1,167 ft.
Vehicular Access:	Public street and private driveway access from Penny Road. Public Street access from Hickswood Forest Drive.		

City Department Comment Summary

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

Details of Proposal

The applicant is requesting to annex two parcels, with an overall area of approximately 38 acres, to facilitate the development of a 456-unit mixed residential development consisting of multifamily and townhome dwellings. This annexation petition represents a logical progression of the City's annexation policy for this area. The proposed annexation site is surrounded by the City's corporate limits and City services are already present in this area. The annexation of this parcel will not negatively impact the City's ability to provide services in this area.

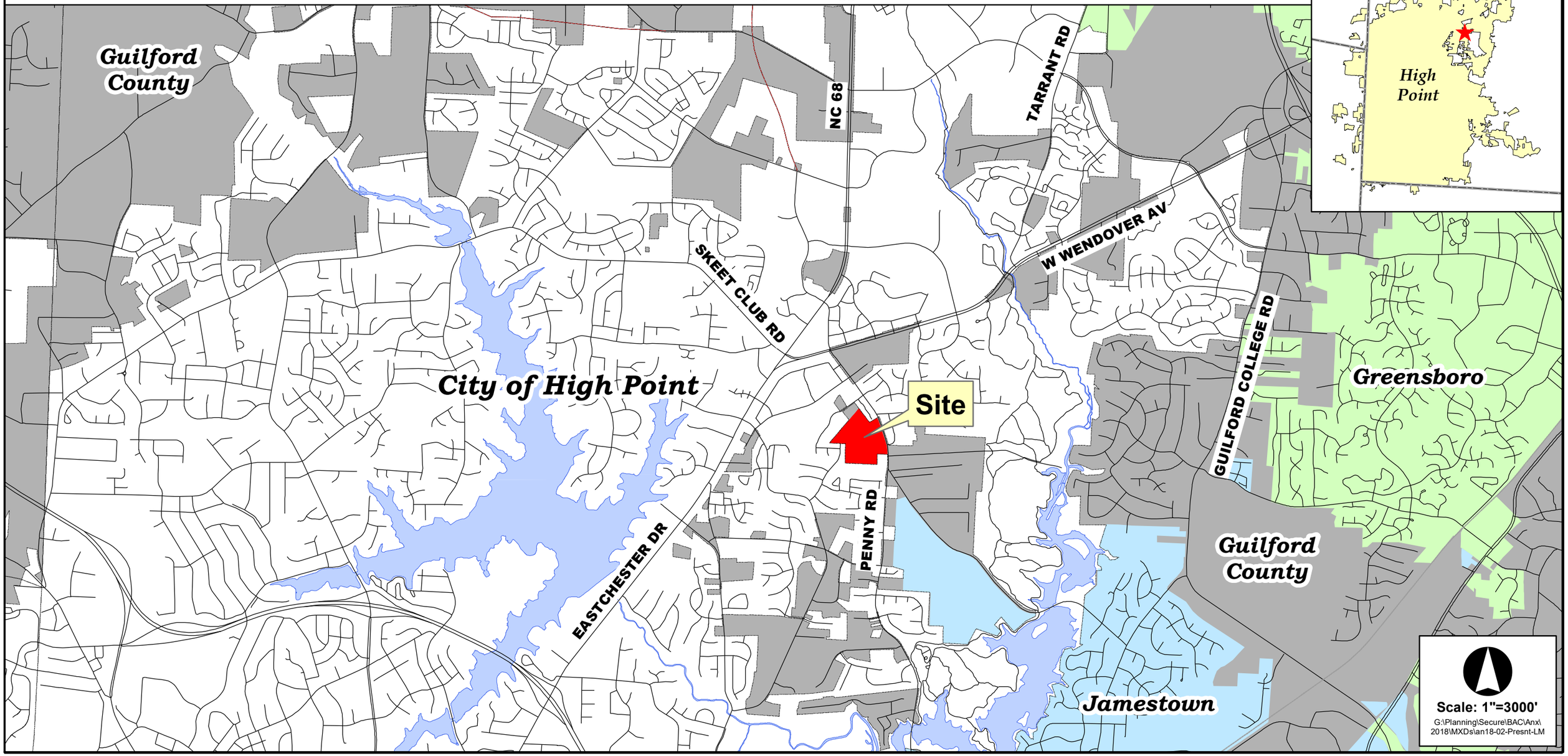
Report Preparation

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

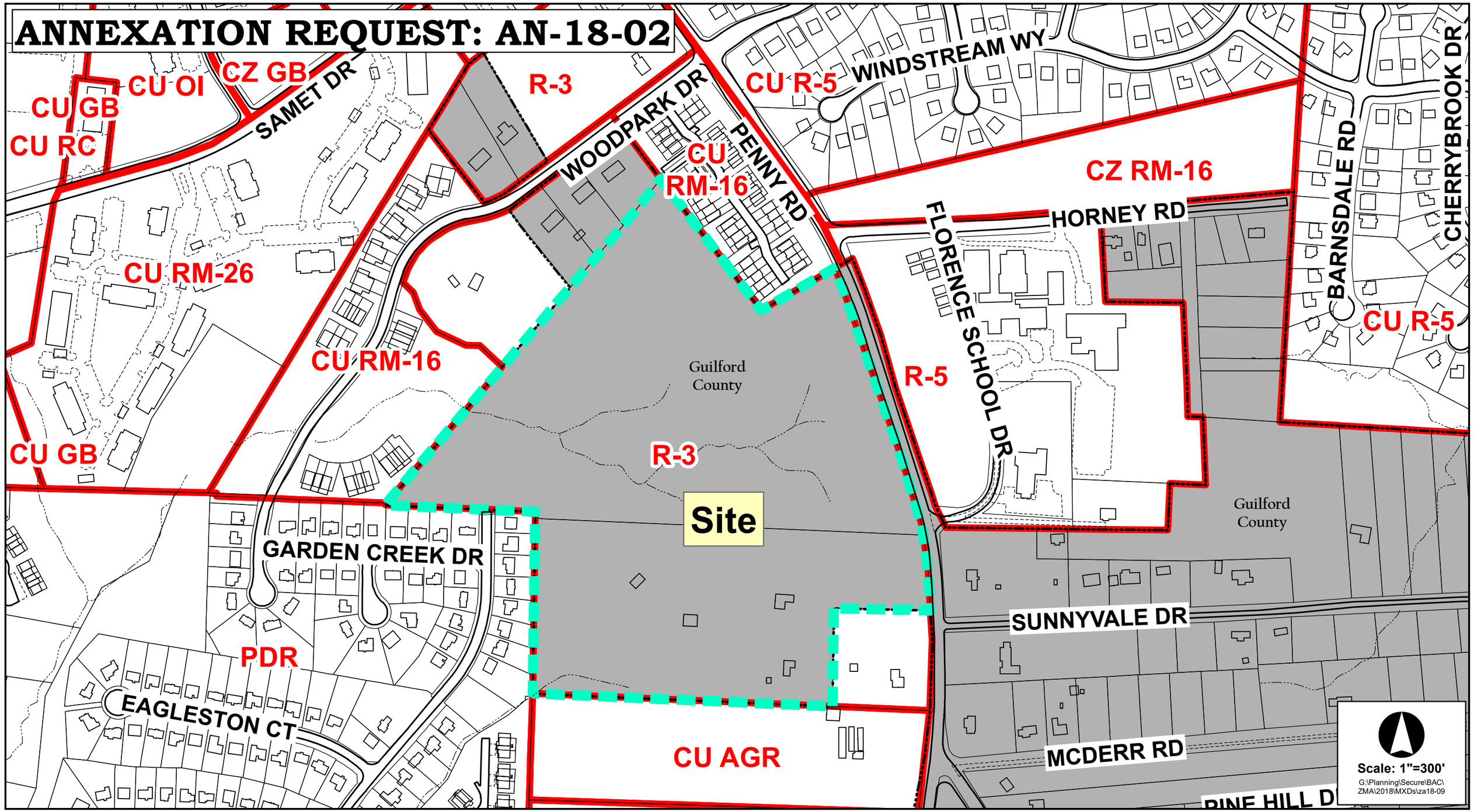
LOCATION MAP

ANNEXATION REQUEST: AN-18-02

Applicant: Briggs Development Trust, E Leroy Briggs & Benjamin Briggs II Trustees



ANNEXATION REQUEST: AN-18-02



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / 18-xx

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

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 17th day of September, 2018; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **September 17, 2018**.

ANNEXATION DESCRIPTION
Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee)
Annexation Case 18-02 (AN-18-02) - Guilford County Tax Parcels 0196595 & 0196580.

BEGINNING at a point on the western right of way line of Penny Road, the southeast corner of Parkhill Townhomes, Phase 4 as shown on Plat Book 162 Page 20, said point lying on the current High Point City Limit line; THENCE, with the City Limit Line N52°52'19"E, 14.94 feet to a point; THENCE, a line along the current western right of way of Penny Road, the following four (4)

calls: 1) S22°00'41"E, 199.95 feet to a point; 2) S17°31'41"E, 620.99 feet to a point; 3) S09°28'59"E, 287.76 feet to a point and S01°27'43"E, 58.30 feet to a point, the northeast corner of Benjamin Briggs, Plat Book 119, Page 125, a corner of the current High Point City Limit line; THENCE, with Briggs and the current City Limit Line, the following two (2) calls: 1) N86°45'51"W, 308.95 feet to a point and 2) S02°21'10"W, 311.24 feet to a point, a corner in the northern line of Haren Raley & Susan Holmes, Plat Book 115, Page 49; THENCE, with Raley & Holmes, and the City Limit line, N87°40'05"W, 946.97 feet to a point, a corner in the eastern line of the Hickswood Forest Subdivision (Phase IV), Plat Book 143, Page 142; THENCE, with the Hickswood Forest Subdivision, and the City Limit line, the following two (2) calls: 1) N01°34'50"E, 579.08 feet to a point and 2) N87°38'46"W, 478.71 feet to a point, a corner with Castle Pines at Hickwood Forest, Plat Book 155, Page 104, in the northern line of Hickwoods Forest; THENCE, with Castle Pines and the City Limit line, N40°25'29"E, 568.89 feet to a point, a corner of Castle Pines and Edward H. Jordan, Deed Book 2398, Page 617; THENCE, with Jordan, N40°35'38"E, 355.69 feet to a point, a corner of the current High Point City Limit line; THENCE, the following three (3) calls: 1) N40°35'38"E, 137.15 feet, 2) N40°35'38"E, 137.15 feet and 3) N40°35'38"E, 154.68 feet to a point in the western line of Parkhill Townhomes, said point on the current High Point City Limit line; THENCE, with the Parkhill Townhomes and the City Limit Line, the following two (2) calls: 1) S37°07'05"E, 527.13 feet to a point and N52°52'19"E, 262.64 feet to the Point of Beginning; having a total area of 38.099 acres, more or less.

SECTION 2. Upon and after **September 17, 2018** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted by City Council,
this the **17th** day of **September, 2018**.
Lisa B. Vierling, City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: Resolution for Lease of 3810 Kivett Drive

From: JoAnne Carlyle

Public Hearing: No

Attachments: Resolution

Meeting Date: Monday, September 17, 2018

Advertising Date:
Advertised By:

Background/Purpose:
City Council is requested to adopt a Resolution for the lease of City owned property located at 3810 Kivett Drive, Jamestown, North Carolina. The term of the lease agreement will be for a period less than one year for a monthly rental of $300.00 per month.

Budget Impact
$300 per month up to twelve months

Recommendation:
Council adopt a resolution approving a Lease Agreement of 3810 Kivett Drive, Jamestown, North Carolina at a rate of $300 per month.

RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING THE LEASE OF PROPERTY

WHEREAS, North Carolina General Statute § 160A-272 authorizes the City to enter into lease agreements of one year or less without public notice, pursuant to a resolution of City Council authorizing the execution of the lease, adopted at a regular meeting; and

WHEREAS, the City Council is convened in regular meeting on the date so noted below; and

WHEREAS, the City of High Point ("City") owns property located at 3810 Kivett Drive, Jamestown, North Carolina; and

WHEREAS, the City finds that the property will not be needed by the City for the term of the lease and will generate revenue of $300.00 per month.

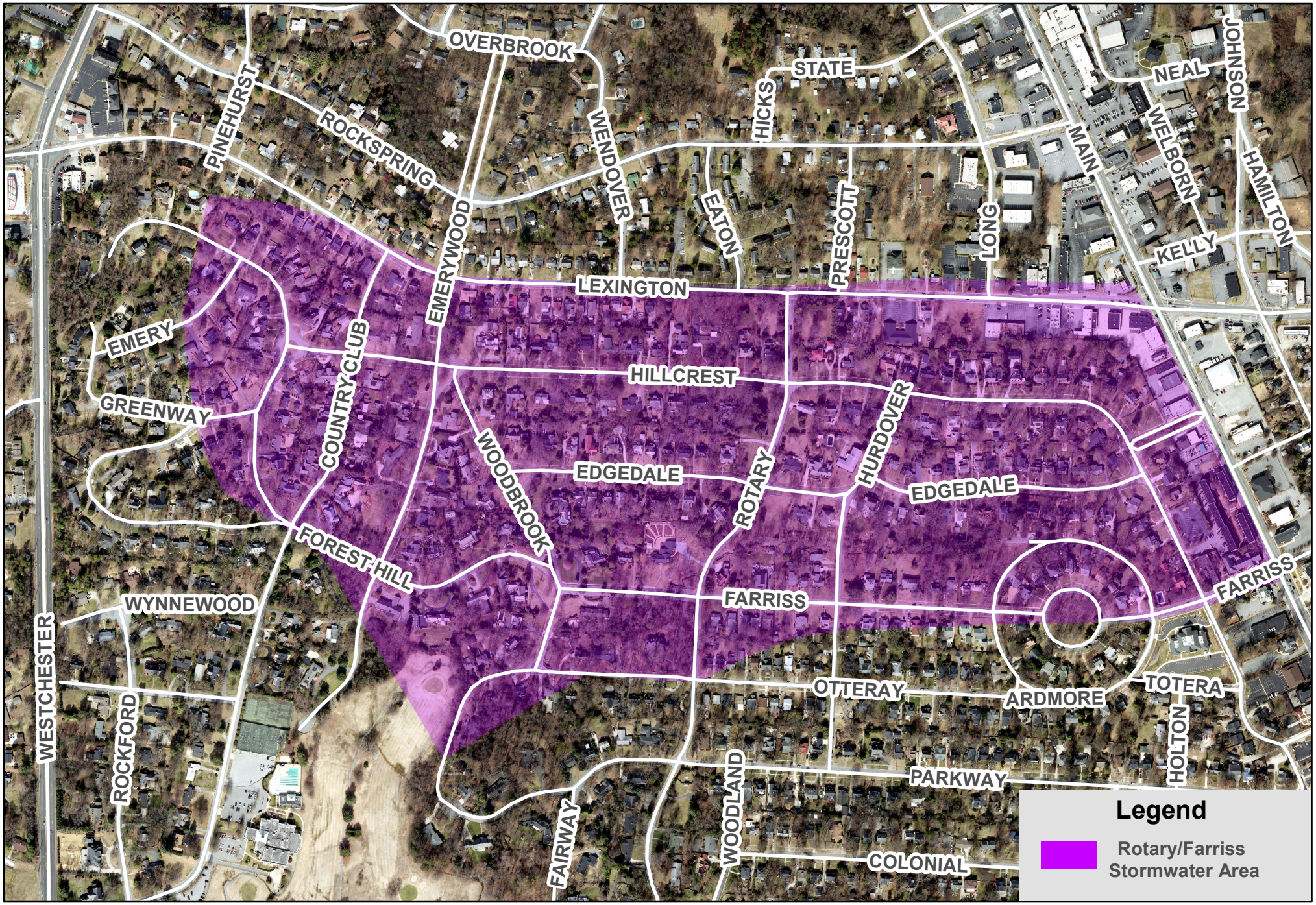
NOW THEREFORE BE IT RESOLVED that the City Council hereby approves the Lease Agreement for the Property located at 3810 Kivett Drive, Jamestown, North Carolina for a period not to exceed one year, for rental payment of $300.00 per month, and hereby authorizes the City Manager to execute any instruments as necessary.

Adopted, this the 17th day of September, 2018.

_____
Mayor Jay W. Wagner

_____
Lisa B. Vierling
High Point City Clerk

Rotary/Farriss Stormwater Area



Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

WHEREAS, National Recovery Month has been celebrated every September since 1989 and is sponsored by the Substance Abuse and Mental Health Services Administration; and

WHEREAS, National Recovery Month raises awareness and increased understanding of substance abuse and mental illness issues. National Recovery Month spreads the positive message that behavioral health is essential to overall health and that people can recover; and

WHEREAS, National Recovery Month advocates for treatment for substance use disorders and mental health disorders by increasing awareness about the plights of addiction and the effectiveness of proper treatment; and

WHEREAS, National Recovery Month is a platform to celebrate people in all forms of recovery and those who serve them, inspiring hundreds of events each year; and

WHEREAS, National Recovery Month is highlighting the importance of speaking out about recovery with this year's theme, ***"Join the Voices for Recovery: Invest in Health, Home, Purpose, and Community"***; and

WHEREAS, behavioral health is an essential part of health and one's overall wellness and prevention of mental and/or substance use disorders works, treatment is effective, and people recover in our area and around the nation; and

WHEREAS, we must encourage relatives and friends of people with mental and/or substance use disorders to implement preventive measures, recognize the signs of a problem, and guide those in need to appropriate treatment and recovery support services; and

WHEREAS, to help more people achieve and sustain long-term recovery, the U.S. Department of Health and Human Services (HHS), the Substance Abuse and Mental Health Services Administration (SAMHSA), the White House Office of National Drug Control Policy (ONDCP), and Caring Services, Inc. of High Point invite all residents of Guilford County to participate in National Recovery Month; and

NOW, THEREFORE, BE IT RESOLVED that I, Jay W. Wagner, Mayor of the City of High Point, do hereby proclaim the month of September 2018 as

NATIONAL RECOVERY MONTH

In High Point and call upon the people of High Point to observe this month with appropriate programs, activities, and ceremonies to support this year's Recovery Month theme: ***"Join the Voices for Recovery: Invest in Health, Home, Purpose, and Community."***

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 1st day of September 2018.

Jay W. Wagner, Mayor

CITY OF HIGH POINT
AGENDA ITEM

Title: **Request to Initiate Zoning Map Amendment Application**

From: G. Lee Burnette, AICP,
Planning & Development Director

Meeting Date: September 17, 2018

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: Zoning Map

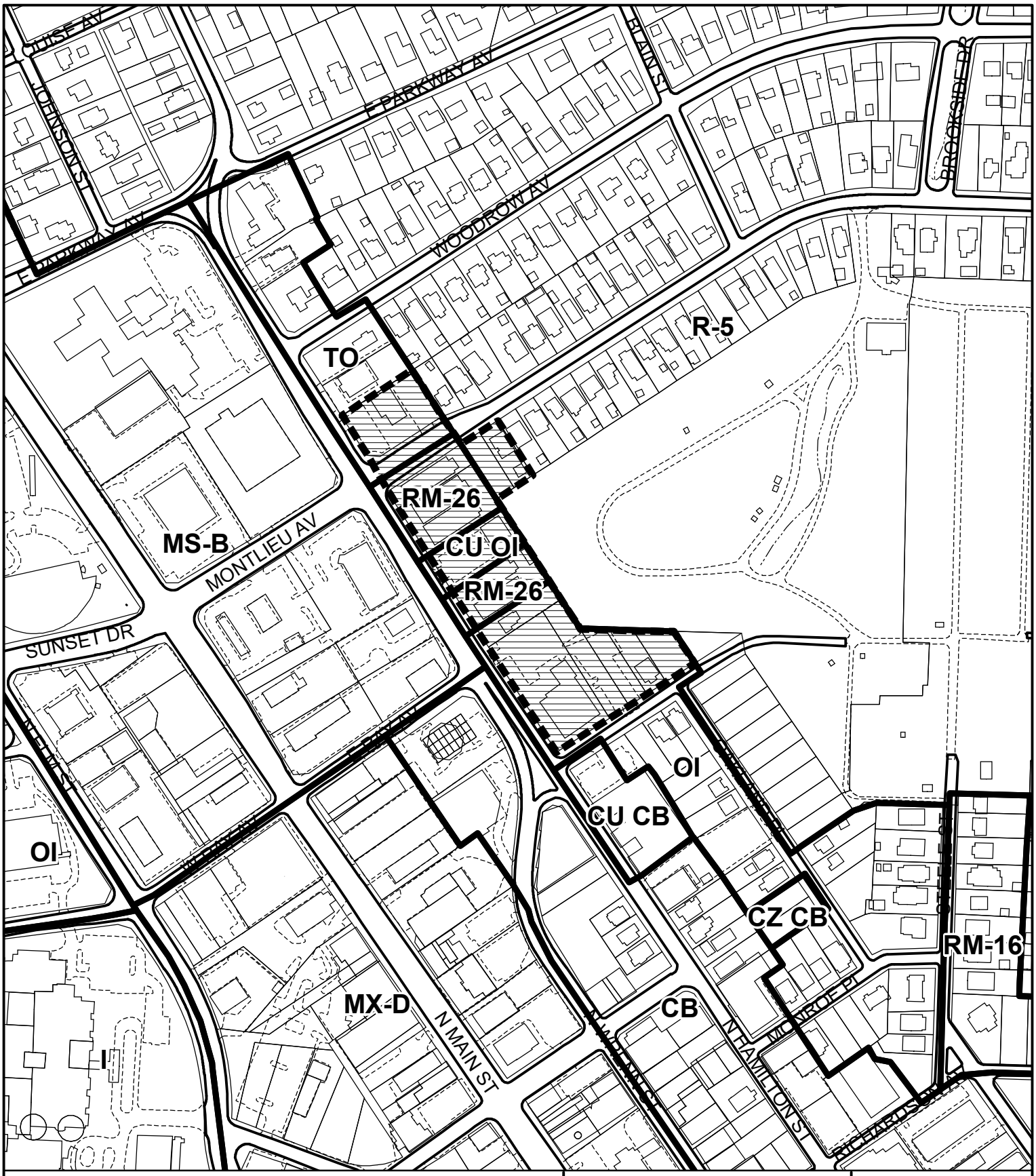
PURPOSE:
To initiate a zoning map amendment for approximate 5.16 acres lying along the east side of N. Hamilton Street, between E. Ray Avenue and Montlieu Avenue, including the corner parcel on the north side of Montlieu Avenue. The request would initiate the process to rezone this area from Transitional Office (TO), Residential Multifamily-26 (RM-26), Office Institutional (OI), and Conditional Use Office Institutional (CU-OI) Districts to Main Street (MS) Sub-District B.

BACKGROUND:
A children's museum is proposed at the northern portion of the site. The southern portion of the site currently contains the High Point Senior Center, where a new or improved facilty is a future capital improvment project. To facilitate the redevelopment of these properties for these projects, expansion of the Main Street Sub-District B zoning district is warranted to promote an appropriate urban design in the Core City. The current zoning districts applied to these properties do not allow or fully accommodate these projects or the desired site designs.

The Main Street District is a special zoning district in the Development Ordinance that can be initated only by the City Council. All of the affected properties are owned by three entities: City of High Point, Longleaf Pine Realty, LLC and Guilford County. If this request is initiated by the City Council, a citizen's information meeting will be held prior to the request being heard by the Planning & Zoning Commission.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
Staff requests that City Council initiate this zoning map amendment.



PROPOSED ZONING MAP AMENDMENT

From: OI, CU OI, RM-26, R-5, and TO
To: MS-B and R-5

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

N

Scale: 1"=300'

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BK: R 8087
PG: 2439-2442
RECORDED:
09-19-2018
03:34:10 PM
BY: SHERRY W FARMER
DEPUTY-HP

2018049555
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $26.00

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7445 / 18-74

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

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 17th day of September, 2018; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **September 17, 2018**.

ANNEXATION DESCRIPTION
(Elfrida Mensah and Natasha Kay Kroma)
Annexation Case 18-03 (AN-18-03)

Being a parcel of land on the east side of Penny Road located in High Point Township and Jamestown Township, Guilford County, North Carolina and being all of Lot 1 as shown on a plat

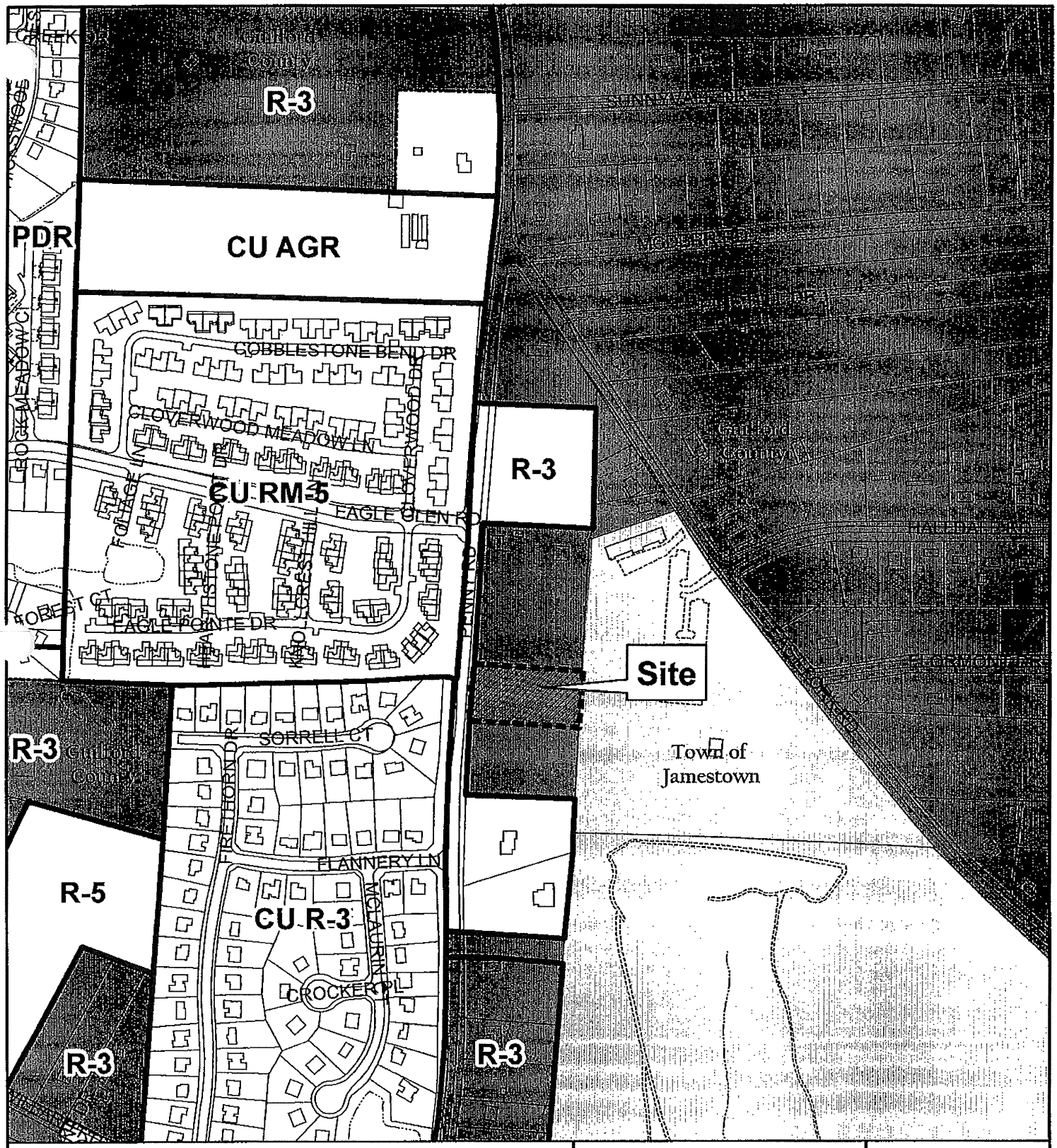
for Mary Ann Cherry and Robert E. Cherry as recorded in Plat Book 197 page 17 in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the eastern right of way of Penny Road, said point being the southwestern corner of property owned by Mary Ann Cherry and Robert E. Cherry (Deed Book 7781 Page 836), thence with the Cherry's southern line S. 86-40-43 E. 329.90 feet to a bent existing iron pipe in the line of property owned by the Town of Jamestown (Deed Book 4684 Page 398; thence with the line of the Town of Jamestown property S. 04-36-26 W. 175.66 feet to an existing iron pipe, the northeastern corner of Lot 2, of the Mary Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 page 17 in the Guilford County Registry; Thence with the northern line of Lot 2, N. 86-40-43 W. 329.93 feet to an existing iron pipe on the eastern right of way of Penny Road; thence with the eastern right of way of Penny Road N. 04-36-58 E. 175.66 feet to the point and place of beginning and containing 1.330 acres more or less.

SECTION 2. Upon and after **September 17, 2018** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted by City Council,
this the **17th** day of **September, 2018**.
Lisa B. Vierling, City Clerk



ANNEXATION REQUEST AN-18-03

Applicant: Elfrida Mensah and Natasha Kay Kroma
Area: 1.3 acres (approximate)

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

N

Scale: 1'= 400'

G:\Planning\Secure\BAC\Ann\2018\MXDs\an18-03

PICK UP: CITY OF HIGH POINT

BOOK 198 PAGE 51

SURVEYOR'S CERTIFICATE

I, R. ALAN WILSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8063, PAGE 2934, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS, PAGE SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF JULY, A.D., 2018.

SEAL OR STAMP

PROFESSIONAL LAND SURVEYOR

L-3987
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3987 LAND SURVEYOR R. ALAN WILSON

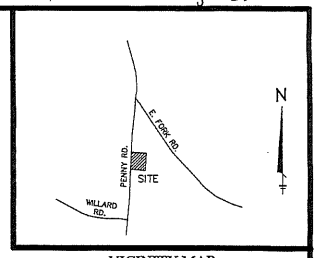
APPROVAL FOR RECORDATION

APPROVED FOR RECORDATION BY THE CITY OF HIGH POINT, NORTH CAROLINA ON THE 19th DAY OF Sept, 2018, PURSUANT TO THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.

Robert L Robbins
DIRECTOR OF PLANNING & DEVELOPMENT

NO APPROVAL IS REQUIRED BY NCDOT DIVISION OF HIGHWAYS

THIS PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE N.C. DIVISION OF HIGHWAYS AS PROVIDED IN G.S.136-102.6, SUBSECTION (G).

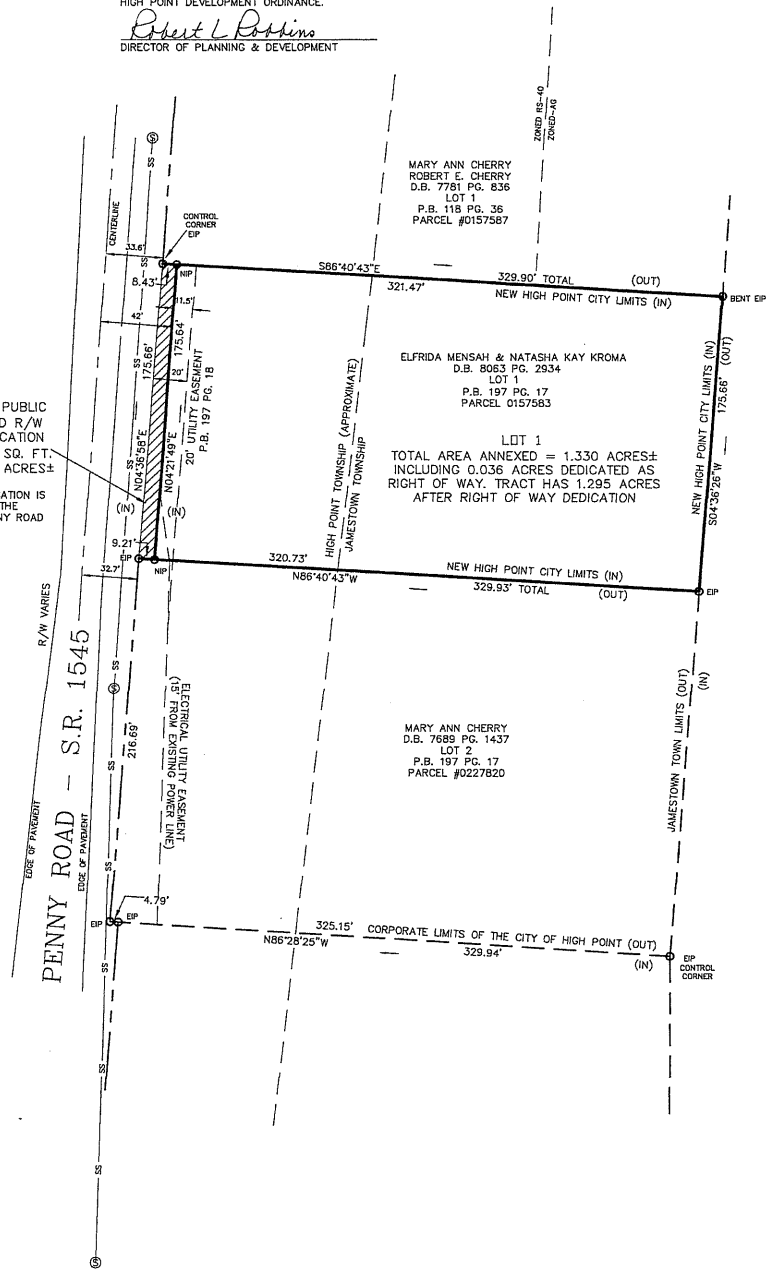


VICINITY MAP
1" = 2000'

ANNEXATION AND CITY LIMITS ALONG WEST SIDE OF PENNY ROAD IS RECORDED IN P.B. 120 PG. 130 IN THE GUILFORD COUNTY REGISTER OF DEEDS

NEW PUBLIC ROAD R/W DEDICATION 1549 SQ. FT. 0.036 ACRES±

RIGHT OF WAY DEDICATION IS 42 FEET FROM THE CENTERLINE OF PENNY ROAD



OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGES OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPTS THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DEDICATES TO PUBLIC USE STREETS, PLAYGROUNDS, PARKS, DRAINAGEWAY AND OPEN SPACE, AND EASEMENTS FOREVER ON ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AUTORIZES THE CITY OF HIGH POINT TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C.

SIGNED Elfrida Mensah

ATTEST Ramona J. Pettit

SIGNED

ATTEST Ramona J. Pettit

CITY COUNCIL ANNEXATION APPROVAL

THE ANNEXATION ORDINANCE FOR THIS PROPERTY WAS APPROVED BY HIGH POINT CITY COUNCIL ON SEPT. 17, 2018 WITH THE EFFECTIVE DATE OF ANNEXATION BEING SEPT. 17, 2018 AND THE FOLLOWING ORDINANCE NUMBER 7445/18-74

SIGNED
MAYOR

STATEMENT OF ACCEPTANCE AND DEDICATION

THROUGH THE APPROVAL AND RECORDATION OF THIS PLAT, THE CITY OF HIGH POINT HEREBY ACCEPTS THE DEDICATION TO THE PUBLIC OF THE PUBLIC RIGHT-OF-WAY FOR ALL PUBLIC STREETS, ALLEYS, AND SIDEWALKS, UTILITY EASEMENTS, AND PARKS OR OTHER SITES SHOWN AND DEDICATED TO THE PUBLIC ON THIS PLAT, BUT ASSUMES NO RESPONSIBILITY TO OPEN, OPERATE, REPAIR OR MAINTAIN ANY LAND OR FACILITY UNTIL IN THE OPINION OF THE CITY IT IS IN THE PUBLIC INTEREST TO DO SO.

NOTES:

PARCEL ID #0157583

DEED REFERENCE: D.B. 8063 PG. 2934

PLAT BOOK REFERENCE: LOT 1
P.B. 197 PG. 18

ADDRESS: 1630 PENNY ROAD
HIGH POINT, N.C. 27265

RATIO OF PRECISION: 1:10,000

NO NCGS MONUMENTS WITHIN 2000 FEET.

NO FLOOD STUDY DONE.

NUMBER OF LOTS = 1

TOTAL AREA = 1.330 ACRES±

PROPOSED USE - RESIDENTIAL

THIS PROPERTY IS SUBJECT TO ANY FACTS (PRIOR AGREEMENTS, CONVEYANCES, OR EASEMENTS OF RECORD) THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

HIGH POINT WS-4 WATERSHED CRITICAL 4, 12% MAXIMUM BUA.

LEGEND:

EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
CM	CONCRETE MONUMENT
MH	MANHOLE
MBL	MINIMUM BUILDING LINE
R/W	RIGHT-OF-WAY
CH	CHORD
C/L	CENTERLINE
	POWER POLE
UE	UTILITY EASEMENT
MBL	MINIMUM BUILDNG LINE
—— SS ——	SANITARY SEWER LIINE

BK: P 198
PG: 51-51
RECORDED:
09-19-2018
03:34:09 PM
BY: SHERRY W FARMER
DEPUTY-HP

2018049554
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $21.00

ANNEXATION MAP FOR 1630 PENNY ROAD

HIGH POINT TOWNSHIP
JAMESTOWN TOWNSHIP

GUILFORD COUNTY
NORTH CAROLINA

OWNER
ELFRIDA MENSAH & NATASHA KAY KROMA
5625 D HORNADAY RD.
GREENSBORO, N.C. 27409

WILSON SURVEYING, INC.
R. ALAN WILSON - PROFESSIONAL LAND SURVEYOR, NO. L3987
402 BLANDWOOD AVENUE, GREENSBORO, N.C. 27401
TELEPHONE: (336) 275-8696 * FAX: (336) 272-1617

DATE: JULY 26, 2018

SCALE: 1" = 50'

50 0 25 50 100 200

DRAWN BY: RTP
PROJ. NO. 62604

DRAWING FILE: 62604-ANNEXATION-LOT1

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City of High Point

NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on September 17, 2018 and upon approval by City Council will be recorded in Book 93 of the Official Minute Books and Ordinance Book XX 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 18th day of September 18, 2018.

City of High Point North Carolina

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 18th day of September 2018.

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC

Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2020

AN ORDINANCE AMENDING TITLE 6 – PUBLIC SERVICES, SECTION 6-1-8 ENCROACHING ON STREETS AND SIDEWALKS OF THE CITY OF HIGH POINT CODE OF ORDINANCES

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of High Point that Title 6 – Public Services, Section 6-1-8 Encroaching on Streets and Sidewalks is amended as follows:

Sec. 6-1-8. - Encroaching on streets and sidewalks.

(a) No person shall encroach upon the public right-of-way, street, or sidewalk of the city by erecting any window, stoop, fence, chimney, portable or permanent basketball goals and other sports equipment, portion of a building, any downspout, steam pipe, air conditioning unit, wall, mailbox, or any other obstruction over the sidewalks of the street lower than nine (9) feet above the sidewalk, except that this section shall not apply to awnings as provided for under section 6-1-5 and mailboxes as listed below. Failure by the property owner to remove such obstructions within 14 days' notice by the city may result in a penalty of $50.00 per day and/or removal by the city at the property owner's expense.

(b) Mailboxes with non-rigid supports, such as a single four (4) inch by four (4) inch wooden post or small diameter metal post with a strength no greater than a two-inch diameter standard strength steel pipe and embedded no more than 24 inches into the ground, are permitted in the right-of-way. Other types of mailboxes, such as those using brick, block, stone or any other type of rigid material are installed and exist at the risk of the owner. The city or any other person authorized to work in the right-of-way may remove any such mailbox without notice or compensation to the owner. In addition, the director of transportation is authorized to require the removal of any mailbox, upon 14 days notice to the owner, if the director of transportation determines that the mailbox creates a hazard to pedestrian or vehicular traffic. Failure to remove a mailbox after being so notified shall subject the owner to a civil penalty of $50.00 for each day thereafter until the mailbox is removed.

(c) During the dates of the semi-annual High Point Market, as established by the High Point Market Authority, and for three (3) days prior to and three (3) days following, no furniture, accessories, merchandise, or samples shall be displayed or exposed for sale in or upon any sidewalk or public right-of-way. Items of décor, including without limitation, planters, potted plants, outdoor seating, decorative lighting, flowers, greenery, ("Decorative Items") may be allowed on the sidewalk and public right-of -way in front of buildings used as market showrooms subject to the following conditions:

(1) A minimum of ten (10) feet of sidewalk or public right-of-way shall be open and clear at all times from the back of curb to provide unobstructed pedestrian access.

(2) In cases where the sidewalk is ten (10) feet or less, from the back of curb to the building, no items may be placed on the sidewalk, as it would obstruct pedestrian access.

(3) Attention shall to be given to safety issues related to the placement of Décorative Items to ensure that said items do not impede pedestrian traffic, create trip or fall hazards, or impede or obstruct the flow of vehicular traffic.

(4) The Decorative Items shall not impede ingress and egress of any building, fire exit, driveway, or loading dock. Decorative Items shall not, at any time or for any purpose, be placed in any portion of a public street, parking space, or loading zone.

(5) Violations of subsection (c) or failure of a property owner to immediately remove Decorative Items upon notice from the City may result in the City removing said items. Any and all costs associated with removal by the City shall be borne by the property owner. The City accepts no responsibility for items the City removes and shall not guarantee the return or the care and condition of any Decorative Items removed.

Adopted this the 17th day of September, 2018.

Mayor Jay W. Wagner

ATTEST:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: Electric Digger Derrick Truck

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Formal Bid Recommendation

Meeting Date: September 17, 2018

Advertising Date /
Advertised By: N/A

PURPOSE:
The Electric Department has a 2006 Sterling truck with a Terex digger derrick body in need of replacement due to hours and condition. Using the Sourcewell (former NJPA) Contract 012418-TER a Freightliner truck with Terex 5048 Digger Derrick body is being recommended for council approval.

BACKGROUND:
The Electric Department is currently using a 2006 Sterling truck with a Terex digger derrick that is twelve years old and in need of replacement. The new Freightliner truck with a Terex Commander 5048 digger derrick body is similar to the ones they are currently using and will meet their needs. The price of $296,473 is for the truck, training, and delivery. The estimated delivery is 240-330 days.

BUDGET IMPACT:
Funds are available in 2018-19 budget.

RECOMMENDATION / ACTION REQUESTED:
The Fleet Services Department recommends purchasing the new Freightliner truck with a Terex Commander 5048 digger derrick body from Terex Utilities Inc. and declare the old truck as surplus and disposing through the online auction process.

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Fleet Services

COUNCIL AGENDA DATE: September 17, 2018

BID NO.: Sourcewell (NJPA) CONTRACT NO.: 032515-JDC DATE OPENED:

DESCRIPTION:

Freightliner truck with Terex 5048 Digger Derrick body

PURPOSE:

The Electric Department is currently using a 2006 Sterling truck with a Terex digger derrick that is twelve years old and in need of replacement.

COMMENTS:

The new Freightliner truck with a Terex Commander 5048 digger derrick body is similar to the ones they are currently using and will meet their needs. The price of $296,473 is for the truck, training, and delivery. The estimated delivery is 240-330 days.

RECOMMEND AWARD TO: Terex AMOUNT: $ 296,473

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the Sourcewell (NJPA) contract

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			$ 296,473
TOTAL BUDGETED AMOUNT				$ 296,473

DEPARTMENT HEAD: Gary L. Smith Digitally signed by Gary L. Smith DN: cn=Gary L. Smith, o=City of High Point, ou=Fleet Services, email=gary.smith@highpointnc.gov, c=US Date: 2018.08.23 14:41:43 -04'00' DATE: Aug 23, 2018

The Purchasing Division concurs with recommendation submitted by the Fleet Services and recommends award to the lowest responsible, responsive bidder Terex in the amount of $ 296,473.00.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.08.23 16:49:14 -04'00' DATE: Aug 23, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeffrey.moore@highpointnc.gov, c=US Date: 2018.08.27 11:56:57 -04'00' DATE: Aug 27, 2018

CITY MANAGER: Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2018.08.27 13:32:26 -04'00' DATE: Aug 27, 2018

CITY OF HIGH POINT
AGENDA ITEM

Title: Subordination Agreement – 203 N. Hoskins Ave.

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, September 17, 2018

Public Hearing: Not Required

Advertising Date:

Advertised By:

Attachments: Subordination Agreement

Purpose/Background:
On June 20, 2016, Council authorized the conveyance of 203 N. Hoskins Avenue ("Property") to Habitat for Humanity of High Point, Archdale & Trinity, Inc. ("Habitat"). On September 2, 2016 the City deeded the Property by Quit Claim Deed that contained the usual language including reversionary clause requiring property to be used for public purpose of low to moderate owner-occupied housing. Habitat sold the Property to a qualified buyer on July 12, 2018. The Title company has requested a subordination clause relating to the reversionary language. This subordination would preserve the title company's interests while still providing protection of the public purpose reversionary interest.

Budget Impact:
There is no budget impact.

Recommendation:
Council approve the execution of the Subordination Agreement.

PREPARED BY: Elizabeth M. Koonce, Attorney-at-Law
MAIL TO: Roberson, Haworth & Reese, P.O. Box 1550, High Point, NC 27261

NORTH CAROLINA

SUBORDINATION AGREEMENT

GUILFORD COUNTY

THIS SUBORDINATION AGREEMENT, entered into this the _____ day of August, 2018, by and between CITY OF HIGH POINT, of Guilford County, North Carolina, party of the First Part; and STATE EMPLOYEES CREDIT UNION FOUNDATION, a North Carolina banking association, of North Carolina, Party of the Second Part.

W I T N E S S E T H:

THAT WHEREAS, Party of the First Part reserved unto itself a Restrictive Covenant/Reversionary Clause (hereinafter referred to as "Reversionary Interest") in the property herein described, in that Quitclaim Deed recorded in Book 7851, Page 2341.

WHEREAS, the property herein described was conveyed by General Warranty Deed to CHARLOTTE FURAHA by Deed recorded in Book 8066, Page 2417, Guilford County Registry.

WHEREAS, CHARLOTTE FURAHA. has heretofore executed a Promissory Note in the principal amount of $75,000.00, secured by a Deed of Trust to ELIZABETH KOONCE, as Trustee for HABITAT FOR HUMANITY OF HIGH POINT, ARCHDALE AND TRINITY, INC., a North Carolina non-profit corporation, which deed of trust is recorded in Book 8066, Page 2423, in the Office of the Register of Deeds of Guilford County, North Carolina, and covers that certain tract or parcel of land lying and being in Guilford County, North Carolina, more particularly described as follows:

BEING ALL OF LOT 2 as shown on the map entitled: Exception Map: Property of Diversified Service, Inc., et al., which Exception Map is recorded in Plat Book 39 Page 73, in the Office of the Register of Deeds of Guilford County, North Carolina. Said Lot 2 is also known as 203 North Hoskins Street, High Point, North Carolina, and designated as Tax Parcel #0190976.

The above described Lot 2 contains all of Lots 105 and 106 of Washington Terrace, Plat Book 6, Page 181, Guilford County Registry, and a part of Hoskins Street closed by the City of High Point on April 21, 1966. See Resolution recorded in Book 2283, Page 73.

Property Address: 203 N. Hoskins Street, High Point, North Carolina 27260

WHEREAS, the aforesaid Deed of Trust in favor of HABITIAT FOR HUMANITY OF HIGHT POINT, ARCHDALE AND TRINITY, INC., has been assigned by Assignment of Note and Deed of Trust without Recourse (hereinafter referred to as "Assignment") from Habitat of Humanity of High Point, Archdale and Trinity, Inc. to Party of the Second Part; said Assignment is recorded in Book 8066, Page 2527, Guilford County Registry.

WHEREAS, the Party of the Second Part has requested and the Party of the First Part has agreed to subordinate the Reversionary Interest contained in Book 7851, Page 2341, Guilford County Registry, in favor of Party of the First Part, to the Deed of Trust recorded in Book 8066, Page 2423, Guilford County Registry, in favor of Habitat for Humanity of High Point, Archdale and Trinity, Inc. and Assigned to Party of the Second Party by Assignment recorded in Book 8066, Page 2527, Guilford County Registry.

NOW, THEREFORE, the Party of the First Part, in consideration of the sum of ONE DOLLAR ($1.00) to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, does hereby contract and agree with the Party of the First Part that the Deed of Trust upon the above described property in favor of Habitat for Humanity of High Point, Archdale and Trinity, Inc. which is recorded in Book 8066, at Page 2423, Guilford County Registry, and assigned to Party of the Second Party by Assignment recorded in Book 8066, Page 2527, Guilford County Registry, shall be a first lien upon said lands, superior to the Reversionary Interest now held by the Party of the First Part which is recorded in Book 7851, Page 2341, Guilford County Registry. To carry out said purpose, the Party of the First Part does hereby release, remise and forever quitclaim unto the Party of the Second Part, its title to and lien upon said lands to the extent, but only to the extent, that the Reversionary Interest held by it shall be subordinate to the deed of trust in favor of Habitat for Humanity of High Point, Archdale and Trinity, Inc., which is recorded in Book 8066, at Page 2423, and assigned to Party of the Second Party by Assignment recorded in Book 8066, at Page 2527, Guilford County Registry.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that except for such subordination, the Reversionary Interest now held by the Party of the First Part, and all and singular the terms and conditions thereof, shall be and remain in full force and effect.

IN WITNESS WHEREOF, the Party of the First Part has executed this agreement, as of the day and year first above written.

CITY OF HIGH POINT

BY:_____

State of North Carolina – County of _____

I, _____, a Notary Public of the County and State aforesaid, certify that the following person who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he is _____ of City of High Point, and that by authority duly given as Director of the Department, he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated:

_____, City of High Point
Name and title

Date:_____

_____
_____, Notary Public
Notary's Printed or Typed Name

(Official/Notarial Seal)

My commission expires:_____

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)
1700 Edmondson Pl.	Che Lawrence Reynolds Jr. 2718 Azalea Dr. Greensboro, NC 27407

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 High Point City Council,
This the 7th day of January 2019

Lisa B. Vierling, City Clerk

Jay W. Wagner, Mayor

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on January 7, 2019 and upon approval by City Council will be recorded in Book 93 of the Official Minute Books and Ordinance Book XX 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 7th day of January 2019.

City of High Point North Carolina

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 7th day of January 2019.

AMY HANNAH MYERS
NOTARY PUBLIC
RANDOLPH COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES 4/30/2020

Amy Hannah Myers, Notary Public

Commission Expires: 4/30/2020

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-10 (ZA-18-10)** 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 August 19, 2018, for the Planning and Zoning Commission public hearing and on September 5, 2018 and September 12, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **September 17, 2018**.

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 1.8 acres lying at the at the northeast corner of W. English Road and S. West Point Avenue. The property is also known as Guilford County Tax Parcel 018710.

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.
17th day of September, 2018.

Lisa B. Vierling, City Clerk

COHAB
PLANNED UNIT DEVELOPMENT
STATEMENT OF INTENT & DEVELOPMENT STANDARDS

Applicant: John Muldoon
Adopted: September 17, 2018

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.

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.

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 Lot Area (square feet)		N/A
Minimum Lot Width (feet)	Interior lot	100 ft.
	Corner lot	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 lot	60 ft.
	Corner lot	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:

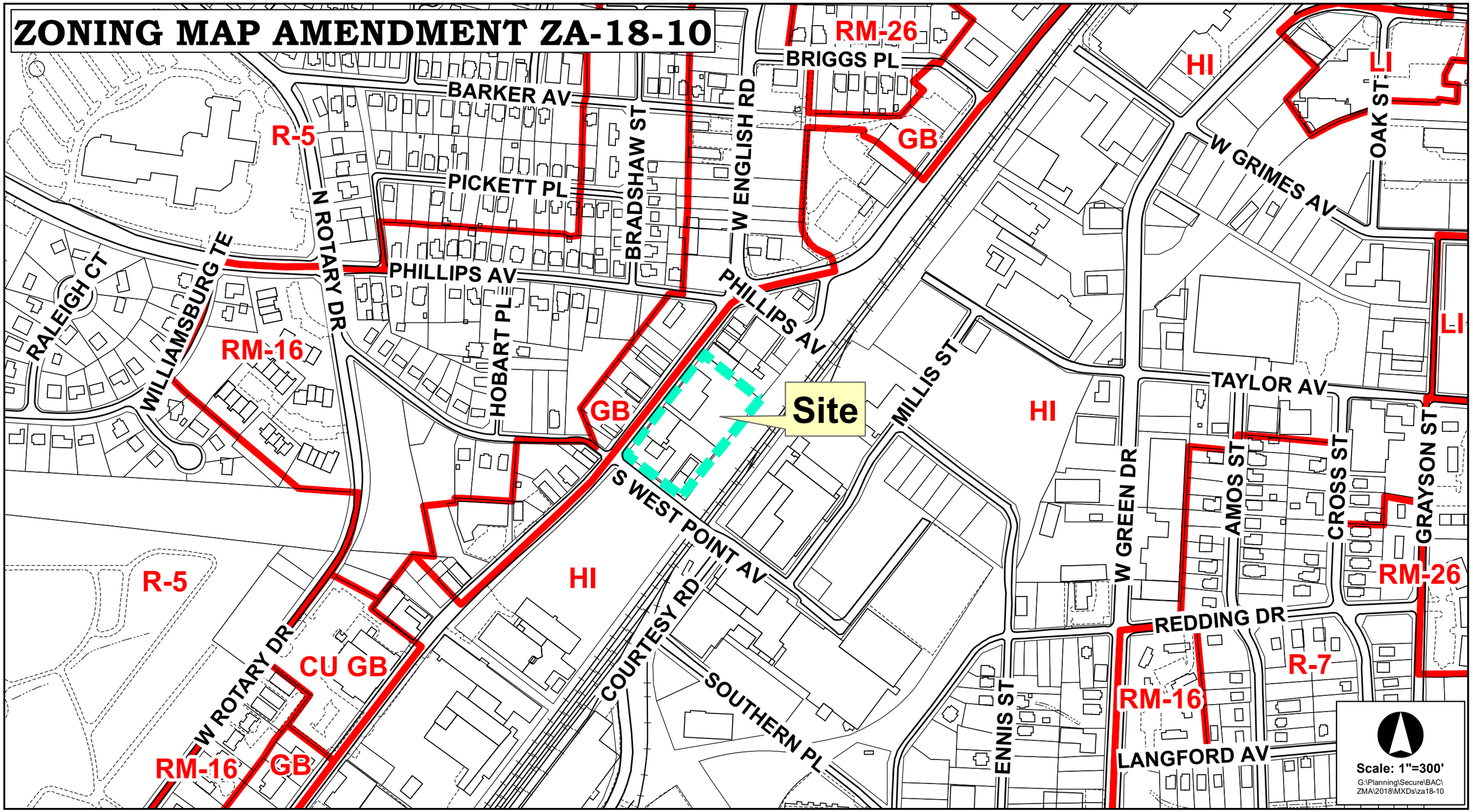
Vehicular Access and Improvements:

a) Access shall be from the driveway on S. West Point Avenue
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.

ZONING MAP AMENDMENT ZA-18-10



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

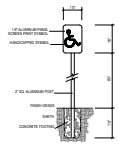
2. THERE SHALL BE NO DESIGNATED ACCESSIBLE PEDESTRIAN ROUTES/SIDEWALK, EXCEPT WHERE LABELED AS A RAMP WITH RAILS, WHICH EXCEED A 5% SLOPE IN THE DIRECTION OF TRAVEL AND A 2% CROSS SLOPE

3. EXTERIOR EXIT DISCHARGE ILLUMINATION/LIGHTING SHALL BE REQUIRED FROM ALL NEW EXIT DOORS TO THE PUBLIC WAY IN COMPLIANCE WITH NCBC 1006

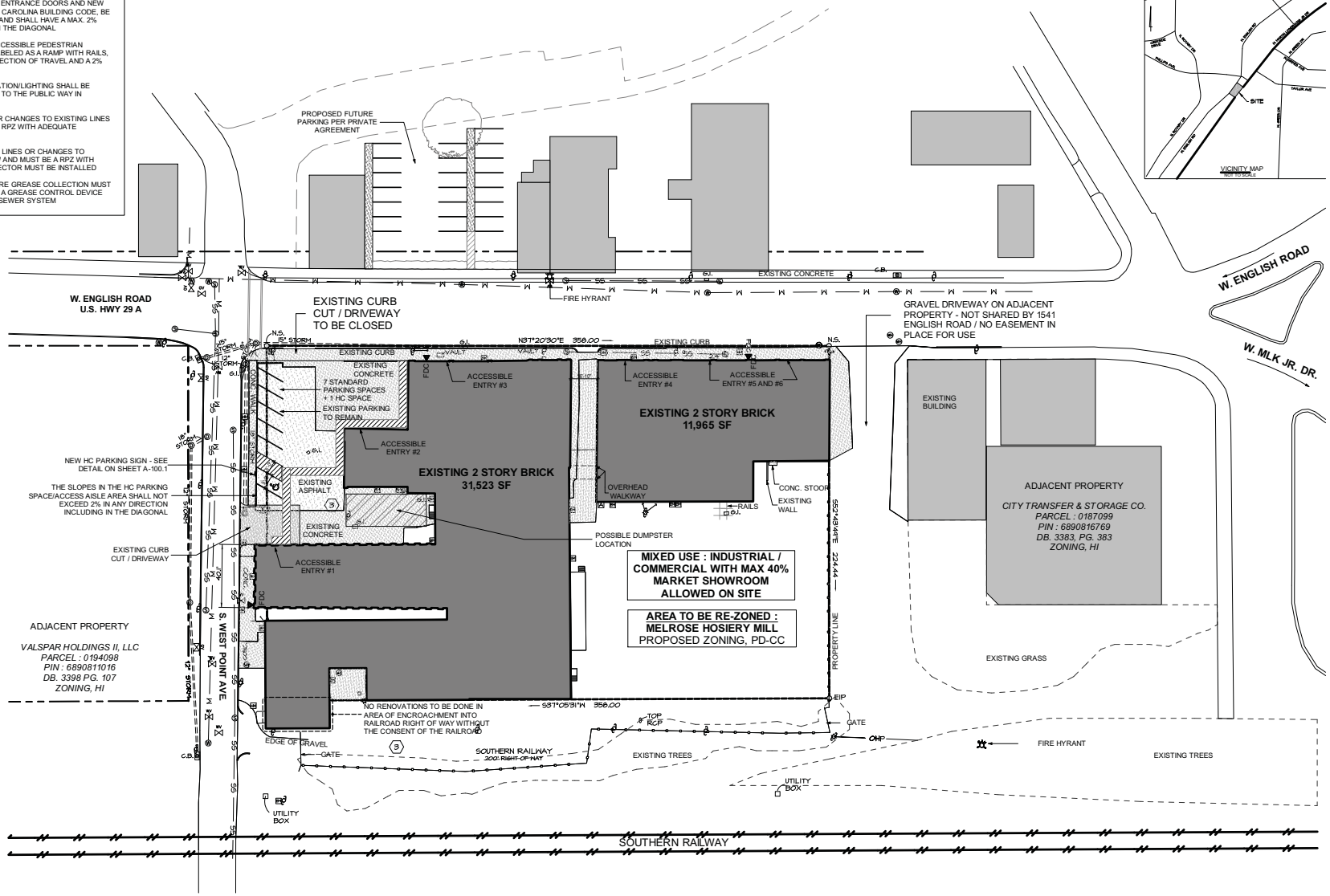
4. ANY NEW DOMESTIC WATER LINES OR CHANGES TO EXISTING LINES MUST HAVE BACKFLOW AND MUST BE A RPZ WITH ADEQUATE DRAINAGE

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



2 HC SIGN DETAIL
SCALE: 1/4" = 1'-0"



1 PD-CC REZONING SITE PLAN
SCALE: 1" = 30'

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

-PRELIMINARY- NOT FOR CONSTRUCTION

PROJECT:
COHAB
1541 W ENGLISH RD
HIGH POINT, NC
27262

SHEET TITLE:
PD-CC REZONING SITE PLAN

DATE:	DESCRIPTION:
8/14/2018	P&Z MEETING

PROJECT #: 17.28
DRAWN BY: RO
CHECKED BY: NB, CK
SHEET #: A-100.1

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SAMSEL ARCHITECTS, P.A.

CITY OF HIGH POINT
AGENDA ITEM

Title: Ward Water Treatment Plant Upgrades – Contract Administration/Construction Inspection

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director
Trevor Spencer – Projects Engineer

Meeting Date: September 17, 2018

Public Hearing: N/A

Advertising Date: NA
Advertised By: NA

Attachments: Formal Bid Recommendation
Attachment A – Scope of Services

PURPOSE:
The City has budgeted for contract administration and construction inspection services for the Ward Water Treatment Plant Upgrades Project.

BACKGROUND:
The Ward Water Treatment Plant has been evaluated by Black and Veatch International Company for electrical and HVAC upgrades to meet current industry standards and improve long term functionality of the water plant. Public Services has received a proposal for contract administration and construction inspection services to be performed by Black and Veatch for the duration of the construction project.

BUDGET IMPACT:
Funds for these services are available in the FY 2018-2019 budget .

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the services to Black & Veatch International Co. in the amount of $1,784,600.^{00}.

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services

COUNCIL AGENDA DATE: Sep 17, 2018

BID NO.: NA CONTRACT NO.: DATE OPENED:

DESCRIPTION:

Ward Water Treatment Plant Upgrades - Contract Administration and Construction Inspection Services

PURPOSE:

The City has budgeted for contract administration and construction inspection services for the Ward Water Treatment Plant Upgrades Project.

COMMENTS:

The Ward Water Treatment Plant has been evaluated by Black & Veatch International Co. for electrical and HVAC upgrades of the water plant. Public Services has received a proposal for contract administration and construction inspection services to be performed by Black & Veatch for the duration of the project.

RECOMMEND AWARD TO: Black & Veatch International Co. AMOUNT: 1,784,600.00

JUSTIFICATION:

Black & Veatch performed all engineering design services for the Ward Water Treatment Plant Upgrades project; therefore, Public Services recommends that Black & Veatch provide contract administration and construction inspection services based on project background and knowledge of plant facilities.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	527105	421101024520	40206	1,784,600.00
TOTAL BUDGETED AMOUNT				1,784,600.00

DEPARTMENT HEAD: Terry Houk Digitally signed by Terry Houk DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US Date: 2018.09.05 09:27:27 -04'00' DATE: Sep 5, 2018

The Purchasing Division concurs with recommendation submitted by the Public Services and recommends award to the lowest responsible, responsive bidder Black & Veatch in the amount of $ 1,784,600.00.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.09.06 15:54:36 -04'00' DATE: Sep 6, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore Digitally signed by Jeffrey A. Moore Date: 2018.09.07 08:38:29 -04'00' DATE: Sep 7, 2018

CITY MANAGER: Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2018.09.07 09:35:36 -04'00' DATE: Sep 7, 2018

AMENDMENT 2
ATTACHMENT A
SCOPE OF SERVICES

Owner: City of High Point (CITY)
Project: Ward Water Treatment Plant Upgrade

SCOPE OF SERVICES

The services to be performed by the CONSULTANT under this AMENDMENT consist of construction phase support services for the Ward Water Treatment Plant (WTP) Upgrades Project. Work included in the amendment is as specifically identified below.

A. General Administration of Construction Contract:

Following successful completion of Bid Phase Services, and authorization from CITY, CONSULTANT shall perform services during the construction phase of the Project. The Construction Phase will commence with the execution of the Construction Contract for the Project for a period of 31 months to achieve final completion. Duties and responsibilities of CONSULTANT during the construction phase are listed below.

1. Provide project management and administration for a 31 month period to:

    a. Correspond and consult with CITY,
    b. Coordinate activities of the project team,
    c. Develop and implement specific work plans, procedures and a quality control and quality assurance plan, and
    d. Provide overall project direction to Engineer's personnel to meet CITY's objectives.
    e. Maintain a project filing system throughout the life of Project to use for storage and retrieval of project documents.
    f. Prepare monthly invoices and status reports to document project progress.

2. Coordinate with CITY to issue "Notice to Proceed" to Contractor. Notice to Proceed shall clearly state date of Notice to Proceed, Contract Substantial and Final Completion Dates, and any interim completion dates that have been established in the Construction Contract.

3. Conform contract documents to incorporate addenda and assemble contracts for construction, materials, equipment and services. CITY will issue conformed contract documents to Contractor.

4. Organize and administer a Pre-Construction Conference and record minutes of conference for distribution to CITY and Contractor.

5. Meet with CITY's representative and Contractor on a monthly basis (30 meetings) to review the general status of Project. CONSULTANT will lead these meetings at CITY provided meeting facilities and prepare and distribute written meeting summaries of project status meetings.

6. Review Contractor's schedule for the construction phases of the project. The schedule will be reviewed with the CITY and finalized, with copies sent to the CITY. Coordinate Engineer's services with the construction schedule.

7. Consult with and advise CITY and act as CITY's representative as set forth herein and as provided in the General Conditions and Supplementary General Conditions of the Contract for Construction included in the Contract Documents for the Project. The extent and limitations of the duties, responsibilities and authority of CONSULTANT as assigned in said Contract Documents shall not be modified, except as CONSULTANT and CITY may otherwise agree in this document or by a written amendment to this Agreement signed by the parties.

8. CITY's instructions to the Contractor(s) shall be issued through CONSULTANT who shall have the authority to act on behalf of CITY in dealings with Contractor to the extent provided in this Agreement, except as otherwise provided in writing.

9. Make visits to the site at intervals appropriate to the stage of construction to observe as an experienced and qualified design professional the progress and quality of the Work and to determine in general if the Work is proceeding in accordance with the Contract Documents. Such visits and observations by CONSULTANT and the Resident Project Representative are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress or to involve detailed inspections of Contractor's work in progress beyond the responsibilities specifically assigned to CONSULTANT in this Agreement and the Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment as assisted by the Resident Project Representative. In addition, the CONSULTANT shall provide the services of a Resident Project Representative at the site to assist Engineer. However, Engineer's observation shall not be intended to involve work beyond the responsibility specifically assigned to CONSULTANT in this Agreement and the Contract Documents. On the basis of on-site observation, CONSULTANT shall keep the CITY informed of the progress and quality of the Work, and shall alert the CITY to defects and deficiencies in the Work of the Contractor. CONSULTANT shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, procedures of construction selected by Contractor or for safety and environmental programs and precautions incident to the Work. CONSULTANT shall not be responsible for the failure of

the Contractor, his Subcontractors or any other persons performing any of the Work to comply with laws, rules, regulations, ordinances, code or orders, or for failure of any of them to carry out the Work in accordance with the Contract Documents. Accordingly, CONSULTANT neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

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

11. Make recommendations to CITY concerning the disapproval or rejection of Contractors' Work while it is in progress if CONSULTANT believes that such Work does not produce a completed PROJECT that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the PROJECT as a functional whole as reflected in the Contract Documents. CONSULTANT shall have access to the Work at all times wherever it is in preparation or progress.

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

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

14. CONSULTANT shall recommend Change Orders and Work Change Directives to CITY as appropriate, and shall prepare Change Orders and Work Change Directives as required. CONSULTANT shall not issue such Change Orders

until CITY has approved and accepted Contractor's cost and schedule change to implement such Change Orders.

15. Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor.

16. CONSULTANT shall coordinate with CITY the provision of special inspections or testing of the Work and have authority to receive and review all certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Contract Documents. CONSULTANT shall be entitled to rely on the results of such tests and will provide certification at project close that the work complies with the Contract Documents. Materials and soils testing and other special inspection services required by code, but not provided by the CONSULTANT shall be furnished by a consultant provided by the CITY.

17. Act as initial interpreter of the requirements of the Contract Documents, judge the acceptability of the Work and render formal written decisions on all claims of CITY and Contractor relating to the acceptability of the Contractor's Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Contractor's Work. In rendering such decisions, CONSULTANT shall be fair and not show partiality to CITY or Contractor and not be liable for the results of any such interpretations or decisions rendered in good faith.

18. Determine the amount owing to Contractor based on Engineer's observations and inspections at the site and the data comprising the Application for Payment, and the accompanying data and schedules, and recommend in writing payments to Contractor in such amounts. Such recommendations of payment will constitute a representation to CITY that the Work has progressed to the point indicated and that, to the best of Engineer's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents and to any other qualifications stated in the recommendation) and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe Contractor's Work. In the case of unit price work, Engineer's recommendations of payment will include final determinations of quantities and classifications of Contractor's work (subject to any subsequent adjustments allowed by the Contract Documents). The issuance of a recommendation will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a recommendation for payment will not be a representation that the CONSULTANT is responsible for construction means, methods,

techniques, sequences or procedures or has ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Price. By recommending any payment, CONSULTANT shall not thereby be deemed to have represented that observations made by CONSULTANT to check the quality or quantity of Contractor's work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to CONSULTANT in this Agreement and the Contract Documents. Neither Engineer's review of Contractor's work for the purposes of recommending payments nor Engineer's recommendation of any payment including final payment will impose on CONSULTANT responsibility to supervise, direct, or control Contractor's work in progress or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on CONSULTANT to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, or to determine that title to any portion of the work in progress, materials, or equipment has passed to CITY free and clear of any liens, claims, security interests, or encumbrances, or that there may not be other matters at issue between CITY and Contractor that might affect the amount that should be paid.

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

20. Following notice from Contractor that Contractor considers the entire work ready for its intended use, CONSULTANT and CITY, accompanied by Contractor, shall conduct a walk-through to determine if the work is substantially complete. If the entire work is deemed suitable for its intended use, CONSULTANT shall deliver a notice of completion to CITY and Contractor. If work is not deemed suitable, CONSULTANT shall provide in writing a list of deficiencies to be corrected before the work can be deemed Complete. CONSULTANT shall re-inspect the work when the Contractor provides in writing a statement that all deficiencies have been corrected.

21. Conduct a final construction review to determine if the completed Work is acceptable to CONSULTANT and CITY so that CONSULTANT may recommend, in writing, final payment to Contractor and may give written notice to CITY and Contractor that the Work is acceptable, subject to any conditions therein expressed. Accompanying the recommendation for final

payment, CONSULTANT shall indicate that the work is acceptable to the best of Engineer's knowledge, information and belief and based on the extent of the services performed and furnished by CONSULTANT under this Agreement.

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

23. After determining that the completed Work is acceptable, issue a written Notice of Acceptance to the Contractor. Notice shall establish the completion date.

24. Receive, review, and approve Contractor's final payment request. Prepare a final adjusting change order to be signed by the Contractor and submitted to the CITY with the final pay request.

25. Provide Engineer's certification that the work has been completed substantially in accordance with CITY's approved plans and specifications.

26. CONSULTANT shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing any of the Work. CONSULTANT shall not be responsible for failure of any Contractor to perform or furnish the Work in accordance with the Contract Documents.

27. Prepare Record Drawings showing those changes made during the construction process, based on the marked-up prints, shop drawings, drawings, and other data furnished by Contractor to Engineer. The record prints shall also incorporate the Resident Field Representative's observation of changes made during construction. CONSULTANT shall deliver three (3) sets of bond Record Drawings and an electronic file in PDF format to the CITY.

28. Operational Phase:

    a. Following completion of construction and Final Acceptance by CITY, CONSULTANT shall provide the following services.

    b. Assist CITY in resolving with the Contractor, unanticipated warranty or operational issues that arise during the one-year Contractor warranty period.

    c. At the eleventh month (prior to end of the Contractor's warranty period), conduct warranty review and advise Contractor of any warranty items to be corrected.

d. Conduct one follow-up review with CITY to determine status of items corrected by Contractor.

B. Resident Field Observation

Following the Notice to Proceed, CONSULTANT shall provide a Resident Project Representative (RPR) to monitor construction by the Contractor and to perform the duties listed herein. It is anticipated that one (1) RPR will be provided for an average of 40 hours per week for the construction period, supplemented by a part-time resident when needed to oversee specific elements of electrical, I&C, or HVAC construction.

1. CITY and CONSULTANT agree that representation at the site shall be provided. CONSULTANT shall provide Resident Project Representatives to assist CONSULTANT in observing the progress and quality of the work of the Contractor. Field representation shall be on a full-time basis, and is intended to be at a level sufficient to observe the Contractor's work. CONSULTANT shall notify CITY promptly if above level of field representation is insufficient to observe work as defined by CONSULTANT and CITY.

2. Such Project Representatives shall be selected, employed, and directed by Engineer. The duties, responsibilities and limitations of authority of such Project Representatives shall be described in the EJCDC General Conditions of the Contract Documents and as detailed herein.

3. Through on-site observations of the work in progress and field checks of materials and equipment by the Resident Project Representative and assistants, CONSULTANT shall use reasonable effort to provide further protection for CITY against defects and deficiencies in the work of Contractor. However, CONSULTANT shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work nor shall CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences or procedures selected by Contractor, for safety procedures and programs incident to the work of Contractor, for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's performing and furnishing the work, or responsibility of construction for Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.

   The duties and responsibilities of the Resident Project Representative are limited to those of CONSULTANT in CONSULTANT's Agreement with the CITY and in the construction Contract Documents as set forth herein and are further limited and described as follows:

   a. General

Resident Project Representative is CONSULTANT's agent at the site, will act as directed by and under the supervision of Engineer, and will confer with CONSULTANT regarding Resident Project Representative's actions. Resident Project Representative's dealings in matters pertaining to the on-site work shall in general be with CONSULTANT and Contractor, keeping CITY advised as necessary. Resident Project Representative's dealing with Contractor's subcontractors shall only be through or with the full knowledge and approval of Contractor. Resident Project Representative shall generally communicate with CITY with the knowledge of and under the direction of Engineer.

b. Duties and Responsibilities of Resident Project Representative

1) Schedules: Review the progress schedule, schedule of Shop Drawing submittals and schedule of values prepared by Contractor and consult with CONSULTANT concerning acceptability.

2) Conferences and Meetings: Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.

3) Liaison: Serve as Engineer's liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of Contract Documents; and assist CONSULTANT in serving as CITY's liaison with Contractor when Contractor's operations affect CITY's on-site operations.

4) Assist in obtaining from CITY additional details or information when required for proper execution of the Work.

c. Shop Drawings and Samples:

Advise CONSULTANT and Contractor of the commencement of any Work requiring a Shop Drawing or Sample if the submittal has not been approved by Engineer.

d. Review of Work, Rejection of Defective Work, Observations and Tests:

1) Conduct on-site observations of the Work in progress to assist CONSULTANT in determining if the Work is proceeding in accordance with the Contract Documents.

2) Report to CONSULTANT whenever Resident Project Representative believes that any Work will not produce a completed Project that conforms to the Contract Documents or

will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any observation, test or approval required to be made; and advise CONSULTANT of Work that Resident Project Representative believes should be corrected or rejected or should be uncovered for observation, or requires special testing, observation or approval.

3) Verify that tests, equipment and systems start-ups and operating and maintenance training are conducted in the presence of appropriate personnel and that Contractor maintains adequate records thereof; and observe, record and report to CONSULTANT appropriate details relative to the test procedures and start-ups.

4) Accompany visiting observers representing public or other agencies having jurisdiction over the Project, record the results of these observations and report to Engineer.

5) Review the results of tests made by the independent soils and materials testing consultant and laboratory (Provided and paid by CITY).

6) Interpretation of Contract Documents: Report to CONSULTANT when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Engineer.

7) Modifications: Consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and report with Resident Project Representative's recommendations to Engineer. Transmit to Contractor in writing decisions as issued by Engineer.

e. Records:

1) Maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and Samples, reproductions of original Contract Documents including all Work Changes, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, Engineer's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing submittals received from and delivered to Contractor and other Project related documents.

2) Prepare a daily report, keep a diary or log book, recording Contractor's hours on the job site, weather conditions, data relative to questions of Work Change Directives, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Engineer.

3) Record names, addresses and telephone numbers of Contractors, subcontractors and major suppliers of materials and equipment.

f. Reports:

1) Furnish to CONSULTANT periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.

2) Consult with CONSULTANT in advance of scheduled major tests, observation or start of important phases of the Work.

3) Draft proposed Change Orders and Work Change Directives, obtaining backup material from Contractor and recommend to CONSULTANT Change Orders, Work Change Directives, and Field Orders.

4) Report immediately to CONSULTANT and CITY the occurrence of any accident.

g. Payment Requests:

Review Applications for Payment with Contractor for compliance with the established procedures for their submission and forward with recommendations to Engineer, noting particularly the relationship of the payment requests to the schedule of values, Work completed and materials and equipment delivered at the site but not incorporated in the Work.

h. Certificates, Maintenance and Operation Manuals:

During the course of the Work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to CONSULTANT to review for forwarding to CITY prior to final payment for the Work.

i. Completion:

1) Before CONSULTANT issues a Certificate of Substantial Completion, prepare and submit a list of observed items requiring completion or correction. This list shall be transmitted to Contractor by Engineer.

2) Observe whether Contractor has performed observations required by laws, rules, regulations, ordinances, codes, or orders applicable to the Work, including but not limited to those to be performed by public agencies having jurisdiction over the Work.

3) Conduct a final observation in the company of Engineer, CITY and Contractor and prepare a final list of items to be completed or corrected.

4) Observe whether all items on final list have been completed or corrected and make recommendations to CONSULTANT concerning acceptance and issuance of the Notice of Acceptability of the Work.

4. Limitations of Authority by Resident Project Representative -- Resident Project Representative:

a. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items), unless authorized by Engineer.

b. Shall not exceed limitations of Engineer's authority as set forth in the Agreement or the Contract Documents.

c. Shall not undertake any of the responsibilities of Contractor, Subcontractors, Suppliers or Contractor's superintendent.

d. Shall not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences, procedures of construction, or health and safety procedures unless such advice or directions are specifically required by the Contract Documents.

e. Shall not accept Shop Drawing or Sample submittals from anyone other than Contractor.

f. Shall not authorize CITY to occupy the Project in whole or in part.

g. Shall not participate in specialized field or laboratory tests or observations conducted by others except as specifically authorized by Engineer.

CITY and CONSULTANT acknowledge that the Contractor shall be solely responsible for all construction means and methods, including all safety and environmental procedures and programs necessary in connection with the Work and Services. However, should the Engineer's Resident Project Representative have actual knowledge that a condition exists at the site which he knows to be in violation of OSHA or other established safety regulations or which may lead to imminent danger of injury or death, the Resident Project Representative shall notify a representative of the Contractor of the observed conditions. If, to the best of the Engineer's actual knowledge and belief the conditions are not promptly corrected, the Resident Project Representative shall notify the CITY and the OSHA enforcement agency. To the extent that this section conflicts with any other provisions of this Attachment A, Engineer's Agreement with the CITY, or the construction Contract Documents, the provisions of this section shall control in every instance. No provision of the construction Contract Documents, nor amendment of this Attachment A, or Engineer's Agreement with CITY, shall be construed to amend or otherwise modify the provisions of this section without express and specific reference to this section.

Deliverables:

- Meeting summaries, reports, pay applications and shop drawings.
- Record Drawings
- Certificates of Completion

C. Supplemental Services

Any work requested by CITY that is not included in one of the items listed in any other phase will be classified as supplemental services. Supplemental services may include, but are not limited to:

1. Additional meetings with local, State, or Federal agencies to discuss the project.
2. Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.
3. Special consultants or independent professional associates required by CITY.
4. Changes in the general scope, extent, or character of the project, including, but not limited to:
    a. Changes in size or complexity.
    b. Method of financing.
    c. CITY's schedule, design, or character of construction.
    d. Revision of previously accepted studies, reports, design documents, or construction contract documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes, or orders enacted subsequent to the preparation of such studies, reports, documents, or designs; or are required by any other causes beyond Engineer's control.

5. Additional permitting or regulatory meeting assistance. Payment of permitting fees.
6. Value engineering reviews or services.
7. Revisions of design, drawings, and specifications to incorporate changes arising from value engineering type reviews.
8. Survey and staking
9. Geotechnical Engineering Services, Materials Testing, and Special Inspections. CONSULTANT will coordinate these services to be performed by CITY's consultant.
10. Assistance in financially related transactions for the Project.
11. Additional Construction phase services beyond the services scheduled and budgeted herein.
12. Hazardous materials testing and subsequent provisions for hazardous material handling and disposal.
13. Special Inspections including welding, torque adjustment, soils, materials, etc. (provided by CITY).
14. Completion of harmonic analysis or electrical coordination study.
15. Equipment procurement services other than those specifically identified in the scope of services.
16. Special consultants or independent professional associates requested or authorized by CITY.
17. Preparation for litigation, arbitration, or other legal or administrative proceedings; and appearances in court or at arbitration sessions, in connection with bid protests, change orders or construction incidents.
18. Appearances at public hearings or before special boards.
19. Concrete and/or soil field testing services (provided by CITY).
20. Assistance in financially related transactions for the project other than those specifically included in the scope of services.
21. Extended services during construction made necessary by (1) work damage by fire or other cause during construction, (2) a significant amount of defective or neglected work by and Contractor or manufacturer, (3) acceleration of the progress schedule involving service beyond normal working hours, (4) default by any Contractor, and (5) failure of the Contractor to complete the Work within the construction contract time.
22. Evaluation of unusually complex or unreasonably numerous claims submitted by Contractor or others in connection with the Work.
23. Operations and Maintenance manuals and operations training and startup assistance.
24. Assistance in correction of warranty items during the correction period.
25. Special reports requested by CITY concerning facilities operations and personnel matters during the operation startup period.
26. Construction phase service in excess of the number of months indicated above.

AMENDMENT 2
ATTACHMENT B

Owner: City of High Point
Project: Ward Water Treatment Plant Upgrades

COMPENSATION

For services covered by this Contract, the CITY agrees to pay CONSULTANT as follows:

A. Work performed will be invoiced on a billing rate basis at the rates provided herein. Base services are estimated to be $1,784,600.00 and the total amount of billings will not exceed this amount unless authorized by the CITY in writing.

B. For Supplemental Services, CITY and CONSULTANT will negotiate a written amendment to this Agreement for the additional services.

C. CONSULTANT will submit to CITY invoices for Services performed over a monthly period. CITY agrees to pay Engineer's invoice upon receipt. Invoices will be in Engineer's standard format.

Billing Rate Schedule

For the Scope of Services, CITY will compensate CONSULTANT in accordance with the Bill Rate Schedule below, plus reimbursable expenses times 1.0, plus subconsultant expenses times 1.10. Standard hourly rates are subject to review and adjustment annually. Hourly rates effective on the date of this Agreement are as follows:

HOURLY RATE SCHEDULE Effective through December 31, 2018	
Principal	$255-290
Sr. Planning Manager	$220-275
Sr. Project Manager	$220-275
Project Manager	$190-250
Sr. Engineering Manager	$200-255
Engineering Manager	$180-225
Sr. Engineer	$195-240
Project Engineer	$155-195
Staff Engineer 4	$145-170
Staff Engineer 3	$135-160
Staff Engineer 2	$125-150
Staff Engineer 1	$100-135
Sr. Architect	$160-210
Architect	$140-180
Sr. Construction Manager	$175-230
Construction Manager	$150-190
Resident Project Representative	$120-170
Construction Inspector	$80-150
Technical Specialist	$170-250
Sr. Engineering Technician	$155-180
Engineering Technician	$105-150
Sr. Drafter	$95-150
Drafter	$80-120
Project Controls	$100-175
Finance/Accountant	$95-160
Project Administrator	$95-125
Clerical	$74-95

The following expenses are reimbursable work items and will be billed at cost: bulk reproduction of documents (outside reproduction services will be treated as a subconsultant); charges for review of drawings and specifications by government agencies, if any; vehicular transportation costs at the rate established by the Internal Revenue Service; airline tickets, meals, and lodging with out-of-town travel.

BLACK & VEATCH
Building a world of difference.

BLACK & VEATCH INTERNATIONAL COMPANY
10715 DAVID TAYLOR DRIVE, SUITE 240
CHARLOTTE, NC 28262 USA
+1 704-510-8433 | PROFFITHK@BV.COM

August 29, 2018

City of High Point
Ward Water Treatment Plant Upgrades

Project No. 190221
B&V File 60.5000

City of High Point
211 South Hamilton Street
Suite 206
High Point, NC 27261

Attention: Trevor Spencer, Project Manager
Subject: Recommendation of Award

On August 22, 2018 at 2:00 p.m., bids were opened for the Ward Water Treatment Plant Upgrades project. The proposed Work consists of the following:

Process and Electrical Upgrades:

- Demolition of the existing 2300V power supply and related equipment serving high service pumps.
- New 4160V power supply including switchgear, transformers, medium voltage AFDs and 4160V rated motors for high service pumps.
- Electrical building to house switchgear and AFDs for high service pumps, and associated facilities.
- Demolition of MCC units.
- Upgrade of existing 480V power supply with new MCCs and feeders to MCCs.
- New medium voltage cable and conduit and low voltage cable and conduit to power existing loads and new equipment.
- New 12 MGD high service pump with 4160V rated motor with AFD and associated piping.
- New 12 MGD transfer pump with 480V rated motor with AFD and associated piping.
- Replace existing starters with soft starters for TP-5,6 and AFDs for TP-2,3.
- New plant control system.
- Associated sitework including grading, paved access road and parking, yard piping, ductbank, storm drainage, seeding, and erosion control.
- Appurtenant work as indicated in these specifications and on the contract drawings.

HVAC Upgrades:

- Demolition of existing Boiler/Chiller in Operations Building with associated ductwork.
- Installation of new single large heat pump and associated piping.
- Replacement of dehumidifier serving transfer pump room/filter gallery area.
- Provision of supply and exhaust fans, electric duct heater, and exhaust stacks for the laboratory spaces within the Operations Building.
- Electrical work associated with HVAC upgrades.

Ten contractors held bid documents and five bids were received. We conclude that the project was adequately advertised and available to the construction industry.

A Tabulation of Bids received is attached.

The low bid was submitted by Wharton-Smith, Inc. whose corporate headquarters is in Sanford, Florida; however, they maintain a local office in Charlotte, NC. Their total bid amount was $12,737,000. The second and third lowest bids were within 1.4% of the low bid. Therefore, we conclude that the bid is responsible and is an accurate reflection of the cost of the work.

The bidders were requested to submit names of subcontractors for electrical and HVAC work. All five bidders named Industrial HVAC for the HVAC work. Most named Cooper Electric for electrical work. The low bidder named Sinns and Thomas of NC (S&T) for electrical work. We verified with low bidder that S&T is properly licensed in NC to do the work and has adequate electrical experience. The low bidder's named subcontractors are acceptable.

Bidders were also requested to complete an Equipment Questionnaire naming equipment proposed for use in this project. The low bidder's named equipment is acceptable.

Bidders were also requested to complete an Instrumentation and Control System Questionnaire. The low bidder's named System Supplier and manufacturers of principle devices are acceptable.

Wharton- Smith is properly licensed to do this work.

Therefore, Black & Veatch recommends award of this Contract to the low bidder, Wharton-Smith, Inc. in the lump sum contract amount of $12,737,000.

Please let us know if you have questions regarding this recommendation.

Best Regards,
BLACK & VEATCH INTERNATIONAL COMPANY

H. Keith Proffit
Engineering Manager

Enclosures

cc: Mike Osborne, B&V

BLACK & VEATCH
Building a world of difference.

Black Veatch International Company
10715 David Taylor Drive, Suite 240,
Charlotte, NC 28262

	City of High Point Ward Water Treatment Plant Upgrades Tabulation of Bids Received August 22, 2018	Jimmy R. Lynch & Sons, Inc.	Adams Robinson Enterprises, Inc.	English Construction Company, Inc.	Crowder Construction Company	Wharton-Smith, Inc.
	DESCRIPTION					
1	Bid Form (Bid Proposal) Executed?	YES	YES	YES	YES	YES
1	Subcontracts					
1a	Electrical	Cooper Electrical	Cooper Electrical	Cooper Electrical	N/A - Self Perform	Sinns & Thomas of NC Inc.
1b	HVAC	Industrial HVAC	Industrial HVAC	Industrial HVAC	Industrial HVAC	Industrial HVAC
2	Adjustment Unit Prices					
2a	Undercutting and Replacement with Select Fill	$ 20.00	$ 200.00	$ 150.00	$ 25.00	$ 150.00
3	Bid Amount					
3a	Allowance	$ 377,201.00	$ 377,201.00	$ 377,201.00	$ 377,201.00	$ 377,201.00
3b	HVAC work within Operations building (including electrical for HVAC Equipment)	$ 2,757,163.00	$ 2,012,000.00	$ 2,711,799.00	$ 2,650,000.00	$ 2,509,799.00
3c	All other Work	$ 9,612,424.00	$ 14,793,799.00	$ 11,014,000.00	$ 9,891,799.00	$ 9,850,000.00
3d	TOTAL BID AMOUNT	$ 12,746,788.00	$ 17,183,000.00	$ 14,103,000.00	$ 12,919,000.00	$ 12,737,000.00

Certification Statement:
I hereby certify that this is a true tabulation of Bids received August 22, 2018 for the Ward Water Treatment Plant Upgrades Project.

NORTH CAROLINA PROFESSIONAL SEAL 8749 ENGINEER H. KEITH PROFFIT

H. Keith Proffit

8/28/2018

CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Map Amendment 18-11**
(Elfrida Mensah and Natasha Kay Kroma)

From: Lee Burnette, Planning & Development Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: September 5, 2018 and September 12, 2018

Advertised By: Planning & Development

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

PURPOSE:
A request by Elfrida Mensah and Natasha Kay Kroma to rezone approximately 1.3 acres from the Residential Single Family–40 (RS-40) District, within Guilford County's jurisdiction, to the Residential Single Family–3 (R-3) District. The site is lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

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

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
A. Staff recommended ***approval*** of this request, as outlined in the attached staff report.

B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-11. The Planning & Zoning Commission recommended ***approval*** of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Elfrida Mensah and Natasha Kay Kroma Zoning Map Amendment 18-11

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to establish an initial City zoning of Residential Single Family – 3 (R-3) District on an approximate 1.3-acre parcel. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie an Mr. Andrew Putnam. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speakers on the request:

The applicant, Ms. Elfrida Mensah, 5625-D Hornaday Road, Greensboro, spoke. Ms. Mensah was available to address any questions from the Commission.

No one else spoke to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the requested R-3 District is consistent with the Low Density Residential designation.

The Planning & Zoning Commission adopted this statements by a vote of 6-0.

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-11, as recommended by staff, by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING MAP AMENDMENT 18-11
August 28, 2018

Request			
Applicant: Elfrida Mensah and Natasha Kay Kroma	**Owners:** Elfrida Mensah and Natasha Kay Kroma		
Zoning Proposal: To annex and apply initial City zoning	**From:**	AG	Agricultural District
	To:	R-3	Residential Single Family - 3 District

Site Information	
Location:	The site is lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road (1630 Penny Road).
Tax Parcel Numbers:	Guilford County Tax Parcel 0157583
Site Acreage:	Approximately 1.3 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is relatively flat, has been previously cleared and has no noteworthy physical features.
Water and Sewer Proximity:	A 12-inch City water line and a 24-inch City sewer line lie adjacent to the site along Penny Road.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the City Lake Critical Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	City Lake Critical Watershed Area (WCA) – Tier 4

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District *(Guilford County)* Residential Single Family-40 District *(Guilford County)*	Single family dwelling
South:	AG	Agricultural District (*Guilford County)*	Undeveloped
East:	PNR	Parks and Recreation District *(Town of Jamestown)*	Jamestown Park
West:	CU R-3 CU RM-5	Conditional Use Residentials Single Family – 3 District Conditional Use Residential Multifamily – 5 District	Single family detached dwellings *(Meadowridge Subdivision)* Single family attached dwellings *(Eagle Glen Subdivision)*

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. This classification is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the goals and objectives of the Land Use Plan, nor does it promote those goals and objectives.
Relevant Area Plan:	Not applicable
Zoning History:	There has been no recent zoning activity in this area. The residential subdivisions along the west side of Penny Road, and to the south along the east side of Penny Road, were annexed and granted residential zoning (CU-RM-5, CU R-3 and R-3 Districts) in the mid-1990s. The most recent zoning occurred in 2009 when a City utility substation, 400 feet to the north of the site, was annexed.

Transportation Information				
Adjacent Streets:	**Name**		**Classification**	**Approx. Frontage**
	Penny Road		Major Thoroughfare	175 ft.
Vehicular Access:	Driveway access from Penny Road			
Traffic Counts: *(Average Daily Trips)*	Penny Road		11,000 AADT (2015 NCDOT Counts)	
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis:	**Required**		**TIA Comment**	
	Yes	No X	Not applicable	
Comments:	Right-of-Way Dedication: The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the existing centerline of Penny Road. 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:	**Projected Enrollment: (2018 - 2019)**	**Maximum Design Capacity:**	**Mobile Classrooms:**	**Projected Additional Students:**
Florence Elementary	676	972	11	0 - 1
Welborn Middle School	395	690	0	0 - 1
Southwest Middle School (choice zone)	1,247	1,223	10	---
Andrews High School	695	1,254	0	0 - 1

Southwest High School (choice zone)	1,598	1,506	11	---

School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom and is not inclusive of capacity reduction from programmatic utilization.

Details of Proposal

The applicant has requested to annex and zone this 1.3-acre parcel in order to have access to City utilities, and thereby facilitate the development of a single family home.

Staff Analysis

The Land Use Map designates this portion of the City's Planning Area for Low Density Residential uses. The requested R-3 District is consistent with Land Use Map designation and is compatible with City zoning that has been established in this area.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the purpose, goal objectives, and policies of the City's adopted policy guidance.

The R-3 District is consistent with the Low Density Residential designation.

Reasonableness/Public Interest:

Whether an approval of the zoning map amendment is reasonable and in the public interest.

The other properties within in the City on the east side of this segment of Penny Road are similarly zoned.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval to establish R-3 District zoning on this 1.3-acre parcel. The requested R-3 District is compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

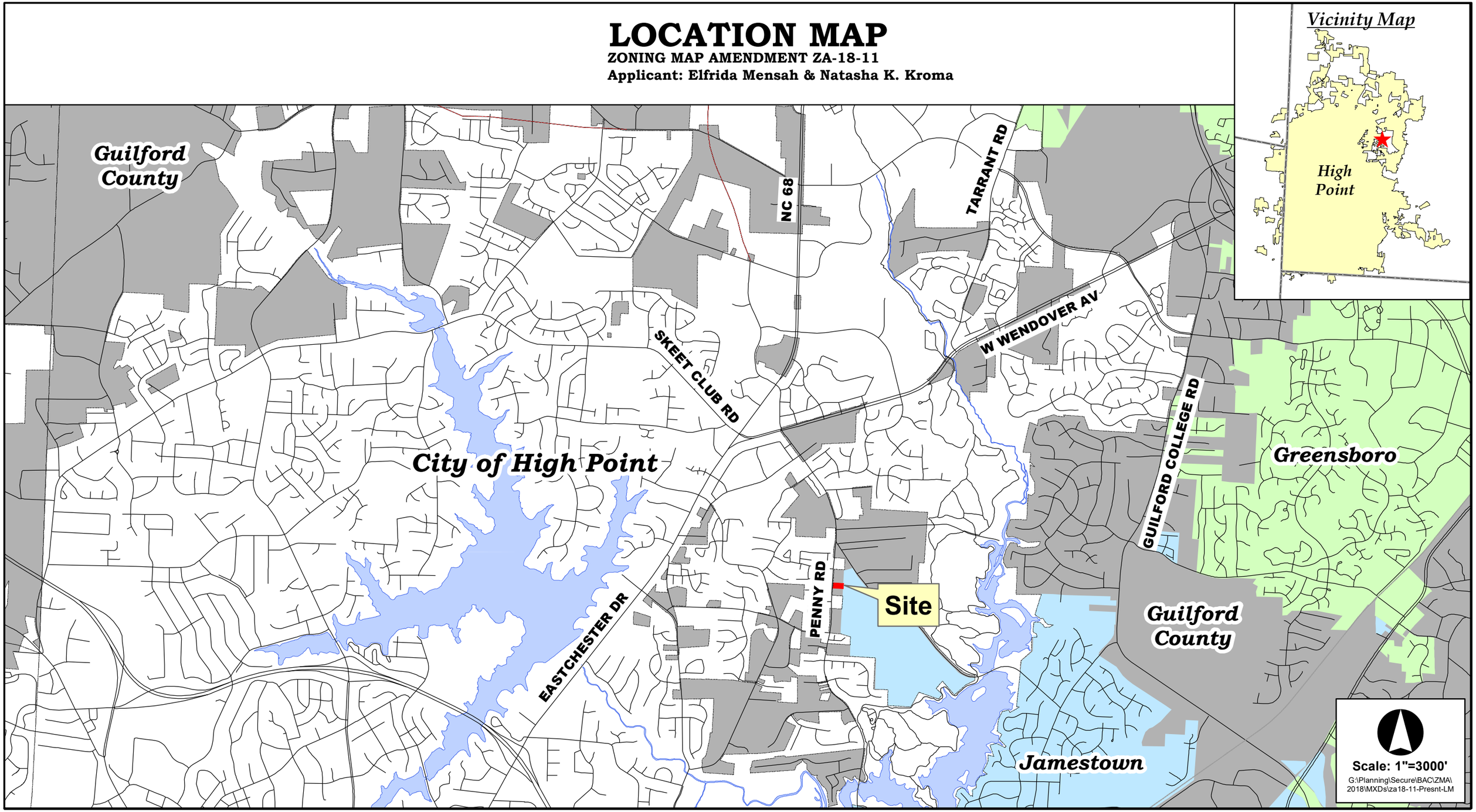
Report Preparation

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

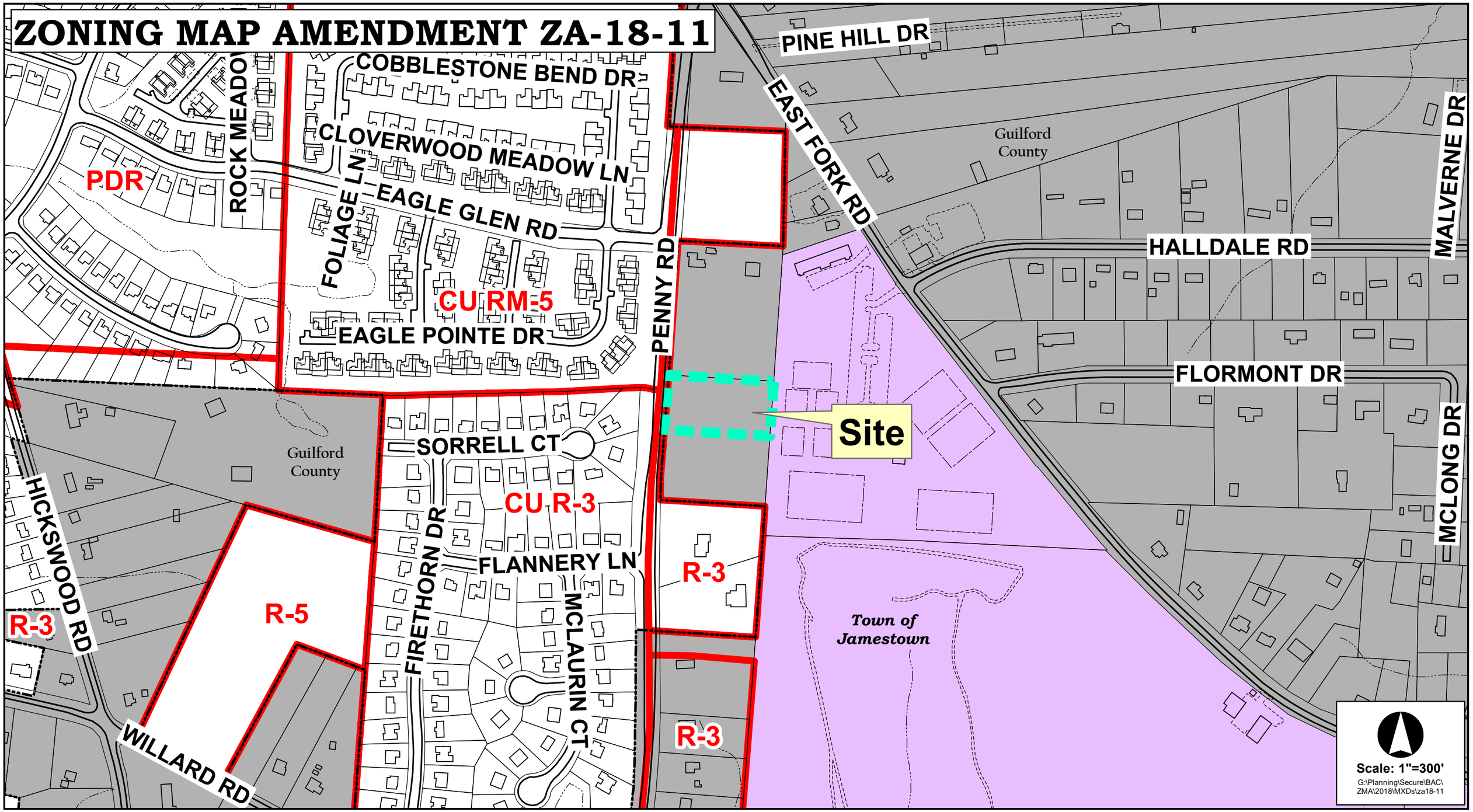
LOCATION MAP

ZONING MAP AMENDMENT ZA-18-11

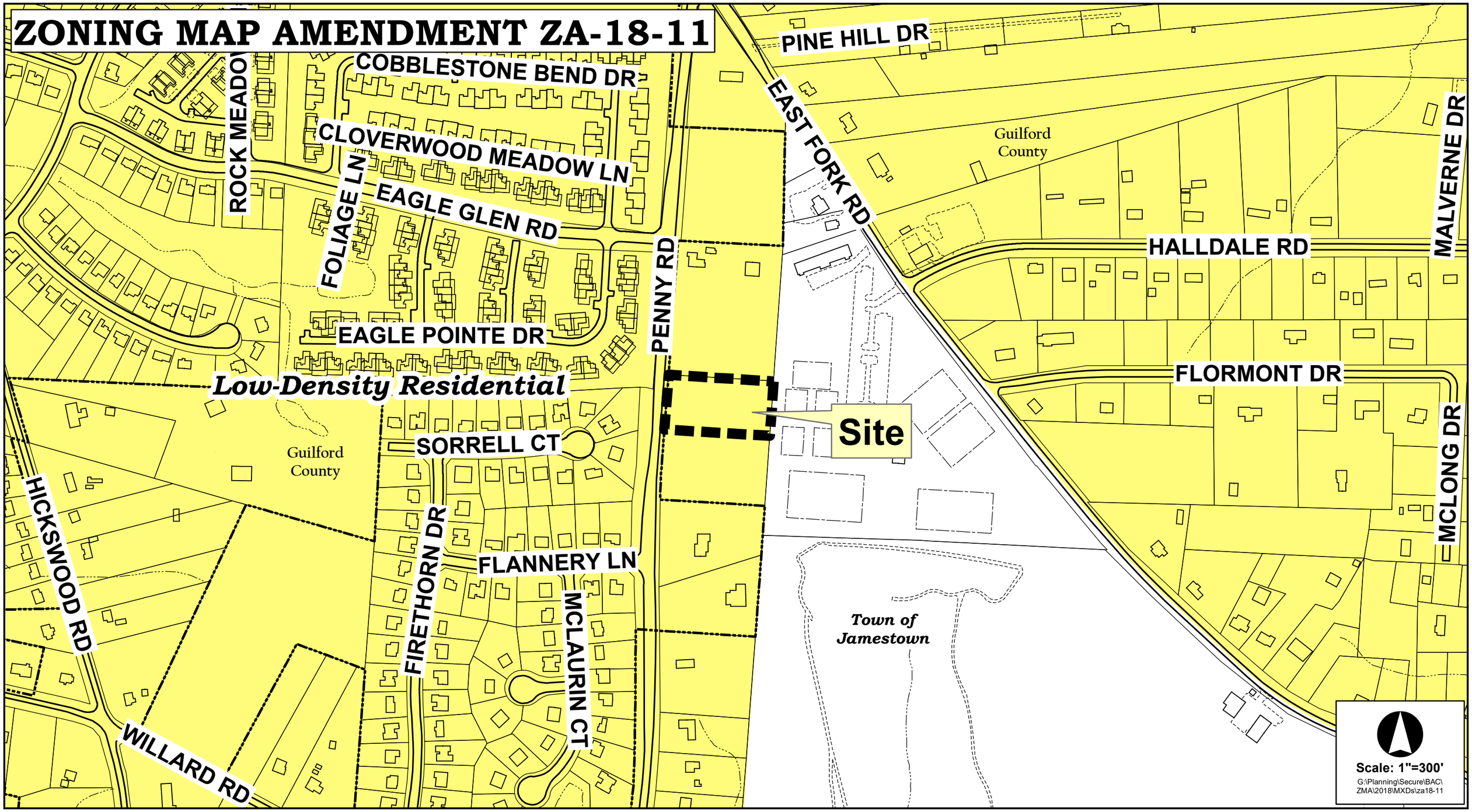
Applicant: Elfrida Mensah & Natasha K. Kroma



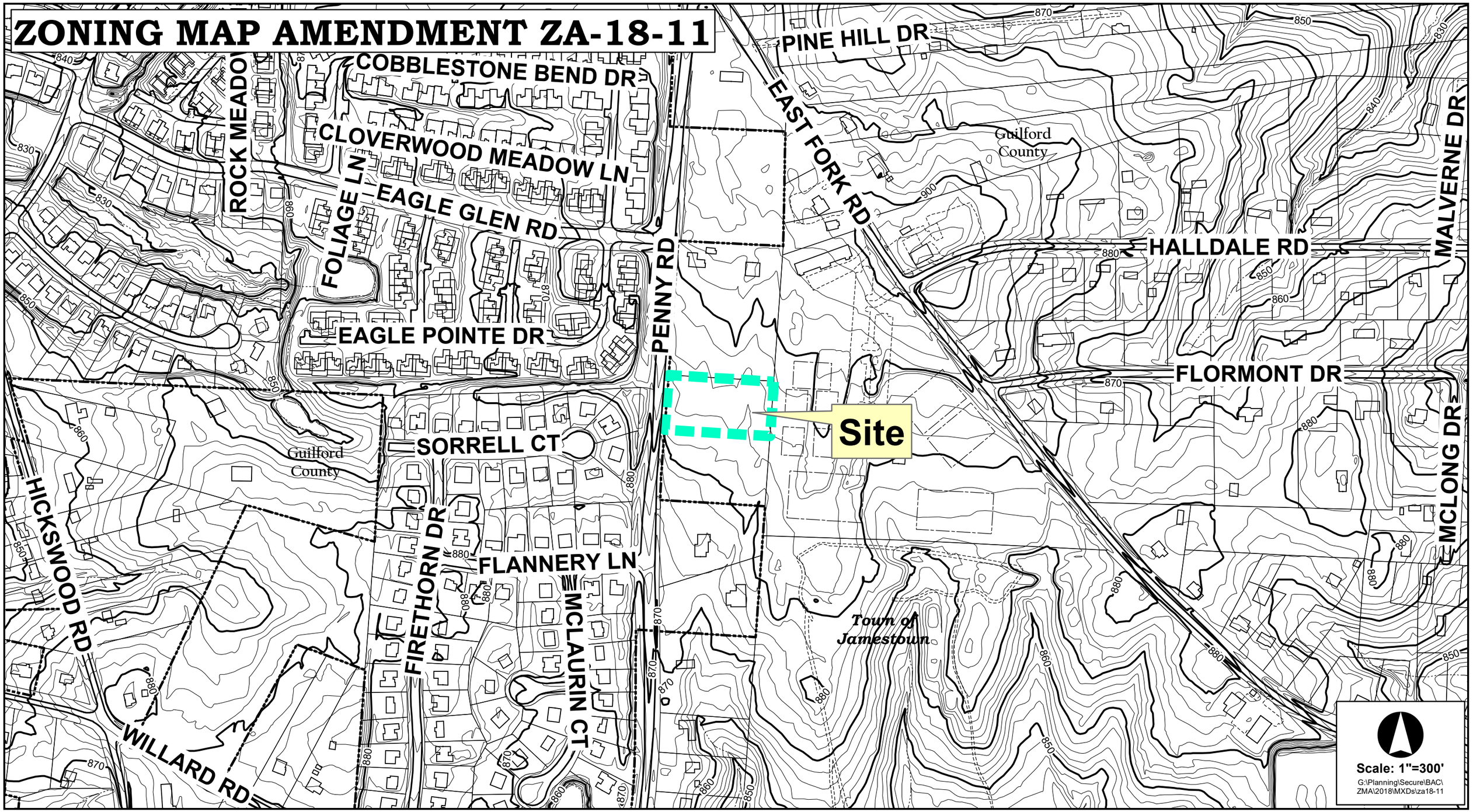
ZONING MAP AMENDMENT ZA-18-11



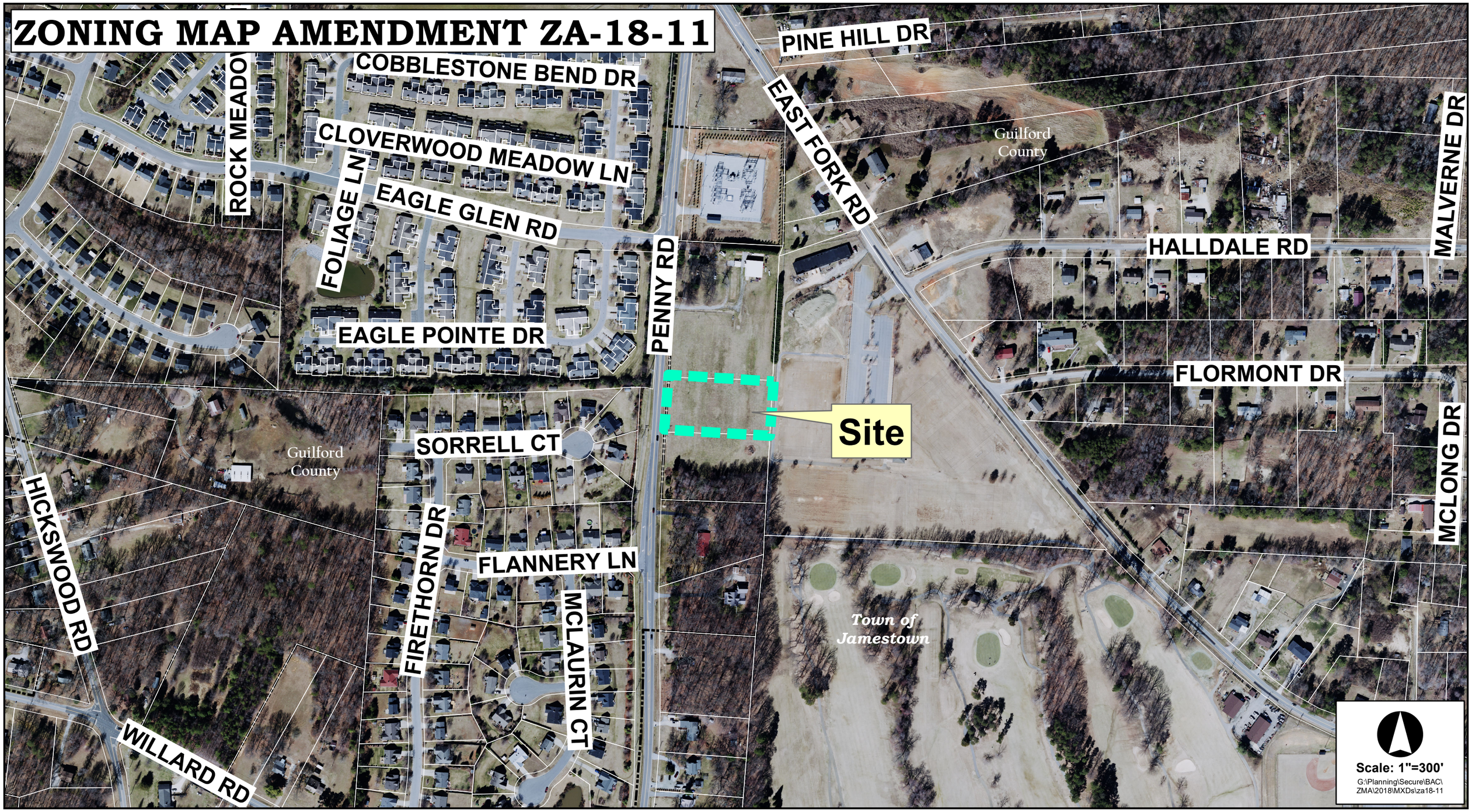
ZONING MAP AMENDMENT ZA-18-11



ZONING MAP AMENDMENT ZA-18-11



ZONING MAP AMENDMENT ZA-18-11



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-11 (ZA-18-11)** 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 August 19, 2018, for the Planning and Zoning Commission public hearing and on September 5, 2018 and September 12, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **September 17, 2018**.

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: **Residential Single Family – 3 (R-3) District.** The property is approximately 1.3 acres and lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road (1630 Penny Road). The property is also known as Guilford County Tax Parcel 0157583.

SECTION 2
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 3
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4.
This ordinance shall become effective upon the date of adoption.
____th day of XXXXXXXXXX xx, 2018.

Lisa B. Vierling, City Clerk

Citizens Information Report

Zoning Map Amendment ZA-18-11

Submitted by Elfrida Mensah

1630 PENNY ROAD

SUMMARY OF NEIGHBORHOOD COMMUNICATION

- In lieu of a neighborhood meeting the attached letter was sent on July 30, 2018 to all property owners on the attached mailing list provided by the Planning Department
- The letter informed of the annexation and re-zoning to a Residential Single Family and invited the recipient to contact the applicant with any questions
- As of today (8/8/18) I have not been contacted by any of the neighbors who were sent the attached letter.

5625 HORNADAY RD UNIT D
GREENSBORO NC 27409

July 29, 2018

Dear Neighbor:

My name is Elfrida Mensah and I have submitted a request to annex and establish City of High Point zoning on a 1.3-acre parcel that I own lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road **(see attached map).**

My application proposes to annex this parcel into the City of High Point and to rezone the parcel to a Residential Single Family – 3 (RS-3) District so that I can build one single family home on the site. The annexation and zoning request is only for my 1.3-acre parcel.

Per requirements of the City of High Point Development Ordinance, I am sending you this letter to invite you to contact me if you have any questions. If you have any questions, please feel free to give me a call at 336-549-2990.

Sincerely,

Elfrida Mensah

ROBERT E & MARY ANN
CHERRY
1634 PENNY RD
HIGH POINT NC 27265

EAGLE GLEN HOMEOWNERS
ASSOCIATION INC
222-6 SWING RD
GREENSBORO NC 27409

JUSTIN & SUSAN FOLTZ
1622 PENNY RD
HIGH POINT NC 27265

JOANN MARIE GRUBBS
3977 SORRELL CT
HIGH POINT NC 27265

NATHAN W & REBA W HAMILTON
2956 EAGLE POINTE DR
HIGH POINT NC 27265

VERONICA L HARRIS
2962 EAGLE POINTE DR
HIGH POINT NC 27265

TED & MILDRED KAY HENRY
3981 FLANNERY LN
HIGH POINT NC 27265

ALLISON E HUNSUCKER
2948 EAGLE POINTE DR
HIGH POINT NC 27265

KEVIN J WHITE
REVOCABLE TRUST
AGREEMENT 406 FOWLER CT
JOPPA MD 21085

DITRA C MILLER
2954 EAGLE POINTE DR
HIGH POINT NC 27265

JACK B & SHARON R PAGE
2942 EAGLE POINTE DR
HIGH POINT NC 27265

ARTHUR L & SONJA E
PATTERSON
3975 SORRELL CT
HIGH POINT NC 27265

LEA K RHODES
3978 SORRELL CT
HIGH POINT NC 27265

LUCY R ROBINSON
3979 FLANNERY LN
HIGH POINT NC 27265

MARSHALL A & KAREN WEST
ROWLAND
2950 EAGLE POINTE DR
HIGH POINT NC 27265

BONI J RUSSELL
2960 EAGLE POINTE DR
HIGH POINT NC 27265

DAVID L & SARA J SHANE
3980 SORRELL CT
HIGH POINT NC 27265

REBECCA H SMITH
2952 EAGLE POINTE DR
HIGH POINT NC 27265

ROBERT STALLINGS
3981 SORRELL CT
HIGH POINT NC 27265

MARC TEGER
2946 EAGLE POINTE DR
HIGH POINT NC 27265

LEE N THIEN
702 S STONEMAN AVE APT A
ALHAMBRA CA 91801

TOWN OF JAMESTOWN
301 EAST MAIN STREET
JAMESTOWN NC 27282

CHERYL R & JEFFREY R TURCOTTE
3979 SORRELL CT
HIGH POINT NC 27265

LISA B WALKER
3973 SORRELL CT
HIGH POINT NC 27265

PUBLIC TRANSPORTATION PROGRAM RESOLUTION

FY 2019 RESOLUTION

Section 5311 (including ADTAP), 5310, 5339, 5307 and applicable State funding, or combination thereof.

Applicant seeking permission to apply for Public Transportation Program funding, enter into agreement with the North Carolina Department of Transportation, provide the necessary assurances and the required local match.

A motion was made by Council Member Britt Moore and seconded by Council Member Jason Ewing for the adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation will apply for a grant from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide assistance for rural public transportation projects; and

WHEREAS, the purpose of these transportation funds is to provide grant monies to local agencies for the provision of rural, small urban, and urban public transportation services consistent with the policy requirements of each funding source for planning, community and agency involvement, service design, service alternatives, training and conference participation, reporting and other requirements (drug and alcohol testing policy and program, disadvantaged business enterprise program, and fully allocated costs analysis); and

WHEREAS, the funds applied for may be Administrative, Operating, Planning or Capital funds and will have different percentages of federal, state, and local funds.

WHEREAS, non-Community Transportation applicants may apply for funding for "purchase-of-service" projects under the Section 5310 program.

WHEREAS, The City of High Point hereby assures and certifies that it will provide the required local matching funds; that its staff has the technical capacity to implement and manage the project(s), prepare required reports, obtain required training, attend meetings and conferences; and agrees to comply with the federal and state statutes, regulations, executive orders, Section 5333 (b) Warranty, and all administrative requirements related to the applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U. S. C.

WHEREAS, the applicant has or will provide all annual certifications and assurances to the State of North Carolina required for the project;

NOW, THEREFORE, be it resolved that the Mayor of the High Point City Council is hereby authorized to submit grant application (s) for federal and state funding in response to NCDOT's calls for projects, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide rural, small urban, and urban public transportation services.

I Lisa B. Vierling, City Clerk, do hereby certify that the above is a true and correct copy of an excerpt from the minutes of a meeting of the High Point City Council duly held on the 17th day of September 2018.

Lisa B. Vierling

Signature of Certifying Official

City of High Point North Carolina

***Note that the authorized official, certifying official, and notary public should be three separate individuals.**

Seal Subscribed and sworn to me September 18, 2018

Sandra Keeney

*Notary Public **

Sandra Keeney 211 S. Hamilton St. High Point, NC 27261

Printed Name and Address

My commission expires (*date*) June 8, 2021

Affix Notary Seal Here

SANDRA KEENEY
Notary Public
Forsyth County
North Carolina
Expires: June 8, 202

HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING
August 20, 2018 – 5:30 P.M

ROLL CALL, PRAYER, 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:***

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

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

RECOGNITIONS AND PRESENTATIONS

CONSENT AGENDA ITEMS

Finance Committee Chairman Moore reported that the Finance Committee did meet on August 16, 2018 and recommended the following finance-related items be placed on the Consent Agenda with a favorable recommendation.

Motion by Finance Committee Moore and second by Council Member Ewing that the following matters on the Finance Committee Consent Agenda be approved and/or adopted. The motion carried by a 9-0 unanimous vote.

Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.

FINANCE COMMITTEE - *Council Member Moore, Chair*
Committee Members: Moore, Hudson, Ewing, and Jones

2018-296 **Contract - Purchase of Equipment - Landfill Dozer**

Consideration of the award of a contract with James River Equipment Company in the amount of $545,782.32 for the purchase of a John Deere 950K Crawler Dozer for use by the Landfill Operations Division of Public Services. Recommendation also includes declaring the old equipment as surplus and disposing through the online auction process.

Approved award of contract with James River Equipment Company in the amount of $545,782.32 for the purchase of a John Deere 950K Crawler Dozer for use by the Landfill Operations Division of Public Services.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

2018-297 **Contract - Purchase of Equipment - Electric Digger Derrick Truck**

Consideration of the award of a contract with Terex Utilities, Inc. in the amount of $290,794 for the purchase of a new Freightliner truck with a Terex Commander 5048 digger derrick body for use by the Electric Department.

Approved award of contract with Terex Utilities, Inc. in the amount of $290,794 for the purchase of a new Freightliner truck with a Terex Commander 5048 digger derrick body for use by the Electric Department.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

2018-298 **Contract - Purchase of Equipment - Truck Mounted Street Sweeper**

Consideration of award of contract to Amick Equipment Company in the amount of $236,557.50 for the purchase of a new Freightliner truck with a Tymco 600 sweeper body for use by the Stormwater Division of the Public Services Department. Recommendation also includes declaring the old equipment as surplus and disposing through the online auction process.

Approved award of contract to Amick Equipment Company in the amount of $236,557.50 for the purchase of a new Freightliner truck with a Tymco 600 sweeper body for use by the Stormwater Division of the Public Services Department.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

DRAFT

2018-299 **Report of Surplus Equipment Disposal**

Council is requested to acknowledge receipt of the report of sale of surplus equipment for FY 2017-2018.

Acknowledged receipt of the report of sale of surplus equipment for FY 2017-2018.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

2018-282 **Contract Renewal - CIGNA - Employee Health Care**

City Council is requested to authorize the City Manager to execute a twelve-month (12) contract with CIGNA Healthcare for health and dental care coverage for city employees effective January 1, 2019 - December 31, 2019.

Approved a renewal to the CIGNA Healthcare contract for health and dental care coverage for city employees effective January 1, 2019 - December 31, 2019 and authorized the City Manager to execute the contract.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

PENDING ITEMS

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

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

Note: This matter was initially heard by the City Council at the May 21, 2018 Meeting and action was taken at that time to refer the matter to the Finance Committee for further discussion.

At the Finance Committee Meeting held on August 16, 2018, City Attorney JoAnne Carlyle provided an update. This is the 5th amendment to this license. She advised this should actually be a Lease Agreement rather than a License Agreement as this equipment is installed for more than 30 days on real city property. She explained that she has been corresponding with the attorney representing Cingular to correct the language in the Agreement.

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REGULAR AGENDA ITEMS

FINANCE COMMITTEE - *Council Member Moore, Chair*
Committee Members: Moore, Hudson, Ewing, and Jones

2018-300 **Public Hearing - Issuance of Series 2018 General Obligation Public Improvement Bonds (2/3 Bonds)**

1. City Council is scheduled to conduct a public hearing on August 20, 2018, at 5:30pm as required by state law on the issuance of the referenced 2/3 bonds.

2. Following the public hearing, City Council is requested to approve the attached "Order Authorizing $6,600,000.00 Municipal Building Bonds."

The public hearing for this matter was held on Monday, August 20, 2018 at 5:30 p.m.

Finance Committee Chairman Britt Moore opened the public hearing and asked if there was anyone present who would like to speak. There being no one present to comment, the public hearing was declared closed.

Council Member Jones felt that a new Police Department is imperative and noted that this is absolutely great for the officers' morale and would help with the crime in the city.

Mayor Wagner agreed that it is great for the Police Department and a good deal for the taxpayers as well.

Adopted the "Order Authorizing $6,600,000.00 Municipal Building Bonds."

A motion was made by Council Member Moore, seconded by Council Member Peters, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

2018-301 **Capital Project Amendment Ordinance Amendment**

Adoption of a Capital Project Ordinance Amendment for the Series 2018 General Obligation Public Improvement (2/3) Bond Project in the amount of $6,600,000 for the acquisition and renovation of a Municipal Facility.

Eric Olmedo, Budget & Administrative Director, advised this ordinance amendment is needed to appropriate funds into a $6.6 million project in anticipated 2/3 bonds.

Chairman Moore inquired about the time frame and flow of process for the 2/3 bond approval.

Mr. Olmedo explained that internal staff would prepare the documents and bond reports would be issued by the rating agencies with an anticipated bond sale date of October 3rd.

Adopted a Capital Project Ordinance Amendment for the Series 2018 General Obligation Public Improvement (2/3) Bond Project in the amount of $6,600,000 for the acquisition and renovation of a Municipal Facility.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter be adopted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

Ordinance No. 7435/18-64
Ordinance Book, Volume XX, Page 64
Introduced 8/20/2018; Adopted 8/20/2018

2018-309 **MOU - HP365 Business Incubator Project**

Consideration of approval of the MOU between the High Point Chamber Foundation, Inc., a North Carolina non-profit corporation and a charitable foundation, subsidiary, HP 365, LLC, and the City of High Point to provide understanding regarding HP365's creation of a business incubator space with assistance from $3 million in funding that will pass through the City ($1.5 million appropriated from the Rural Economic Development Division of the North Carolina Department of Commerce and $1.5 million in matching private funds from High Point Chamber Foundation, Inc.). Staff recommends City Council authorize staff to make any necessary minor revisions and execute the MOU after the document is reviewed by NC Department of Commerce staff and attorneys. (*This item was discussed at the Finance Committee meeting on Thursday, August 16th and the Committee recommended it be placed on the Monday, August 20th Regular Agenda)*

Assistant City Manager Randy Hemann noted that upon the advice from the city attorney, we are now looking at this as an agreement instead of an MOU, which makes it a work in progress. He pointed out that Session Law 2017-57 provided $1.5 million in non-reoccurring funds for this project and those funds have been matched by three sources. He expressed appreciation for the donations and advised that per the legislation those funds for the HP365 (Business Incubator) project will flow through the City of High Point. The City will then receive the grant from the State and the City of High Point would enter into an agreement with HP365 as to how those funds will be used and disbursed for the project.

He reported that the legislation referred to the project as a Design Factory, and it contains a number of elements. It will be housed in the current Union Square building that was purchased by the Congdon Foundation, who will be making a very generous donation of the lease for the space for five years at a rate of $1.00 a year. Mr. Hemann pointed out the annual lease income for the building would be around $700,000 on the open market and again expressed appreciation to the Congdon Foundation for this very generous offer.

He then referred to the bulleted list contained in the agenda packet (Summary of the Economic Development and Matching Funds Agreement with High Point Chamber

Foundation, Inc. and HP365, LLC. **These considerations will be incorporated into the finalized Agreement and are identified as follows:**

- *Statement summarizing legislation authorizing challenge grant funds of $1.5 million, requirement of matching/private funds.*
- *Acknowledgement of City and Commerce Agreement.*
- *Establishment and commencing of a project that qualifies under the authorizing legislation.*
- *Confirmation of successful raising of private funds (3 donations $500,000 each).*

Description of the project:

- *100,000 sq. ft. historic building "Union Square" (owned by DavCo, LLC).*
- *Commitment of HP 365/Chamber Foundation to lease Union Square for five years (lease rate of $1 per year; estimated fair market rent $700,000 annually).*
- *DavCo is expected to spend approximately $1,240,000 for building improvements.*
- *Lease will provide option to renew by HP365 for an additional five to ten years at fair market rent.*
- *HP365 will provide exhibits showing the improvements to the building and an outline of the project.*
- *Any net income from the project will be used by HP365 for charitable purposes.*

- *HP365 and Chamber Foundation shall deposit the match funds with the City within a certain time period.*

- *HP365 and Chamber Foundation will abide by all applicable restrictions set forth in City's agreement with Commerce.*

  - *Projected completion date to be provided*
  - *All project records to be maintained and provided to City including financial records.*
  - *City/Commerce shall maintain right to audit.*
  - *City shall maintain rights of termination.*
  - *Independent status of parties, no joint venture.*
  - *Confirmation of solvency.*
  - *Repayment of unspent funds.*

- *HP365 and Chamber Foundation will hold City harmless*.

General Provisions:

- *No discrimination.*
- *Certification of no conflicts of interest.*

Chairman Moore asked if it would be referred to as an agreement or an MOU once it is adopted and Ms. Carlyle advised that it would be an agreement, not an MOU. She explained that due to the time constraints, staff is trying to move forward as quick as possible and noted that any substantial changes would come back to Council. They have already submitted some plans, pictures, and details that will also be attached to the agreement as exhibits.

Approved the Agreement between the City of High Point, the High Point Chamber Foundation, Inc., and HP365, LLC for the HP365 Business Incubator.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

2018-310 **<u>Budget Ordinance Amendment - High Point 365 Business Incubator Project – Pass-through Grant</u>**

Adoption of a Budget Amendment amending the 2018-2019 Budget Ordinance to appropriate funds in the amount of $1,500,000 from the Rural Economic Development Division of the North Carolina Department of Commerce, and the required $1,500,000 in matching funds raised by the High Point Chamber Foundation, Inc. for the creation of HP365's Business Incubator.

Assistant City Manager Randy Hemann explained a Budget Amendment is needed to receive $1.5 million from the State and a matching amount in private funds of $1.5 million from the High Point Chamber Foundation, Inc. for the HP365 Business Incubator project and this allows disbursement of these funds.

Chairman Moore reiterated that High Point is very fortunate to have citizens who care about and are willing to partner and give back to the city.

Adopted a Budget Amendment amending the 2018-2019 Budget Ordinance appropriating funds in the amount of $1,500,000 from the North Carolina Department of Commerce for $1,500,000 and a $1,500,000 match in private funds that were raised by the High Point Chamber Foundation, Inc. for their subsidiary, HP365, LLC to use for the proposed Business Incubator.

A motion was made by Council Member Moore, seconded by Council Member Ewing, that this matter be adopted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

Ordinance No. 7436/18-65
Ordinance Book, Volume XX Page 65
Introduced 8/20/2018; Adopted 8/20/2018

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COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - *Council Member Golden, Chair*
Committee Members: Golden, Peters, Scarborough, and Williams

2018-303 **Contract- 2018-2019 Operation InAsMuch Contract with Community Housing Solutions**

Council is requested to approve a contract with Community Housing Solutions (CHS) in the amount of $200,000 to fund materials and operational expenses with two (2) Operation InAsMuch (OIAM) events during the 2018-2019 fiscal year.

Mike McNair, Director of Community Development & Housing, reported the OIAM events have been highly successful. This will be the sixth OIAM event and the focus will be on the West End neighborhood. This will be the 6th Operation InAsMuch (OIAM) event. He advised last year the City Council budgeted $200,000 that was committed from the Core City Redevelopment Fund to do two neighborhoods and staff is requesting the same amount and same terms for this proposed contract with Community Housing Solutions, who is also the builder in the Southside area as well. Staff is requesting that Council authorize them to proceed with the contract and have the appropriate city employee sign it.

Mayor Pro Tem Williams asked how many homes with needs have been identified in the West End neighborhood. Mr. McNair replied about 120 homes and estimates a response rate of about 25%-30%. He explained that oftentimes many residents feel it is too good to be true and because of this they try to work through the various neighborhood associations, churches, other folks of significance in the neighborhoods, etc... to help with the marketing to get the word out so that people will be more receptive. Mr. McNair reported that the second neighborhood has not yet been identified.

Approved a contract with Community Housing solutions (CHS) in the amount of $200,000 to fund materials and operational expenses with two (2) Operation InAsMuch (OIAM) events during the 2018-2019 fiscal year.

A motion was made by Council Member Golden, seconded by Mayor Pro Tem Williams, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

PENDING ITEMS

2018-144 **Ordinance - Demolition of Structure - 1505 East Avenue**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1505 East Avenue belonging to SHJ Capital, LLC.

Note: This matter was initially heard by Council at the May 7, 2018 meeting. At that time, staff asked that it be placed in pending for 30 days because the property was recently sold and the new property owner asked for additional time to get the permits pulled so they could start making some progress on the repairs.

2018-285 **Ordinance - Demolition of Structure - 709 Hilltop Street**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 709 Hilltop Street belonging to Victor Manuel Campos Rivas & Cynthia Lanto.

Note: This matter was initially heard by the City Council at the August 6, 2018 meeting. At that time, it was placed on the pending list for the Community Housing, Neighborhood Development & Public Safety Committee for 60 days for staff to receive periodic input from Inspections.

PLANNING & DEVELOPMENT COMMITTEE - *Mayor Pro Tem Williams, Chair*
Committee Members: Williams, Jones, Moore, and Scarborough

2018-304 **Resolution of Intent - Annexation 18-02**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, September 17, 2018, at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 39 acres lying west of the intersection of Penny Road and Florence School Drive (1761 and 1781 Penny Road). The property is also known as Guilford County Tax Parcels 0196595 & 0196580.

Adopted a Resolution of Intent establishing a public hearing date of Monday, September 17, 2018 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 39 acres lying west of the intersection of Penny Road and Florence School Drive (1761 and 1781 Penny Road).

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Golden, that this matter be adopted. The motion carried by the following vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

Resolution No. 1782/18-44
Resolution Book, Volume XX Page 44
Introduced 8/20/2018; Adopted 8/20/2018

2018-305 **Resolution of Intent - Annexation 18-03**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, September 17, 2018, at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 1.3 acres lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road (1630 Penny Road). The property is also known as Guilford County Tax Parcels 0157583.

Adopted a Resolution of Intent establishing a public hearing date of Monday, September 17, 2018 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 1.3 acres lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road (1630 Penny Road).

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Golden, that this matter be adopted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

Resolution No. 1783/18-45
Resolution Book, Volume XX Page 45
Introduced 8/20/2018; Adopted 8/20/2018

2018-306 **<u>Amendment to the Water and Sewer Utility Extension Policy</u>**

A request by the Planning and Development Department to update the Water and Sewer Utility Extension Policy by (1) streamlining the exception process and (2) clarifying the policy's jurisdiction.

Lee Burnette, Director of Planning and Development, advised the Water and Sewer Utility Extension Policy is one of the city's major planning policies that was established in the 1980s to require property owners and developers of property outside the city limits to petition for annexation in order to get water and sewer service. He further stated that there are exceptions to the policy where the City Council has allowed connections to water and sewer service under the following conditions:

- ✓ *Individual lots where a well or a septic tank has failed and connections to public water or public sewer is needed.*

Mr. Burnette advised that these exceptions have been in place for over 30 years and these requests go through TRC for a determination and once the TRC make the decision, a notification is put in the City Council's Agenda Packet and the City Council has never called up on any of the actions made by the TRC. Staff is now recommending streamlining the process to help expedite connections to public water and/or sewer service in the case where the wells or septic systems have failed.

Another minor change in the revised policy is clarification that the policy applies to the planning area and it does not apply to any government properties.

Mayor Pro Tem Williams inquired about the appeal process. Mr. Burnette explained since the City Council will no longer get notice of the TRC decision, it does allow for a property owner to appeal the TRC's decision within 30 days to the City Council.

Council Member Golden asked about the responsibility of the infrastructure needed to get the water and sewer to the customers. Mr. Burnette replied that the customer would be financially responsible for extensions and upsizing the line(s) in accordance to the city's policy.

Approved an Amendment to the Water and Sewer Utility Extension Policy by (1) streamlining the exception process and (2) clarifying the policy's jurisdiction.

A motion was made by Mayor Pro Tem Williams, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

GENERAL BUSINESS AGENDA

2018-307 **Ordinance Amending Fire Prevention Code**

Council is requested to adopt an ordinance amendment to update the Fire Prevention Code to the current 2018 NC Fire Code and appendices.

Fire Chief Tommy Reid and Fire Marshall Chris Weir, were present to address any questions. Staff is asking for City Council approval in adopting the 2018 Fire Prevention Code and appendices, which ensure that the city remains current with continuous improvement efforts for both the Insurance Services Office (ISO) and the Commission on Fire Accreditation International (CFAI) ratings.

Adopted an Ordinance Amendment to update the Fire Prevention Code to the current 2018 NC Fire Code and appendices.

A motion was made by Council Member Jones, seconded by Council Member Hudson, that this matter be adopted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

Ordinance No. 7437/18-66
Ordinance Book, Volume XX Page 66
Introduced 8/20/2018; Adopted 8/20/2018

2018-302 **Boards and Commissions - Appointments - Citizens Advisory Council**

Council Member Peters is recommending the appointment of Judy Jones and Council Member Ewing is recommending the appointment of Michael Holmes to the Citizens Advisory Council. Both appointments are effective immediately and will expire May 31, 2020.

Approved the preceding appointments.

A motion was made by Council Member Peters, seconded by Council Member Golden, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

2018-308 **Minutes to Be Approved**

Prosperity & Livability Committee; August 1st @ 9:00 a.m.
Finance Committee; August 2nd @ 4:00 p.m.
Manager's Briefing; August 6th @ 4:00 p.m.
Regular Council Meeting; August 6th @ 5:30 p.m.
Special Meeting of Council; August 9th @ 2:30 p.m.

Approved the preceding minutes as submitted.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Williams, that this matter be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Ewing

ADJOURNMENT

Upon motion made by Council Member Ewing, and second by Mayor Pro Tem Williams, the meeting adjourned at 5:58 p.m.

Respectfully submitted,

_____
Jay W. Wagner, Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: Ward Water Treatment Plant Capital Project Ordinance

From: Eric Olmedo, Budget Director

Public Hearing: N/A

Attachments: Capital Project Ordinance

Meeting Date: September 17, 2018
Advertising Date: N/A
Advertised By: N/A

PURPOSE:
A capital project ordinance is needed to appropriate additional funds for electrical and HVAC upgrades to the Ward Water Treatment Plant.

BACKGROUND:
The Ward Water Treatment Plant has been evaluated by Black and Veatch International Company for electrical and HVAC upgrades to meet current industry standards and improve long term functionality of the water plant. A capital project ordinance for this project was approved by City Council on March 17, 2014, in the amount of $4,750,000. Additional funds are needed for this project and will be included in the Series 2018 Revenue Bond.

BUDGET IMPACT:
Additional funding in the amount of $9,000,000 will be provided by the Series 2018 Revenue Bond sale. This amount will provide the necessary budget for the contract as well as contingency for unforeseen issues during construction.

RECOMMENDATION / ACTION REQUESTED:
The Budget Department recommends and asks the Council to approve the capital project ordinance in the amount of $9,000,000.

"A CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR THE
WARD WTP ELECTRICAL SYSTEM REHABILITATION PROJECT

Be it ordained by the City Council of the City of High Point, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance Amendment is hereby adopted:

Section 1. The Project is the electrical system rehabilitation and improvements at Ward Water Treatment Plant. The Project will serve the citizens and water and sewer customers of the City of High Point. The Project will be paid by proceeds from water and sewer revenue bonds.

Section 2. The following additional revenue is available to the City of High Point:

Revenue Bond Proceeds	$ 9,000,000

Section 3. The following additional amounts are appropriated for the Project:

Infrastructure Improvements	$ 9,000,000

Section 4. The Financial Services Director is hereby directed to maintain a Capital Project with sufficient detail accounting records to allow compliance with G.S. 159-28 Budgetary accounting for appropriations.

APPROVED

High Point City Council
September 17, 2018

CITY OF HIGH POINT
AGENDA ITEM

Title: Professional Services Contract – Creech & Associates – HPPD Facility

From: Randy E. McCaslin, Deputy City Manager

Meeting Date: September 17, 2018

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: Scope of Services

PURPOSE:
At the August 20, 2018 City Council meeting, City Council authorized staff to proceed with the purchase of property located at 1730 Westchester Drive to serve as the new High Point Police Headquarters. Prior to the Police Department relocating to the facility, design/construction improvements are needed to the property.

BACKGROUND:
Creech & Associates, PLLC, provided the pre-design study and has a complete understanding of the scope of work needed to move the Police Department into the new facility. They are a full-service architectural and engineering design service firm. Basic services for the new police headquarters will include architectural and interior design, landscape architecture, civil, structural, mechanical, electrical, fire protection, and plumbing engineering.

BUDGET IMPACT:
Funds are available through the sale of the 2/3 Obligation Bonds.

RECOMMENDATION / ACTION REQUESTED:
City Council is requested to approve a Professional Services Contract with Creech & Associates, LLC estimated to be in the amount of $838,600.00 (based upon 8.25% of the estimated construction cost) to provide the Architectural and Engineering design services for the new Police Headquarters that will be located at 1730 Westchester Drive, and authorize the appropriate City Official to execute all necessary documents.

CREECH & ASSOCIATES

1000 W. Morehead St., Suite 120
Charlotte, NC 28208

P 704.376.6000
F 704.376.5550
W WWW.CREECH-DESIGN.COM

212 Center Street
Mount Pleasant, SC 29464

P/F 843.789.4542
W WWW.CREECH-DESIGN.COM

August 20, 2018

Mr. Randy McCaslin
Deputy City Manager
City of High Point
211 S. Hamilton Street
High Point, NC 27261

Re: High Point Police Department New Headquarters Proposal for Design Services

Dear Randy,

Creech & Associates is pleased to present you with a proposal to provide full-service architectural and engineering design services for your new police headquarters (PDHQ) located at 1730 Westchester Road in High Point, N.C. We understand this proposal will ultimately result in an addendum to the contract for open-end design services contract our firm is currently using for our work with the City (the Owner). The basis for the five phases of design services is derived from the AIA B101-2007 contract vehicle that is standard to our industry. If desired, Creech & Associates can submit an AIA contract for services as an attachment and addendum to the open-end agreement contract.

BASIC SERVICES

Creech & Associates, PLLC (the Architect) basic services will include an experienced design team that includes architectural and interior design, landscape architecture, civil, structural, mechanical, electrical, fire protection, and plumbing engineering. We understand the city will directly procure other subconsultants required for a complete project, such as surveying, environmental, geotechnical, measured drawings, IT and cabling, etc. We will coordinate our services with the owner provided services, and rely on the accuracy and completeness of services and information furnished by the Owner's consultants.

The Architect will contact governmental authorities as required to approve construction documents and respond to applicable design requirements. We will assist the Owner in filing documents required for approval of those reviewers with jurisdiction over the project.

SCHEMATIC DESIGN

As the Architect of the pre-design study we have a thorough understanding of the scope of work. We will leverage the concept generated in the study with the understanding the pre-design concept is the approved direction to begin this phase, thus additional design options will not be required. The following are part of basic services for this phase:

- Prepare documents that include a site plan, preliminary building plans, and elevations of all sides
- Prepare two (2) perspective views generated with digital modeling

- Consider materials, building systems and equipment, and other aspects of the project to develop a design consistent with the Owner's program, schedule, and budget.
- Submit the documents to the Owner and request written approval to proceed with Design Development.

Cost estimating services will be considered an additional service. Pending the delivery method selected by the owner this may be addressed through preconstruction services by a Construction Manager at Risk (CM@R). The Architect will coordinate with the estimator and make adjustments to the drawings as required to align with the budget within a usual and customary scope.

Basic services for this phase will include (4) staff meetings and (1) presentation to council.

DESIGN DEVELOPMENT

Based on approval of Schematic Design with any Owner approved adjustments in the project requirements, the Architect will prepare Design Development documents for Owner approval. These documents will consist of drawings and other documents to fix and describe the size and character of the project. The documents will consist of the following:

- Site plan and floor plans
- Elevations and building sections
- Typical construction details
- Diagrammatic layouts and descriptions of building systems
- Outline specifications that identify major materials and systems and establish their quality levels.

Upon completion the documents will be submitted to the Owner and we will request written approval to proceed with Construction Documents. The Architect will coordinate with the Owner and estimator to align the project scope and documents with the overall project budget. Basic services will include one such revision with any additional revisions considered an additional service.

Basic services for this phase will include (3) staff meetings and (1) presentation to council.

CONSTRUCTION DOCUMENTS

Based on approval of Design Development with any Owner approved adjustments in the project requirements, the Architect will prepare Construction Documents for Owner approval. These documents will consist of drawings and specification that define in detail the quality levels of materials and systems and other requirements for the construction of the work. Specification sections zero (0) and one (1) will be prepared and provided by the Owner for integration in to the project manual.

Upon completion the documents will be submitted to the Owner and we will request written approval for the documents to be released for bidding or negotiation.

Basic services for this phase will include (2) staff meetings and (1) presentation to council.

Upon completion the documents will be submitted to the Owner and we will request written approval to proceed with Construction Documents. The Architect will coordinate with the Owner and estimator to align the project scope and documents with the overall project budget. Basic services will include one such revision with any additional revisions considered an additional service.

BIDDING AND NEGOTIATION

The scope of this phase is directly related to the method of delivery selected by the Owner and the associated level of preconstruction services. At a minimum, the Architect will assist the Owner in responding to any document related questions submitted by bidders during the allowed period for responses. The Architect will also consider requests for product substitutions, and prepare and distribute addenda that identify approved substitutions to all prospective bidders.

CONSTRUCTION ADMINISTRATION

The Architect shall provide administration of the Contract between the Owner and the Contractor OR CM@R. The industry standard basis of defining these services is the AIA Document A201™–2007, General Conditions of the Contract for Construction. We will provide the following:

- Support the Owner's interests during the Construction Phase to insure, to the best of our knowledge, that the construction drawings and specifications are followed to their fullest. Provide notice to the Owner as soon as practicable after the Architect becomes aware of any fault, defect, error, omission, or inconsistency in the project.

- Visit the site at intervals appropriate to the stage of construction with a total of twenty-four (24) visits during construction, including substantial completion and final completion. This number of visits is based on bi-monthly visits across a 12 month construction duration.

- The Owner and Architect acknowledge that shop drawings, product data, samples, and other information must be submitted by the Contractor for review and approval.

- Review and approve monthly pay requests submitted to the Owner.

Services during this phase initiate with the award of the contract for construction, and terminate thirty (30) days after the date on the final Certificate for Payment.

FEE STRUCTURE

The fee will be a lump sum based on a percentage of construction costs. The industry standard fees are 10% for renovation work and 8% for new construction. However, since this project is to be a continuation of an existing contract, and because we already have a good understanding of the scope, we propose to apply a reduced fee of 8.25%. We will also credit our fee received for the study related to this project. This metric results in the following values:

ESTIMATED CONSTRUCTION COST	% FEE	TOTAL FEE
• $10,480,000 (rounded down)	8.25%	$864,600.00
• Predesign Study Fee		$26,000.00
• Total Fee for Design Services		$838,600.00

To provide the Owner with our most competitive fee, we have incorporated a more efficient approach to the Schematic Design phase. Part of the typical process of Schematic Design is the creation of multiple design options for the Owner to evaluate and provide direction. Since we have already generated a plan and partial exterior concept as part of the pre-design study, we can further leverage that effort and eliminate the portion of the phase dedicated to that scope. We estimate the study options scope to require 50% of the total Schematic Design effort, or 10% of the overall fee. This reduction in scope and the resulting credit equates to a fee reduction of approximately $55,000 from the original prescribed fee.

Our total fee will be distributed across 5 design phases and invoiced monthly based on the percentage of work completed. This fee distribution per design phase is an industry standard metric and is as follows:

• Schematic Design	20%
• Design Development	15%
• Construction Documents	40%
• Bidding	5%
• Construction Administration	20%
Total Fee	100%

Reimbursable expenses include only reasonable and necessary expenses incurred by the Architect and the Architect's subconsultants directly related to the project as follows:

- Transportation and authorized out-of-town subsistence
- Fees paid for securing approval of authorities having jurisdiction over the project
- Printing, reproduction, plots, drawing sets
- Postage, handling, and delivery
- Renderings, models, mock ups, professional photography, and presentation materials requested by the Owner outside of basic services
- Expense of any additional insurance coverage in excess of that normally carried by the Architect
- All taxes levied on professional services and on reimbursable expenses
- Other similar project related expenditures

For reimbursable expenses the compensation shall be the expenses plus fifteen percent (15%) of the expenses incurred.

Our 2018 hourly rate schedule is as follows:

• Principal/ Senior Associate	$250.00 per hour
• Project Manager	$200.00 per hour
• Lead Designer	$175.00 per hour

- Architect $175.00 per hour
- Construction Administration $175.00 per hour
- Architectural Associate $145.00 per hour
- Architectural Technician $105.00 per hour
- Administration $80.00 per hour

PROJECT SCHEDULE

Refer to Attachment A for the current proposed schedule based on a traditional design-bid-build method of delivery. There are several vehicles for expediting the schedule that are specific to the method of delivery you select. We understand the Owner is interested in expediting the schedule and we will work with you to select the best method of delivery and design process to accomplish your goals.

Please feel free to contact us with any questions regarding this proposal. We have the staff available to begin work on this effort immediately upon approval of this proposal. We appreciate the opportunity to continue our service to the City of High Point.

Very Truly Yours,
Creech & Associates, PLLC

Brent J. Green, LEEP AP
Senior Associate

cc: David A. Creech, AIA, NCARB
File

_____

Accepted: Randy McCaslin
Deputy City Manager

_____

Date

HIGH POINT POLICE DEPARTMENT

Westchester Renovation Potential Project Outline

8/6/2018

POTENTIAL PROJECT SCHEDULE

#	TASK	START DATE	END DATE	DURATION
1	Schematic Design	August 27, 2018	October 8, 2018	6 weeks
2	Owner Review of Schematic Design/ Cost Estimate	October 8, 2018	October 22, 2018	2 weeks
3	Design Development	October 22, 2018	December 10, 2018	7 weeks
4	Owner Review of Design Development/ Cost Estimate	December 10, 2018	December 31, 2018	3 weeks
5	Construction Documents	January 2, 2019	March 13, 2019	10 weeks
6	Owner Review of Construction Documents	March 13, 2019	April 3, 2019	3 weeks
7	Submit to Review Agencies	March 13, 2019	April 24, 2019	6 weeks
8	Advertise for Bids [1]	April 10, 2019	May 1, 2018	3 weeks
9	Bid Opening	May 1, 2019		
10	LGC Submittal [2]	May 3, 2019		
11	Bid Award and Negotiations	May 3, 2019	June 7, 2019	5 weeks
12	LGC Approval [3]	June 7, 2019		
13	Building Construction	June 7, 2019	June 7, 2020	12 months
	CONSTRUCTION COMPLETE		**June 7, 2020**	

[1] *Assumes a design - bid - build method of project delivery*

[2] *Assumes financing via loan*

[3] *Certified bid tab required for LGC approval*

CITY OF HIGH POINT
AGENDA ITEM

Title: **Plan Amendment 18-04**
(Keystone Group, Inc.)

From: Lee Burnette, Planning & Development Director

Meeting Date: September 17, 2018

Advertising Date: September 5, 2018 & September 12, 2018

Public Hearing: Yes

Advertised By: Planning and Development

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

PURPOSE:
A request by Keystone Group, Inc to change the Land Use Plan map classification for approximately 14.5 acres from Low Density Residential to Medium Density Residential.

BACKGROUND:
This request is in conjunction with annexation case 18-02 and zoning amendment case 18-09 to build a 38-acre residential development consisting of apartments and townhomes on the west side of Penny Road just south of Woodpark Drive.

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

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
A. Staff recommended ***approval*** of this request, as outlined in the staff report.

B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission and they recommended ***approval*** of this request by a vote of 6 to 0, as recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Keystone Group, Inc. **Plan Amendment 18-04**

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to change the Land Use Map classification for approximately 14.5 acres from the Low Density Residential classifications to the Medium Density Residential classification. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie and Mr. Andrew Putnam. Ms. Heidi Galanti, Planning Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Ms. Judy Stalder, 665 N. Main Street, High Point, representative, and Mr. Scott Wallace, President of Keystone Homes, 3708 Alliance Drive, Greensboro, applicant, spoke to the Commission. Ms. Stalder provided an overview of the development proposal and explained that the physical features of the property, including a stream running through the site, dictated the manner in which the property is proposed to be developed.

Ms. Deborah Love, 3546 Parkhill Crossing Drive, High Point, expressed concerns that there are already high traffic volumes on Penny Road that make it difficult to make a left turn out of her development and this proposal for more than 400 additional units will worsen the current traffic situation. She also noted concerns with the impact of additional students on the capacity of Florence Elementary School and the difficulty exiting the school.

Planning & Zoning Commission Action

Plan Amendment

The Commission recommended ***approval*** of Plan Amendment 18-04, as recommended by staff, by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
PLAN AMENDMENT CASE 18-04
August 28, 2018

Requests		
Applicant: Keystone Group, Inc.	**Owner:** Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee)	
Plan Amendment Proposal: **Applicant Request**: To change the future land use classification for approximately 14.5 acres to the Medium Density Residential land use classification. **Staff Amendment**: To change the future land use classification for approximately 5 acres to the Medium Density Residential land use classification.	**From:** **To:**	Low Density Residential Medium Density Residential

Site Information	
Location:	Lying along the west side of Penny Road, approximately 1,700 feet south of Woodpark Drive.
Acreage:	Applicant Request: Approximately 14.5 acres Staff Amendment: Approximately 5 acres
Current Land Use:	Single family dwelling, green houses and small accessory structures

Adjacent Property Current Land Use	
North:	Undeveloped
South:	Agricultural and Cell Tower
East:	Single Family dwellings
West:	Single family dwellings

Adjacent Land Use Plan Designations	
North:	Medium Density Residential
South:	Low Density Residential
East:	Low Density Residential
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.
Proposed Designation:	**Medium-Density Residential:** This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall

	range from eight to sixteen dwelling units per gross acre.

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 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 a urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area.
Relevant Area Plan:	Not Applicable
LUPA History:	PA-15-06: An 8.7-acre area on the north side of Horney Road was amended from Low Density Residential to Moderate Density Residential on May 2, 2016

Details of Proposal

Summary of Land Use Plan Amendment Request:

The applicant has requested a Land Use Plan amendment to the Medium Density Residential land use classification to allow an approximate 39-acre residential development. The overall density for the entire 39-acre tract will be approximately 12 dwelling units per acre. The development is proposed to include apartments and townhomes. The southern portion of the site is where the plan amendment is needed to allow for the increased density in this area. The northern portion of the site (approximately 24.6 acres) is already designated as Medium Density Residential.

Staff Analysis

This area of the city has seen residential growth of all types, including apartments, townhomes and single family detached homes over the past 15-20 years. The densities of the residential developments to the north have been in the range of 9 - 14 dwelling units per acre which fits within the Medium Density Residential land use classification. The density to the south has remained lower with single family detached homes which fits in the Low Density Residential classification. The area has also seen growth in commercial development including Wendover Crossing, Wendover Landing, The Shoppes at Deep River, and the Palladium over this same time period.

In May 2016, the Land Use Plan was amended from Low Density Residential to Moderate Density Residential for a 9-acre area along Horney Road for the development of townhomes. That property, which is in the land development plan review process, received a Land Use Plan amendment to allow for an increase in residential density.

There are transmission power lines just to the south of this request that will act as a boundary between this proposed development and the lower density development to the south. Therefore, staff recommends expanding the applicant's request for Medium Density Residential to encompass an additional 5 acres, bringing the Medium Density Residential designation southward to the powerline easement.

The amendment is supported by the Land Use Plan policies that support providing a wide range of housing opportunities for all income levels, and promoting an urban growth pattern that occurs in an orderly fashion.

Recommendation

Plan Amendment 18-04:

Staff Recommends Approval:

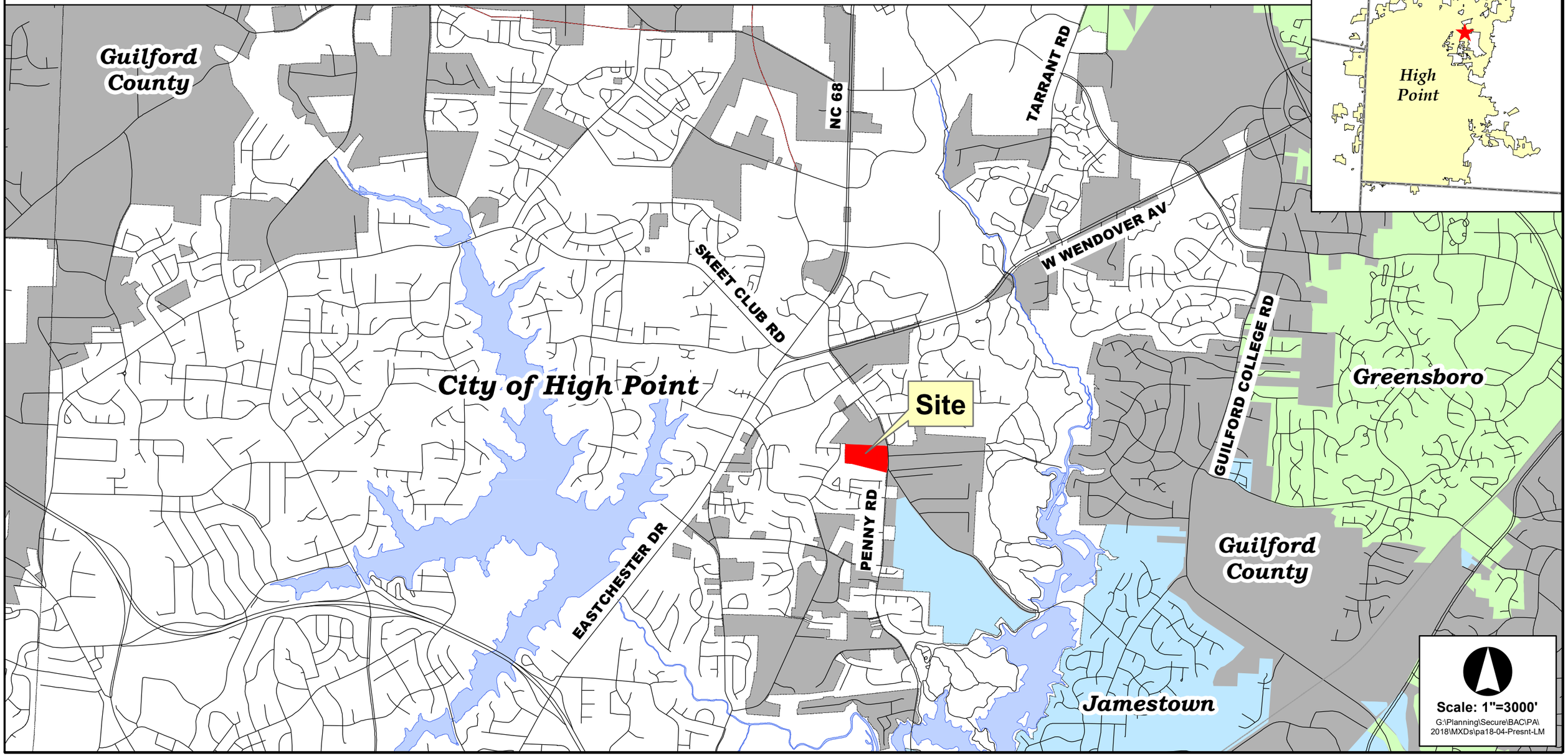
Staff recommends approval of the request to change the future land use designation for approximately 20 acres to the Medium Density Residential land use classification. Due to the change in character of this area it is appropriate to allow this area to be developed with higher density residential uses. The request meets the goals and objectives of the Land Use Plan and it will be in harmony with the land use pattern of the surrounding area.

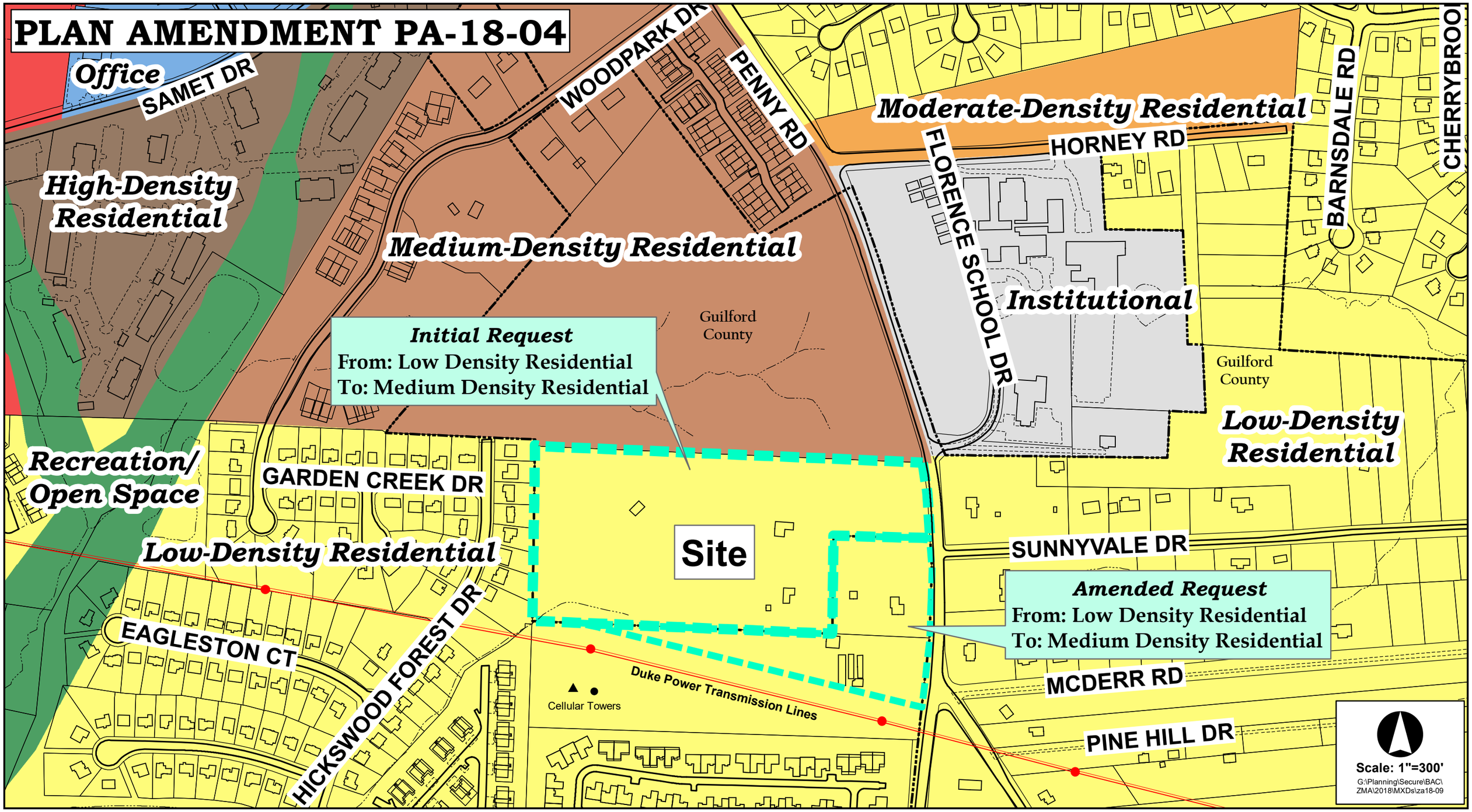
Report Preparation

This report was prepared by Planning and Development Department staff member Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by G. Lee Burnette AICP, Director.

LOCATION MAP

PLAN AMENDMENT PA-18-04
Applicant: Keystone Group, Inc.




PLAN AMENDMENT PA-18-04
Office
SAMET DR
WOODPARK DR
PENNY RD
Moderate-Density Residential
HORNEY RD
FLORENCE SCHOOL DR
BARNSDALE RD
CHERRYBROO
High-Density Residential
Medium-Density Residential
Institutional
Guilford County
Initial Request
From: Low Density Residential
To: Medium Density Residential
Guilford County
Low-Density Residential
Recreation/ Open Space
GARDEN CREEK DR
Site
Low-Density Residential
SUNNYVALE DR
Amended Request
From: Low Density Residential
To: Medium Density Residential
EAGLESTON CT
HICKSWOOD FOREST DR
Duke Power Transmission Lines
Cellular Towers
MCDERR RD
PINE HILL DR
Scale: 1"=300'
G:\Planning\Secure\BAC\ ZMA\2018\MXDs\za18-09

PA-18-04
Resolution # XXXX/XX-XX

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 August 28, 2018 and before the City Council of the City of High Point on September 17, 2018, regarding this proposed amendment (PA 18-04) 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 20 acres (as shown on the attached map) from Low Density Residential to Medium 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 17th day of September 2018
Lisa B. Vierling, City Clerk

AFFP
NOTICE OF PUBLIC HEARING Tak

Affidavit of Publication

STATE OF NORTH CAROLINA } SS
COUNTY OF GUILFORD }

Lisa Robertson, being duly sworn, says:

That she is the billing clerk of the The High Point Enterprise, a daily newspaper of general circulation, printed and published in High Point, Guilford County, North Carolina; that the publication, a copy of which is attached hereto, was published in the said newspaper on

September 07, 2018, September 14, 2018

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Lisa Robertson
the billing clerk

Subscribed to and sworn to me this 14th day of September 2018.

Barbara M Daniels
Barbara Daniels, Notary, Guilford County, North Carolina

My commission expires: February 01, 2022

30145612 30832171

GREG DEMKO
CITY OF HP CITY MANAGER
PO BOX 230
HIGH POINT, NC 27261

BARBARA M DANIELS
NOTARY
MY COMMISSION EXPIRES
2-1-22
PUBLIC
GUILFORD COUNTY, NC

NOTICE OF PUBLIC HEARING

Take notice that the High Point City Council will hold a public hearing concerning the adoption an Ordinance Amending Title 6 – Public Services, Section 6-1-8 Encroaching on Streets and Sidewalks ("Amended Sidewalk Ordinance") in accordance with N.C.G.S. §160A-364, on September 17, 2018 at 5:30 p.m. in the City Council Chambers located at 211 South Hamilton Street, High Point, NC 27260. During this hearing, members of the public are invited to provide comments regarding the Amended Sidewalk Ordinance. The Amended Sidewalk Ordinance will be considered by the High Point City Council on Monday, September 17, 2018.

The Amended Ordinance is available for inspection in the City Clerk's office at 336-883-3536.

Lisa B. Vierling
High Point City Clerk
Sept. 7, 14, 2018

CITY OF HIGH POINT
AGENDA ITEM

Title: **Voluntary Contiguous Annexation**
Annexation Case 18-03 (Elfrida Mensah and Natasha Kay Kroma)

From: Lee Burnette, Planning & Development Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: August 31, 2018

Advertised By: Planning & Development

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

PURPOSE:
A request by Elfrida Mensah and Natasha Kay Kroma to consider a voluntary contiguous annexation of approximately 1.3 acres lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcels 0157583.

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

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends ***approval*** of Annexation Case 18-03.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ANNEXATION 18-03
September 17, 2018

Request	
Applicant: Elfrida Mensah and Natasha Kay Kroma	**Owners:** Elfrida Mensah and Natasha Kay Kroma
Proposal: Voluntary contiguous annexation	**Effective Date:** Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 18-11

Site Information	
Location:	The property is lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road.
Tax Parcel Number:	Guilford County Tax Parcels 0157583
Site Acreage:	Approximately 1.3 acres
Current Land Use:	Undeveloped
Current Fire District:	The site is within the Deep River Fire District. Guilford County has contracted with the City of High Point to provide fire protection services to the unincorporated areas within the fire district.
Proposed Development:	Single family detached dwelling.
Proposed Unit Type, Number and Average Value:	The applicant is proposing to develop one single family dwelling on this site with an approximate value of $339,478.
Proposed Build-out Schedule:	Approximately one year.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The site has no noteworthy features.
Water and Sewer Proximity:	A 12-inch City water line and a 24-inch City sewer line lie adjacent to the site along Penny Road.
General Drainage and Watershed:	The site drains in a general southwesterly direction and development is subject to the City Lake Critical Area (WCA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District(s):	City Lake Critical Area – Tier 4.

Adjacent Property Zoning and Current Land Use			
North:	AG RS-40	Agricultural District *(Guilford County)* Residential Single Family-40 District *(Guilford County)*	Single family dwelling
South:	AG	Agricultural District (*Guilford County)*	Undeveloped
East:	PNR	Parks and Recreation District *(Town of Jamestown)*	Jamestown Park
West:	CU R-3 CU RM-5	Conditional Use Residentials Single Family – 3 District Conditional Use Residential Multifamily – 5 District	Single family detached dwellings *(Meadowridge Subdivision)* Single family attached dwellings *(Eagle Glen Subdivision)*

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Penny Road	Major Thoroughfare	175 ft.
Vehicular Access:	Driveway access from Penny Road.		

City Department Comment Summary

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

Details of Proposal

The applicant is requesting annexation to have access to City utilities to facilitate development of a single family dwelling on a 1.3-acre parcel. The City of High Point corporate limits crosses Penny Road and abut the proposed annexation site. Previously, several voluntary annexation petitions were approved along the east side of Penny Road to the north and south of this current petition. This annexation petition represents a logical progression of the City's annexation policy for this area. The proposed annexation site is generally surrounded by the City's corporate limits and City services are already present in this area. The annexation of this parcel will not negatively impact the City's ability to provide services in this area.

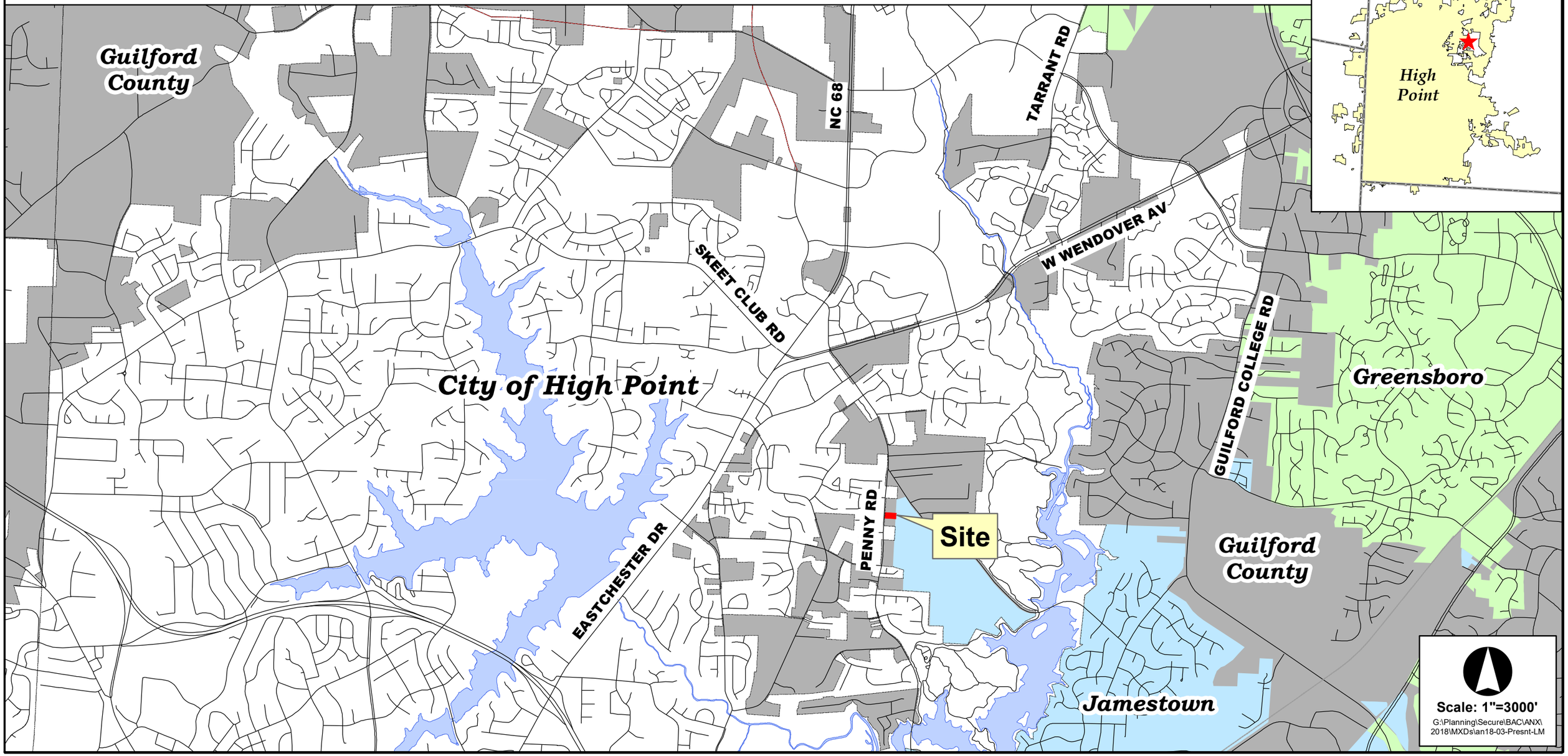
Report Preparation

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

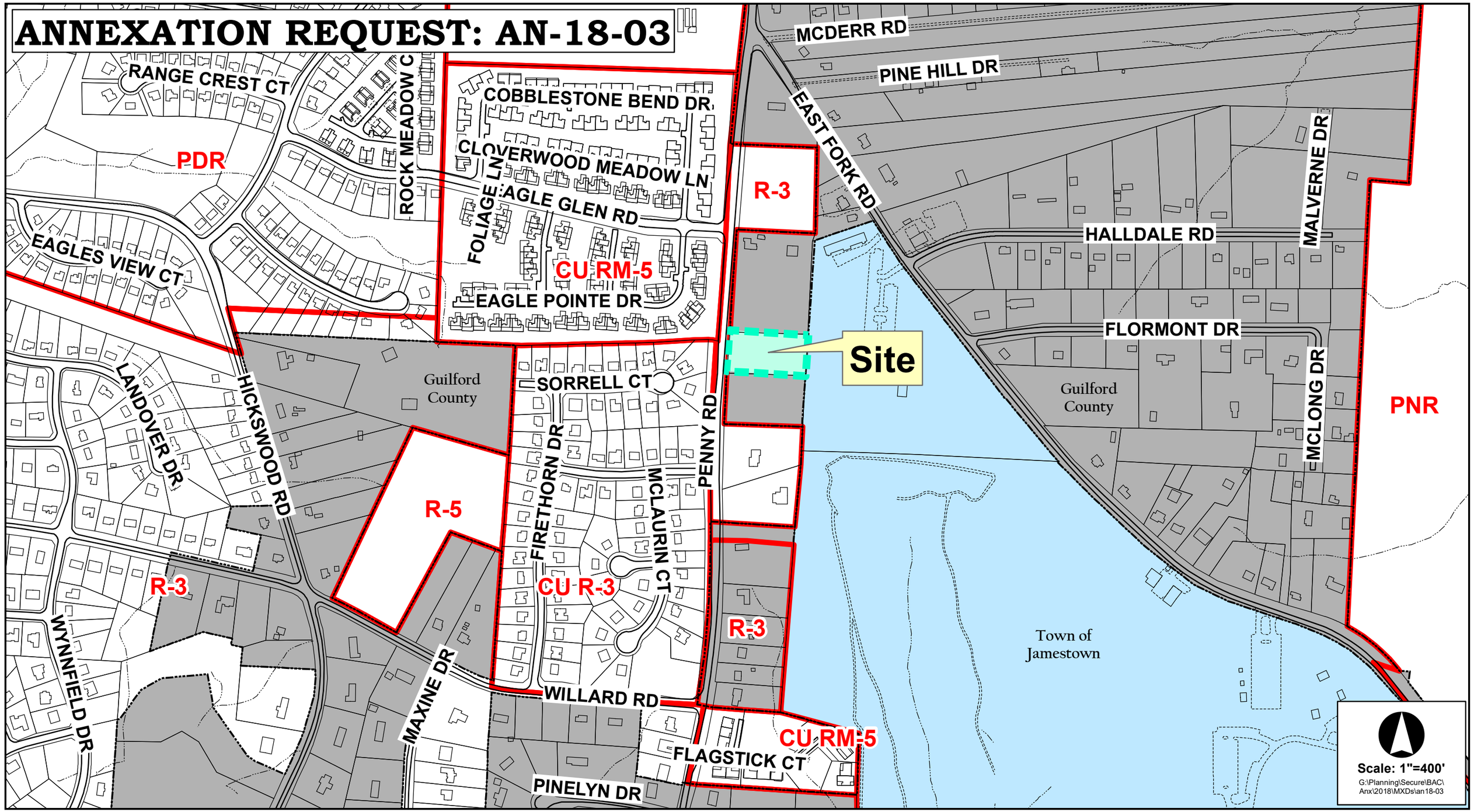
LOCATION MAP

ANNEXATION REQUEST: AN-18-03

Applicant: Elfrida Mensah & Natasha K. Kroma



ANNEXATION REQUEST: AN-18-03



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / 18-xx

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

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 17th day of September, 2018; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **September 17, 2018**.

ANNEXATION DESCRIPTION
(Elfrida Mensah and Natasha Kay Kroma**)**
Annexation Case 18-03 (AN-18-03)

Being a parcel of land on the east side of Penny Road located in High Point Township and Jamestown Township, Guilford County, North Carolina and being all of Lot 1 as shown on a plat

for Mary Ann Cherry and Robert E. Cherry as recorded in Plat Book 197 page 17 in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the eastern right of way of Penny Road, said point being the southwestern corner of property owned by Mary Ann Cherry and Robert E. Cherry (Deed Book 7781 Page 836), thence with the Cherry's southern line S. 86-40-43 E. 329.90 feet to a bent existing iron pipe in the line of property owned by the Town of Jamestown (Deed Book 4684 Page 398; thence with the line of the Town of Jamestown property S. 04-36-26 W. 175.66 feet to an existing iron pipe, the northeastern corner of Lot 2, of the Mary Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 page 17 in the Guilford County Registry; Thence with the northern line of Lot 2, N. 86-40-43 W. 329.93 feet to an existing iron pipe on the eastern right of way of Penny Road; thence with the eastern right of way of Penny Road N. 04-36-58 E. 175.66 feet to the point and place of beginning and containing 1.330 acres more or less.

SECTION 2. Upon and after **September 17, 2018** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted by City Council,
this the **17th** day of **September, 2018**.
Lisa B. Vierling, City Clerk

NORTH CAROLINA'S INTERNATIONAL CITY™

PUBLIC HEARING

Sign-In Sheet

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

Date: September 17, 2018

(Please Print)

Name	Address (Residence) & E-mail address	Matter Speaking About
Judy Stalder	jstalder@northstate.net	341-343
Qamar-Zaman	1105 E Springfield RD	~~330~~ Item 344 ZAE-12
Indicated in the meeting that he wanted to observe and not speak - SK		

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish –1700 Edmondson Pl.**

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/17/18

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 1700 Edmondson Place.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/15/17. No action occurred by the compliance date of 9/19/17. 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 any 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

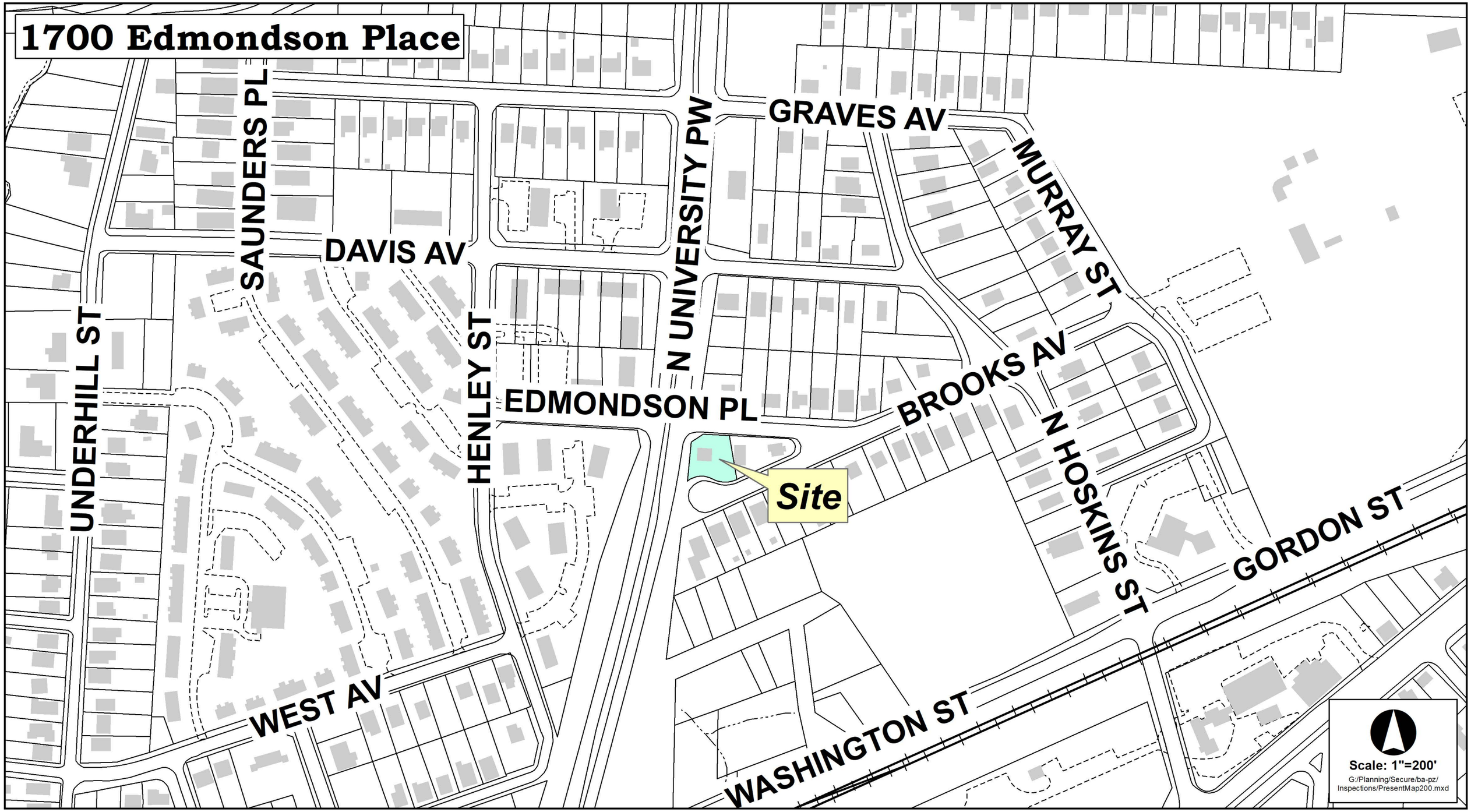
ORDINANCE REQUEST:	Ordinance to Demolish
PROPERTY ADDRESS:	1700 Edmondson Pl.
OWNER:	Che Lawrence Reynolds, Jr.
REASON FOR INSPECTION:	Advised by HPFD that fire had occurred at the house 5/7/17
FIRST INSPECTION: 5/11/17	Summary of Major Violations 1. Repair or replace damaged rafters, roof sheathing & covering 2. Repair or replace damaged wall coverings throughout 3. Repair or replace damaged ceiling material, floor covering 4. Repair or replace damaged wall framing throughout 5. Repair or replace damaged siding
HEARING RESULTS: 8/15/17	No one appeared for the Hearing. During 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 50% of the value of the structure.
ORDER(S) ISSUED: 8/15/17	Order to Repair or Demolish Date of Compliance 9/19/17
APPEALS:	No appeals to date.
OWNER ACTIONS:	None
ADDITIONAL:	Mr. Reynolds purchased the property on 10/25/17. A Lis Pendens was recorded on 8/31/17. Mr. Reynolds told the inspector on 11/30/17 that he was cleaning the debris out of the yard but he hasn't obtained permits yet for the repairs. The inspector advised Mr. Reynolds that he needs to get permits and begin work, and to keep him updated on the progress. Mr. Reynolds agreed to do this by the middle of December. On 12/8/17 the inspector called and asked Mr. Reynolds for an update on the property, the owner stated that he hopes to have the work completed by the end of February 2018. Mr. Reynolds told the inspector that he drives a truck and works out of town a lot, he will get permits when he gets back in town and said that he will call the inspector to meet him and check progress.

UPDATE for 1/7/18 Agenda:

The owner applied for a permit on 9/20/18. The permit was issued 10/5/18 – RC-18-0438. A Stop Work Order was issued by the Inspections Department on 11/6/18. It was discovered that the licensed contractors that were listed on the permit were not actually performing the work on the property. Mr. Reynolds went in and met with the Inspections Administrator, the Chief Plumbing and Electrical inspector, and one of the contractors that had been listed on the permit. The owner was told that he would need to get licensed contractors to repair the work that was done improperly.

I emailed Ms. Dukes (mother of Che Reynolds who appeared before Council previously) inquiring about the status of the job. She advised me on 12/4/18 that she was out of town but that she was aware of the issue and that an electrician would be going to the property the following Monday, which would have been, which would have been 12/10/18 and he would be pulling the permits. As of 12/28/18 no new contractors have been added to the permit.

1700 Edmondson Place



1759

RESOLUTION OF HIGH POINT CITY COUNCIL
AUTHORIZING THE LEASE OF PROPERTY

WHEREAS, North Carolina General Statute § 160A-272 authorizes the City to enter into lease agreements of one year or less without public notice, pursuant to a resolution of City Council authorizing the execution of the lease, adopted at a regular meeting; and

WHEREAS, the City Council is convened in regular meeting on the date so noted below; and

WHEREAS, the City of High Point ("City") owns property located at 3810 Kivett Drive, Jamestown, North Carolina; and

WHEREAS, the City finds that the property will not be needed by the City for the term of the lease and will generate revenue of $300.00 per month.

NOW THEREFORE BE IT RESOLVED that the City Council hereby approves the Lease Agreement for the Property located at 3810 Kivett Drive, Jamestown, North Carolina for a period not to exceed one year, for rental payment of $300.00 per month, and hereby authorizes the City Manager to execute any instruments as necessary.

Adopted, this the 17th day of September, 2018.

Mayor Jay W. Wagner

Lisa B. Vierling
High Point City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Map Amendment 18-09**
(Keystone Group, Inc.)

From: Lee Burnette, Planning & Development Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: September 5, 2018 and September 12, 2018

Advertised By: Planning & Development

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

PURPOSE:
A request by Keystone Group, Inc to rezone approximately 38 acres from the Residential Single Family–3 (R-3) District to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

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

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
A. Staff recommended ***approval*** of this request, as outlined in the attached staff report.

B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-09. The Planning & Zoning Commission recommended ***approval*** of this request, as submitted by the applicant, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Keystone Group, Inc. Zoning Map Amendment 18-09

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 38 acres to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie an Mr. Andrew Putnam. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Ms. Judy Stalder, 665 N. Main Street, High Point, representative, and Mr. Scott Wallace, President of Keystone Homes, 3708 Alliance Drive, Greensboro, applicant, spoke to the Commission. Ms. Stalder provided an overview of the development proposal and explained that the physical features of the property, including a stream running through the site, dictated the manner in which the property is proposed to be developed. It was noted that a Traffic Impact Analysis was conducted and that conditions have been offered to address the recommendations in that report. Finally, Ms. Stalder stated they understand the additional conditions suggested by the staff; however, they have not accepted them as they believe sufficient protection will be provided to abutting single family homes from the conditions they have offered and by the standards of the Development Ordinance.

Ms. Deborah Love, 3546 Parkhill Crossing Drive, High Point, expressed concerns that there are already high traffic volumes on Penny Road that make it difficult to make a left turn out of her development and this proposal for more than 400 additional units will worsen the current traffic situation. She also noted concerns with the impact of additional students on the capacity of Florence Elementary School and the difficulty exiting the school.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that as a result of the Plan Amendment, the site is designated Medium Density Residential and the zoning request would increase the range of housing opportunities in the area.

Reasonableness Statement

The Commission stated that the conditional zoning request expands medium density residential development to the south along Penny Road consistent with the existing land development pattern, with appropriate design conditions to mitigate its impact on adjacent single family detached developments.

The Planning & Zoning Commission adopted these statements by a vote of 6-0.

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-09, as submitted by the applicant, by a vote of 6-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING MAP AMENDMENT 18-09
August 28, 2018

Request			
Applicant: Keystone Group, Inc.	**Owners:** Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee)		
Zoning Proposal: To rezone approximately 39 acres.	**From:**	R-3	Residential Single Family-3 District
	To:	CZ RM-16	Conditional Zoning Residential Multifamily-16 District

Site Information	
Location:	Lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive.
Tax Parcel Numbers:	Guilford County Tax Parcels 0196595 & 0196580.
Site Acreage:	Approximately 39 acres
Current Land Use:	Single family dwelling and a undeveloped parcel
Physical Characteristics:	The site is heavily wooded with a moderately sloping terrain. A perennial stream runs in an east-west direction through the middle of the site.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Penny Road. Furthermore, an 8-inch City water line and an 8-inch City sewer line are located to the northwest within Woodpark Drive.
General Drainage and Watershed:	The site drains in a general westerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CU RM-16	Conditional Use Residential Multifamily-16 District	Single family attached dwellings
South:	R-3 CU-AGR	Residential Single Family–3 District Conditional Use Agricultural District	Single family dwelling, wireless telecommunication tower, greenhouses, and transmission line
East:	R-5 RS-40	Residential Single Family–5 District Residential Single Family–40 District	Florence Elementary School and single family dwellings
West:	PDR CU RM-16 R-3	Planned Development Residential Conditional Use Residential Multifamily–16 District Residential Single Family–3 District	Single family dwellings, wireless telecommunication tower, and single family attached 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 northern two-thirds of the site has a Medium-Density Residential Land Use Map classification, which is intended to support a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing, such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre. The southern one-third of the site has a Low-Density Residential Land Use Map classification, which is intended to support single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #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.
Relevant Area Plan:	Not Applicable
Zoning History:	• Zoning Map Amendment 96-08 (Eagle Glen Townhome Subdivision): A 32-acre development lying approximately 340 feet south of the zoning site. This 1996 zoning approval permits single family attached (twinhomes & townhomes) dwellings. • Zoning Map Amendment 97-28 (Hickswood Forest Subdivision): A 103-acre development lying southwest of the zoning site. This 1997 zoning approval established a Planned Development Residential (PDR) District and permits a mixture of single family, townhome and multifamily residential uses. • Zoning Map Amendment 02-16 (Castle Pines Townhome Subdivision): A 11-acre development lying west of the zoning site along Woodpark Drive. This 2002 zoning approval permits single family attached (twinhomes & townhomes) and multifamily dwellings. • Zoning Map Amendment 15-19: An undeveloped 8.7-acre tract of land lying at the northeast corner of Penny Road and Horney Road. This 2015 zoning approval permits single family attached (twinhomes & townhomes) dwellings.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Penny Road	Major Thoroughfare	1,167 ft.
Vehicular Access:	Public street and private driveway access from Penny Road. Public Street access from Hickswood Forest Drive.		
Traffic Counts: *(Average Daily Trips)*	Penny Road	21,000 (NCDOT 2015 AADT traffic county)	
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 2,847 trips during a 24-hour period. Peak hour volumes		

	are estimated to be approximately 219 trips during the AM peak hour time and approximately 264 trips during the PM peak hour time.		
Traffic Impact Analysis (TIA):	**Required**		**TIA Comments**
	Yes	No	None
	X		
Conditions:	Access: A maximum of two access points shall be permitted to Penny Road. Improvements: The improvements listed below shall be installed concurrent with all site driveway construction. a) Penny Road at Florence School Drive (Site Access 2) 1) Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper. 2) Provide separate left and right egress lanes. b) Penny Road at Site Access 1 1) Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper. 2) Provide southbound right turn lane of 100 feet of storage and appropriate taper. 3) Provide separate left and right egress lanes. 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.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment

Guilford County School District

Local Schools:	Projected Enrollment: (2018 - 2019)	Maximum Design Capacity:	Mobile Classrooms:	Projected Additional Students:
Florence Elementary	676	972	11	126 - 128
Welborn Middle School	395	690	0	64 - 66
Southwest Middle School (choice zone)	1,247	1,223	10	---
Andrews High School	695	1,254	0	58 - 60
Southwest High School (choice zone)	1,598	1,506	11	---

School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom and is not inclusive of capacity reduction from programmatic utilization.

Details of Proposal

The applicant is requesting to rezone approximately 39 acres to facilitate the development of a 456-unit mixed residential development consisting of townhomes and apartment structures. Associated with this application is an Annexation Petition (AN-18-02) to incorporate this land area into the City

and a Plan Amendment (PA-18-04) to change the Land Use Map classification on the southern one-third of the site to support medium density residential uses.

The site is undeveloped and surrounded by a mixture of residential and institutional uses ranging from single family detached homes, townhomes, twinhomes and an elementary school. Primary access will be from Penny Road, a major thoroughfare, with a secondary access from an existing stub street to the west. The applicant has submitted a Conditional Zoning Ordinance with this application in which they have offered conditions to provide a higher perimeter landscaping planting rate, restricting the height of structures and require greater building setbacks for allowable nonresidential uses where the site abuts single family homes. The applicant has also offered transportation related conditions to limit access to Penny Road and the installation of turn lanes at the access points.

Staff Analysis

Section 2.4.5.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. 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.

Review Factors: Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:	
Factor #1	**Result in a development that is compatible with surrounding development character and land uses;**
	Except for the southern one-third of the site, for which the applicant is seeking a Plan Amendment under PA-18-04, the site has a medium density residential land use classification that supports a variety of residential uses at a density up to 16 units per acre. The surrounding area has developed with a variety of higher density residential use types. Subject to approval of PA-18-04, the request to permit RM-16 District uses at this location is consistent with adopted policy guidance documents and will be compatible with the surrounding development pattern. Furthermore, this request is supported by the Land Use Plan policies that encourage the provision of a wide range of housing opportunities and promotes an urban growth pattern that occurs in an orderly fashion.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	❖ The applicant has offered conditions to limit the number of access points to Penny Road and to install turn lanes at these access points to mitigate traffic impacts. ❖ Single family homes abut the site to the northwest and southwest. These areas have been identified as Compatibility Areas A and B in Exhibit #1. To minimize visual impact and to mitigate the impact from vehicle headlights in perimeter parking areas, the applicant has offered to install a higher perimeter landscape planting rate within these two compatibility areas. Rather than having 7 trees and 20 shrubs, the proposed Type B planting rate requires the installation of 10 trees and 25 shrubs every 100 linear feet.

Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance. Furthermore, a stream bisects the western portion of the site, stream buffer standards of the Development ordinance shall apply along the length of this stream corridor.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services. In regard to street impacts, the applicant has conducted a Traffic Impact Analysis and has offered conditions to install turn lanes at its Penny Road access points to reduce backups on this public street from vehicles turning into the site.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.**
	Although located in an area with a mixture of residential use types, the site abuts single family detached homes to the northwest and southwest boundary of the site. The applicant has offered conditions to provide higher development standards next to the abutting single family homes. To mitigate impact from the proposed RM-16 District, staff recommends these standards be increased as follows: ❖ Perimeter Landscaping Yards: The applicant has offered to install a higher planting yard rate, with this area having an average width of 15 feet. This averaging of planting yard widths, as permitted by the Development Ordinance, allows a width as narrow as 10 feet. Increasing this standard to require the installation of a minimum 20-foot wide perimeter plant yard will provide greater separation of uses and will ensure the higher planting rate (extra plant materials) can be installed and have sufficient area to fully mature, thus maximizing the intended screening effect. ❖ Building bulk and mass: The site abuts smaller (70-foot wide) single family lots at its southwestern boundary. A 100-foot wide compatibility area is proposed to be established next to these homes. The applicant is proposing that up to 8 attached units (townhome structure with 8 dwelling units) be permitted in this compatibility area. This is the length of three of the abutting single family lots (approximately 210 feet). Reducing the number of attached units that can be constructed in this 100-foot wide compatibility will reduce the individual building mass and reduce the adverse impact on adjacent lands developed with single family homes.

Changes in the Area: **There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.**
During the past 20 years, this portion of the City has changed from a rural fringe area to a medium density, mixed residential area. The request to establish a CZ RM-16 District is consistent with the manner in which this portion of the City has developed.

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

The zoning site is lying south of a major commercial node at the intersection of Penny Road and W. Wendover Avenue, and is surrounded by a mixture of residential use types. The applicants' request to establish a medium density mixed residential development on this 39-acre site is consistent with the surrounding development pattern.

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;

As a result of the Plan Amendment, the site is designated Medium Density Residential and the zoning request would increase the range of housing opportunities in the area.

Reasonableness/Public Interest:
Whether an approval of the Conditional Zoning District is reasonable and in the public interest.

The conditional zoning request expands medium density residential development to the south along Penny Road consistent with the existing land development pattern, with appropriate design conditions to mitigate its impact on adjacent single family detached developments.

Recommendation

Staff Recommends Approval with Revisions:
Subject to approval of Plan Amendment Case 18-04, the requested CZ M-16 District will be consistent with adopted land use policy established in this area. However, to ensure compatibility with adjacent single family detached homes, staff recommends the following amendments to the applicant's Conditional Zoning Ordinance.

1. Width of perimeter landscape yard in Compatibility Area A & B
   Rather than having an average width of 15 feet, staff recommends perimeter planting yards, in the compatibility areas, have a minimum width of 20 feet.

2. Building bulk and mass of structures in Compatibility Area B
   The applicant is proposing to construct townhome structures with eight attached dwelling units within this compatibility area. Staff recommends attached residential structures constructed in this 100-foot wide computability area be restricted to four attached dwelling units.

Required Action

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

City Council:
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be

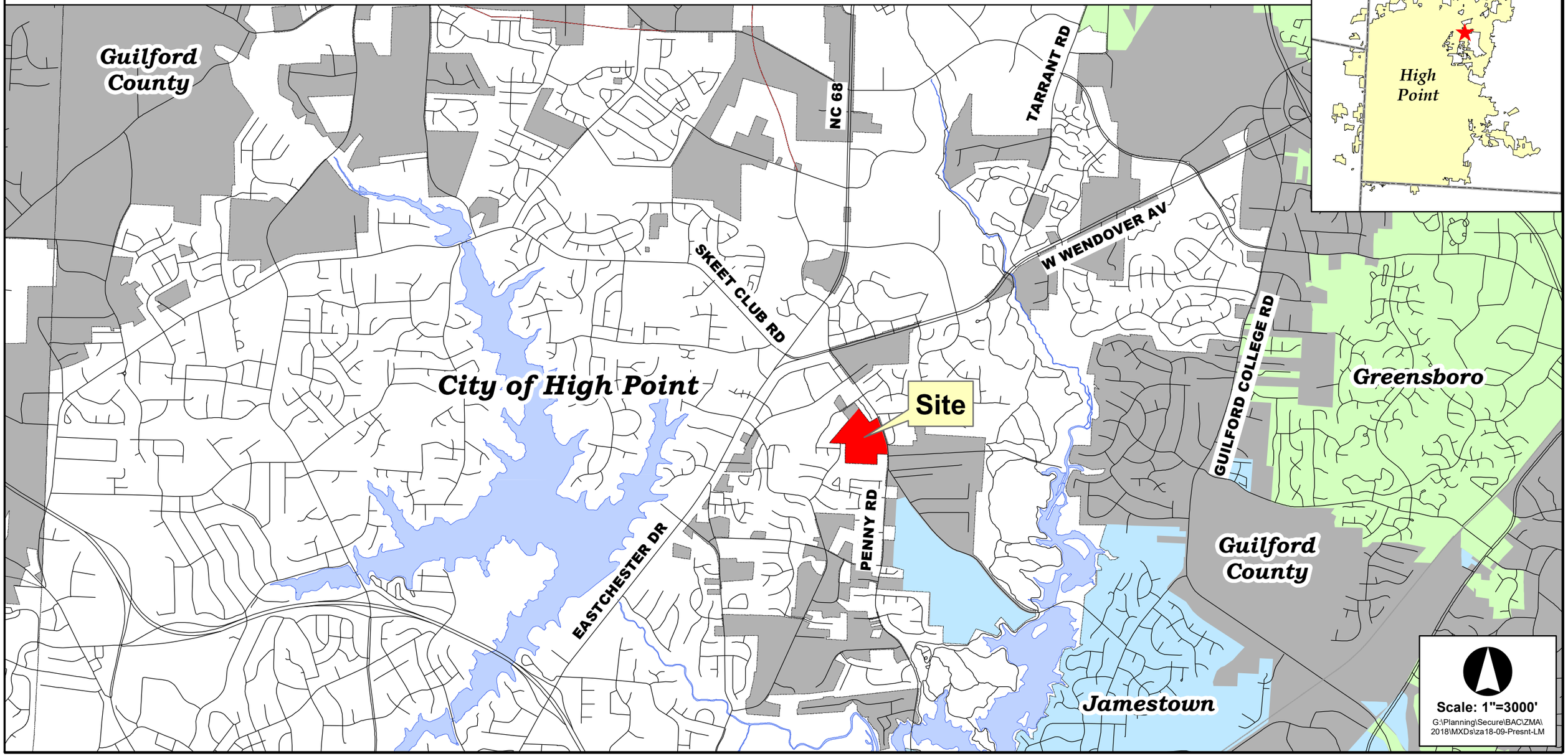
reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

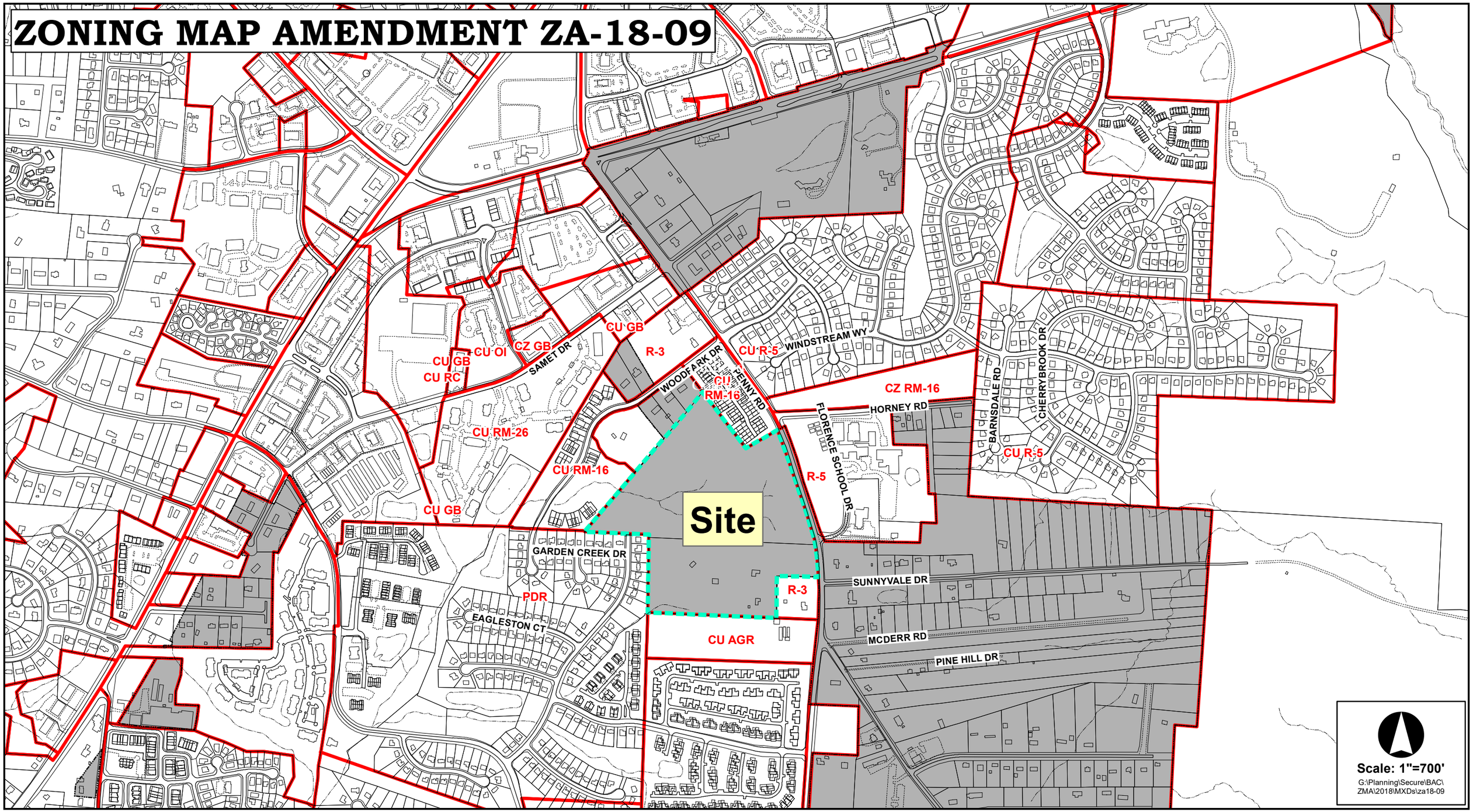
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

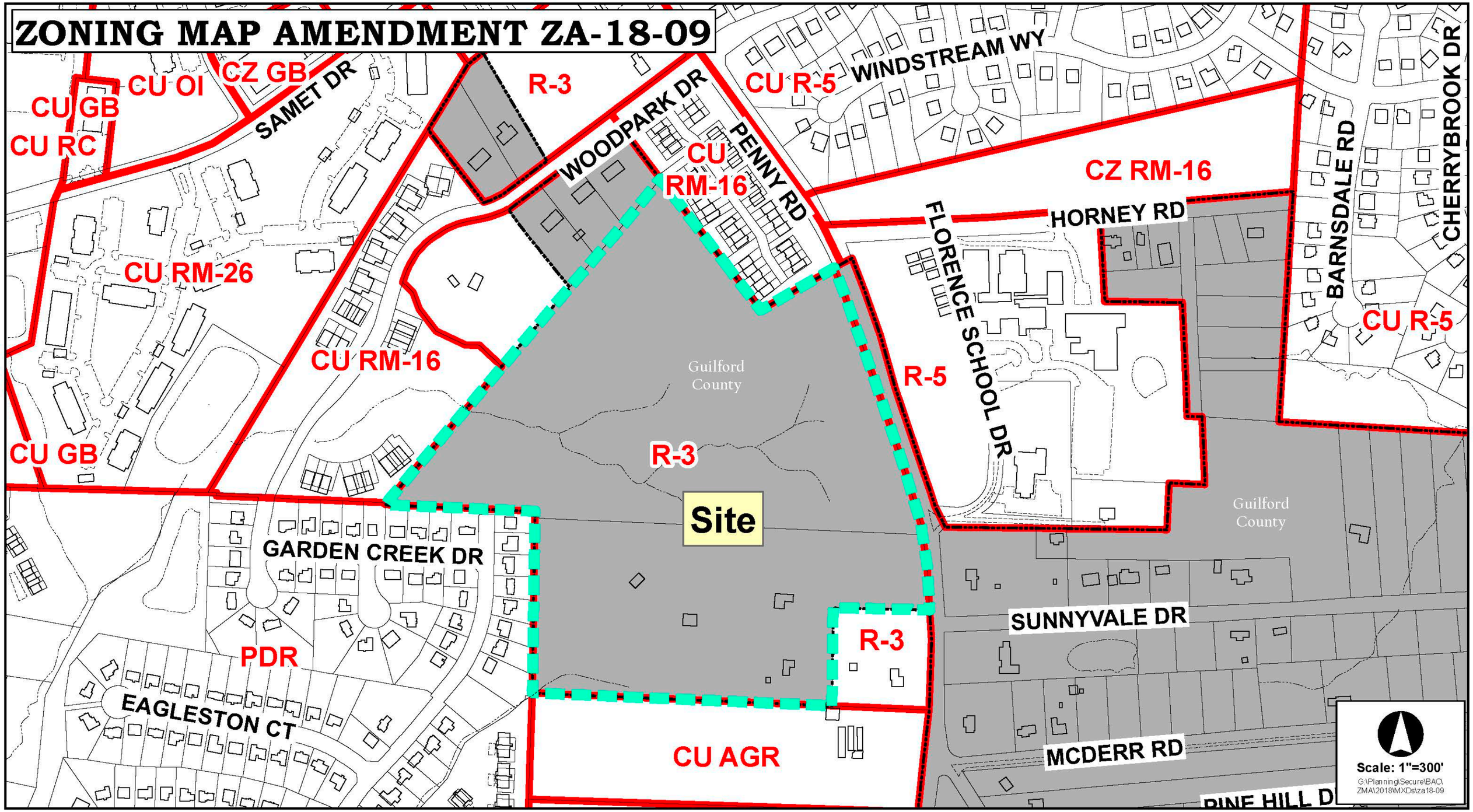
ZONING MAP AMENDMENT ZA-18-09
Applicant: Keystone Group, Inc.



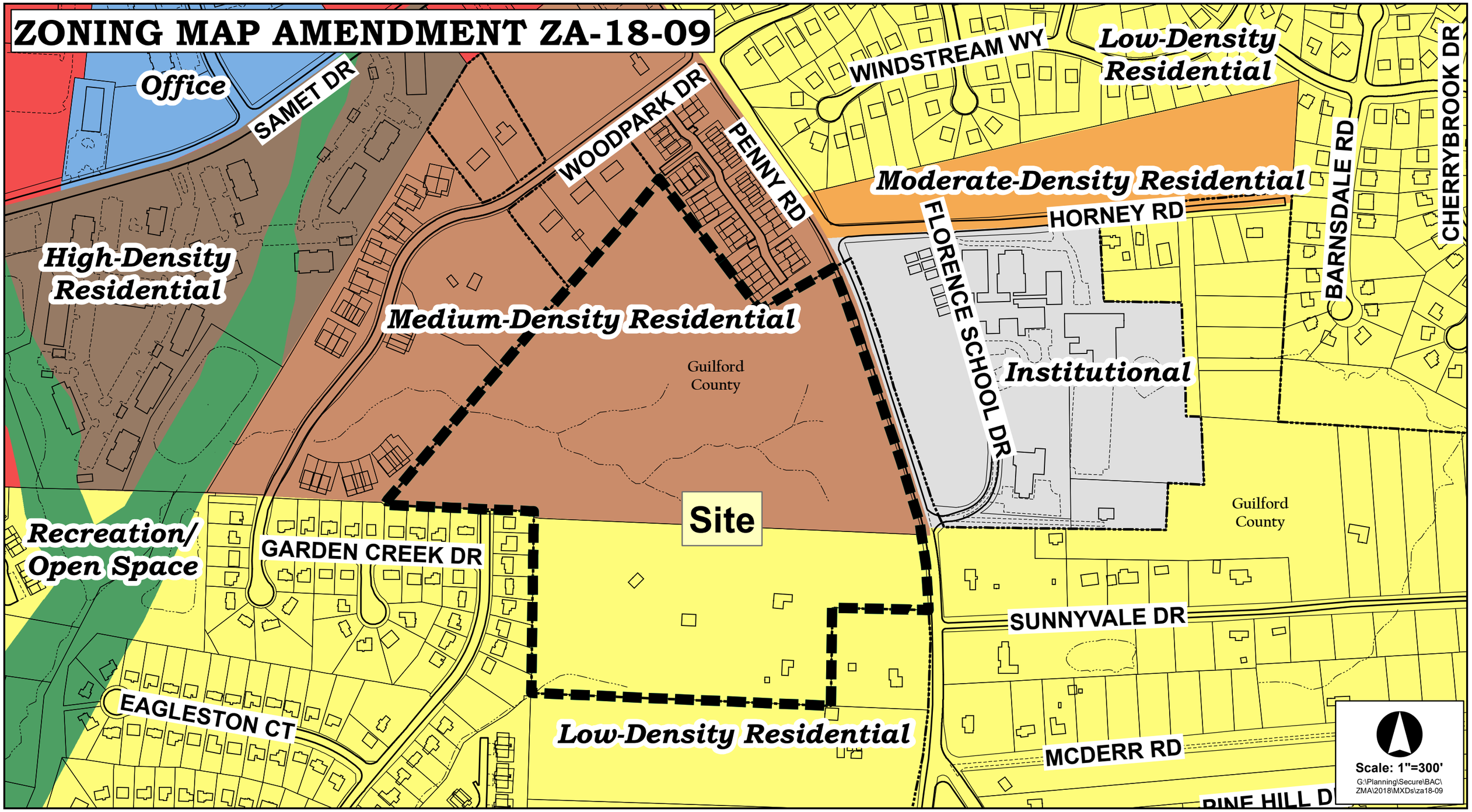
ZONING MAP AMENDMENT ZA-18-09



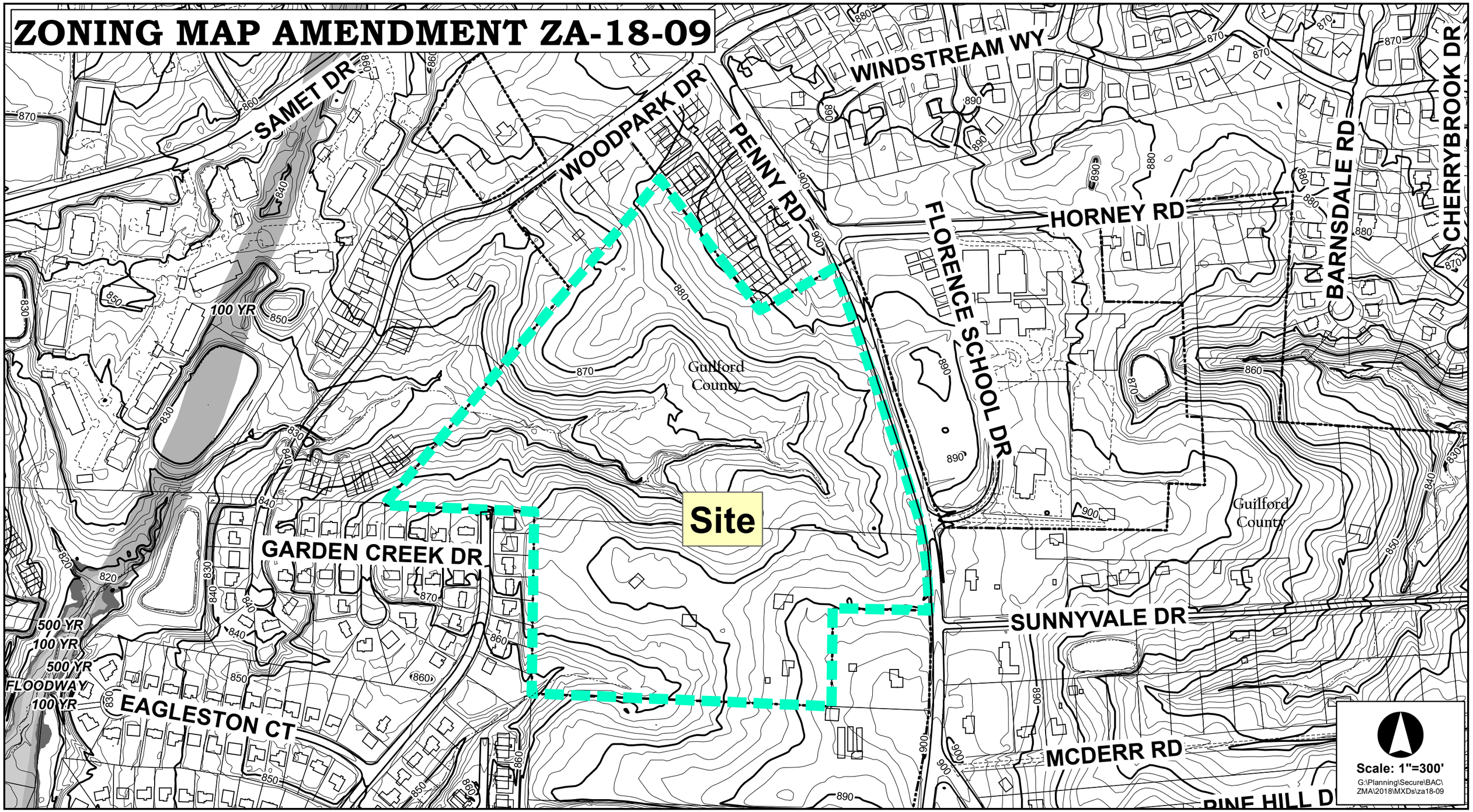
ZONING MAP AMENDMENT ZA-18-09



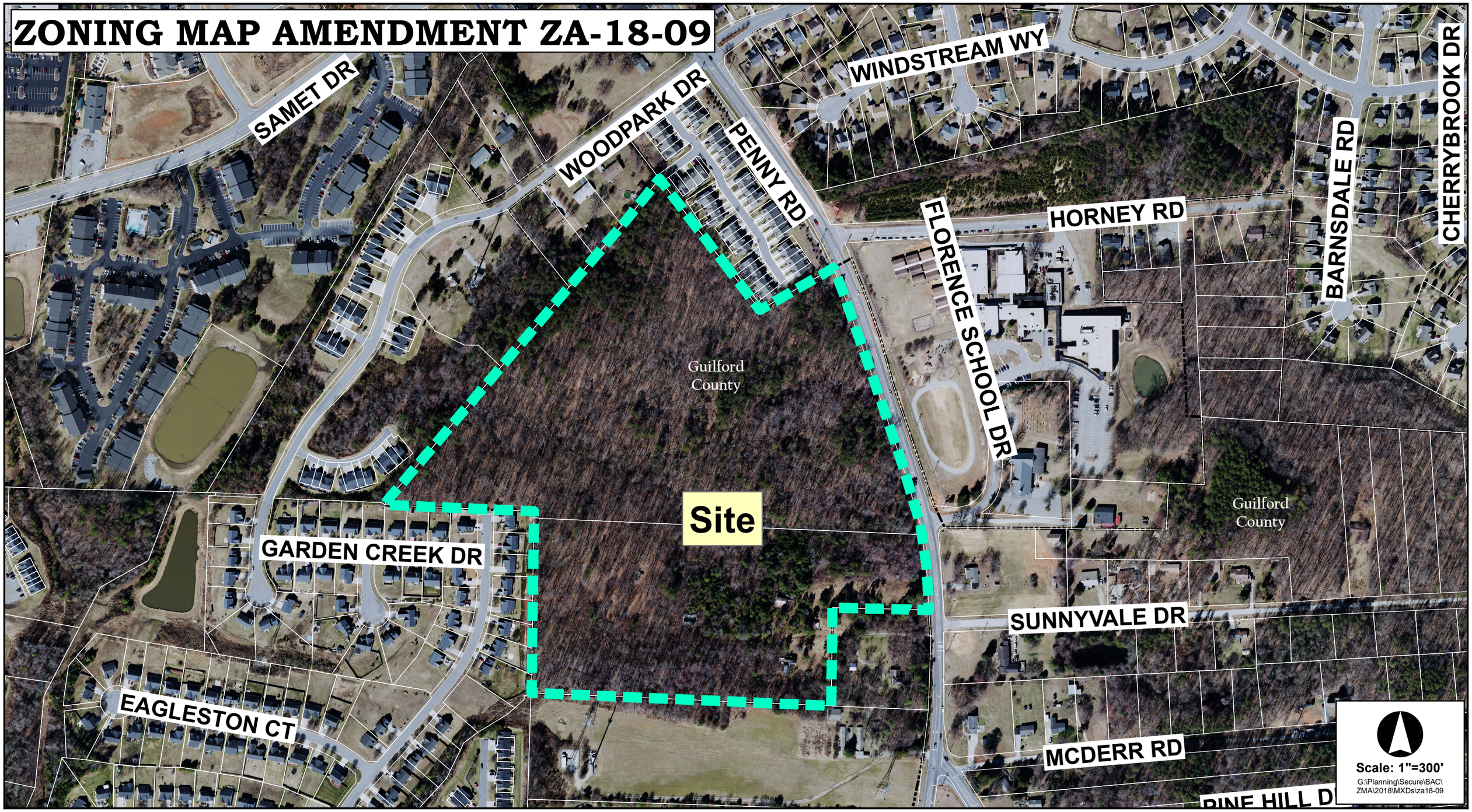
ZONING MAP AMENDMENT ZA-18-09



ZONING MAP AMENDMENT ZA-18-09



ZONING MAP AMENDMENT ZA-18-09



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on **August 28, 2018** and before the City Council of the City of High Point on **September 17, 2018** regarding **Zoning Map Amendment Case 18-09 (ZA-18-09)** 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 **August 19, 2018**, for the Planning and Zoning Commission public hearing and on **September 5, 2018** and **September 12, 2018**, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **September 17, 2018.**

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 39 acres and lying west of the intersection of Penny Road and Florence School Drive. The property is also known as Guilford County Tax Parcel Parcels 0196595 & 0196580.

SECTION 2
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

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

Part II. CONDITIONS:

A. Development and Dimensional Requirements.
A 100-foot wide Perimeter Compatibility Area shall be established along the northwestern and southwestern boundary of the zoning site (See Exhibit #1 for Perimeter Compatibility Areas A and B). The following development standards shall apply for any non-single family detached dwelling use type developed within these areas.

1. Compatibility Area A *(100-foot wide area at northwestern boundary of site)*

   a. Landscaping: An average 15-foot wide Perimeter Landscape Yard, planted at a Type B rate, shall be installed in this area.

   b. Building Setback: A minimum 25-foot building setback shall be required for structures in this area.

2. Compatibility Area B *(100 foot wide area at southwestern boundary of site)*

   a. Prohibited Uses within 100-foot wide compatibility area:
      i. Multifamily structures (principal and accessory structures) and parking associated with a multifamily use.
      ii. Outdoor courts and Swimming pools associated with a Common Element Recreation Uses.

   b. Landscaping: An average 15-foot wide Perimeter Landscape Yard, planted at a Type B rate, shall be installed in this area.

   c. Building Setback: A minimum 25-foot building setback shall be required for structures in this area.

   d. Building Heights: Structures located within Compatibility Area B shall be restricted to a maximum building height of 50 feet.

3. Revocation: The above noted standards shall not apply in the event the use on the parcel(s) abutting the compatibility area are changed to a non-single family detached dwelling use type.

B. Transportation Conditions.

1. Access: A maximum of two (2) access points shall be permitted to Penny Road.

2. Improvements: The Improvements listed below shall be installed concurrent with all site driveway construction.
   a) Penny Road at Florence School Drive (Site Access 2)
      i. Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.
      ii. Provide separate left and right egress lanes.

b) Penny Road at Site Access 1
   i. Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.
   ii. Provide southbound right turn lane of 100 feet of storage and appropriate taper.
   iii. Provide separate left and right egress lanes.

3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

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

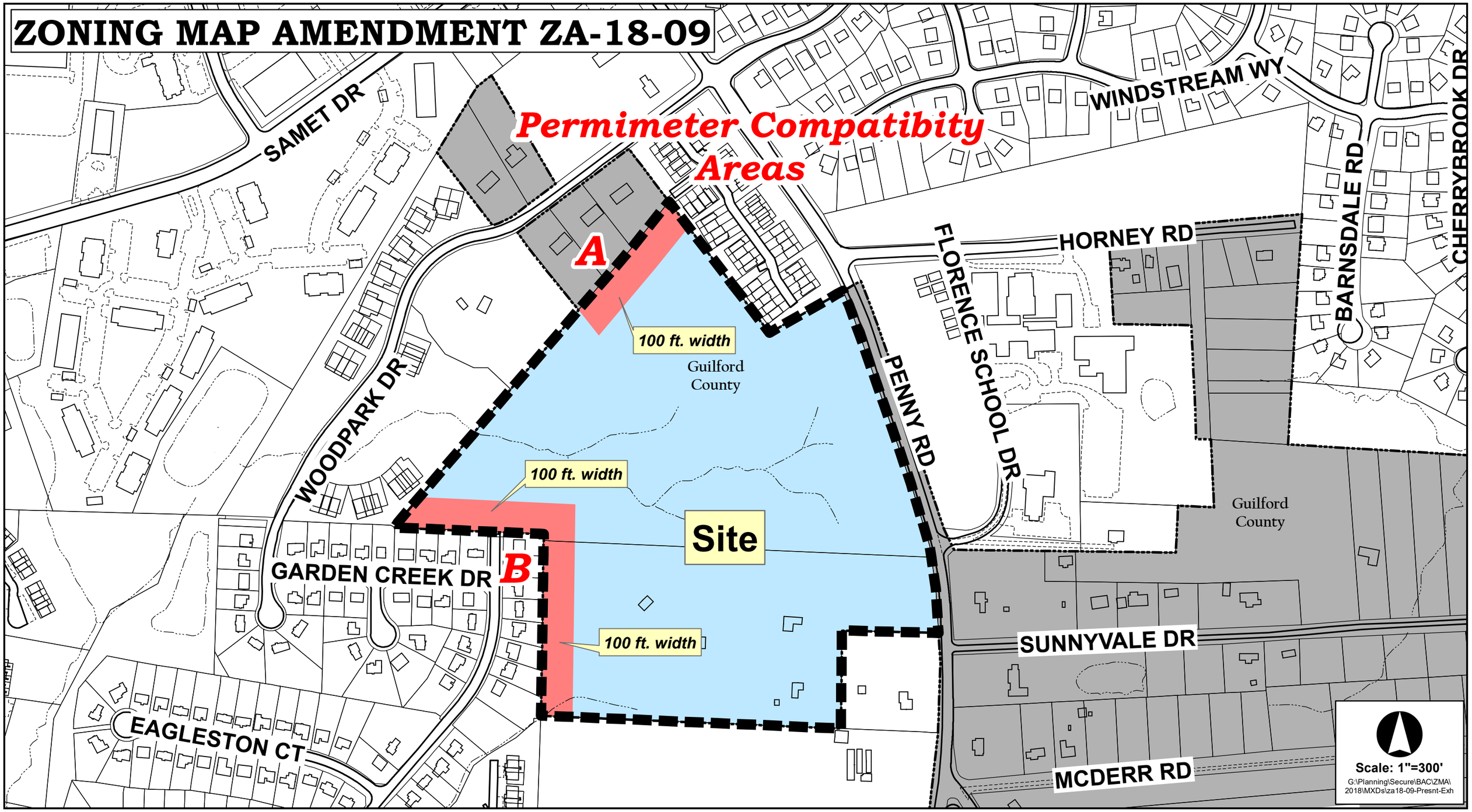
SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

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

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

Lisa B. Vierling, City Clerk

ZONING MAP AMENDMENT ZA-18-09



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.

DAVENPORT

Transportation Impact Analysis

Briggs Development
High Point, NC

Prepared for Keystone Homes
July 6, 2018

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

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

Reviewed by: Frank Amenya, P.E., PTOE
Andrew Hayes, P.E.

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

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 040247 ENGINEER DIONNE C. BROWN

7/10/18

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Home Office:
119 Brookstown Ave, Suite PH1
Winston-Salem, NC 27101
Main: 336.744.1636; Fax: 336.458.9377

Serving the Southeast since 2002

Briggs Development – Transportation Impact Analysis
Prepared for Keystone Homes
High Point, NC
July 6, 2018

Executive Summary

The proposed Briggs Development is to be located on the west side of Penny Road between Horney Road and Florence School Drive in High Point, North Carolina. The proposed residential development is planned to consist of 297 apartment dwelling units and 159 townhome dwelling units. The development will utilize three (3) access points, with two (2) full accesses on Penny Road and one (1) connector road on Hickswood Forest Road

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

- Penny Road at Wendover Avenue
- Penny Road at Samet Drive
- Penny Road at Horney Road
- Penny Road at Florence School Drive/ Site Access 2
- Penny Rod at E. Fork Road
- Penny Road at Willard Road
- Hickswood Road at Hickswood Forest Road
- Penny Road at Site Access 1

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

- 2018 Existing Conditions
- 2023 Future No Build Conditions
- 2023 Future Build Conditions
- 2023 Future Build with Improvements (as necessary)

Though the development is expected to be in place by 2020, City of High Point uses a 5-year build out for analyses. The Weekday AM (7 am – 9 am) and PM (4 pm – 6 pm) peaks were studied.

The NCDOT and City of High Point were contacted to obtain background information and to ascertain the elements to be covered in this TIA. Information regarding the property was provided by Keystone Homes.

Level of Service Results

The results of the study are discussed by intersection below:

Penny Road at Wendover Avenue

This signalized intersection currently operates at LOS E in both the AM and PM peaks. In 2023 future no build conditions, it is expected to remain unchanged. In 2023 future build condition, LOS F is expected in the AM peak and LOS E in the PM peak. Since this intersection is expected to operate unsatisfactory in the future regardless of the proposed development, no improvements are recommended.

Penny Road at Samet Drive

This signalized intersection currently operates at LOS C in the AM peak and LOS D in the PM peak. In 2023 future no build and build conditions, it is expected to remain unchanged. No improvements are recommended.

Penny Road at Horney Road

This unsignalized intersection currently operates at LOS D in the AM peak and LOS C in the PM peak. In the 2023 future no build and build conditions, it is expected to operate at LOS F in the AM peak and LOS C in the PM peak. This is due to the minor street movement trying to access Penny Road which is a major roadway. It is typical for stop-controlled intersections to experience a LOS F due to lack of gaps for the minor street movements. No improvements are recommended.

Penny Road at Florence School Drive/ Site Access 2

This unsignalized intersection currently operates at LOS C in the AM and PM peaks. In 2023 future no build conditions, it is expected to operate at LOS D in the AM and PM peaks. In the 2023 future build conditions, it is expected to operate at LOS F in the AM and PM peaks. This is due to the minor street movement trying to access Penny Road which is a major roadway. It is typical for stop-controlled intersections to experience a LOS F due to lack of gaps for the minor street movements. To accommodate the site traffic, it is recommended to restripe the two-way left turn lane to provide 100 feet of storage and appropriate taper. It is also recommended to provide a separate left and right egress lane at the site. With the recommendations, this intersection is still expected to experience LOS F in the AM peak; however, vehicles can use Site Access 1 if delay is too long.

Penny Road at E. Fork Road

This signalized intersection currently operates at LOS B in the AM and PM peaks. In 2023 future no build conditions, it is expected to remain unchanged. In the 2023 future build conditions, it is expected to operate at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended.

Penny Road at Willard Road

This unsignalized intersection currently operates at LOS D in the AM peak and LOS F in the PM peak. In 2023 future no build conditions, it is expected to operate at LOS E in the AM peak and LOS F in the PM peak. This is due to the minor street movement trying to access Penny Road which is a major roadway. It is typical for stop-controlled intersections to experience a LOS E/F due to lack of gaps for the minor street movements. Regardless of the proposed development being constructed, improvements to this intersection should be evaluated. In the 2023 future build conditions, it is expected to operate at LOS F in the AM and PM peaks. It is expected to add approximately 91 site trips through this intersection in the AM peak and 111 site trip in the PM peak, which is 7% and 6% respectively of the total volumes in the future build. The volume increase is a small percentage overall and therefore, no improvements are recommended.

Hickswood Road at Hickswood Forest Drive

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2023 future no build conditions, it is expected to operate at LOS B in the AM peak and LOS A in the PM peak. In the 2023 future build conditions, it is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Penny Road at Site Access 1

In 2023 future build conditions, this intersection is expected to operate at LOS C in the AM peak and LOS D in the PM peak. It is recommended to restripe the two-way left turn lane to provide 100 feet of storage and appropriate taper, and provide a southbound right turn lane of 100 feet of storage and appropriate taper. It is also recommended to provide a separate left and right egress lane at the site.

Figure 9 illustrates the recommended improvements for the proposed development in the report.

DAVENPORT

Level of Service Summary

Table A - Level of Service Summary				
AM Peak	2018 Existing	2023 No Build	2023 Build	2023 Build with Improvements
Penny Road at Wendover Avenue	E (63.2)	E (74.6)	F (82.6)	
Penny Road at Samet Drive	C (23.0)	C (29.4)	C (33.5)	
Penny Road at Horney Road	D (31.4) WB Approach	F (58.4) WB Approach	F (91.6) WB Approach	
Penny Road at Florence School Drive/ Site Access 2	C (23.2) WB Approach	D (33.0) WB Approach	F (Err) EB Approach	F (4354.8) EB Approach
Penny Road at E. Fork Road	B (16.4)	B (19.1)	B (19.3)	
Penny Road at Willard Road	D (27.3) EB Approach	E (43.4) EB Approach	F (68.4) EB Approach	
Hickswood Road at Hickswood Forest Drive	A (9.9) SB Approach	B (10.1) SB Approach	B (10.5) SB Approach	
Penny Road at Site Access 1			C (23.7) EB Approach	C (20.8) EB Approach
PM Peak	2018 Existing	2023 No Build	2023 Build	2023 Build with Improvements
Penny Road at Wendover Avenue	E (63.0)	E (70.9)	E (77.8)	
Penny Road at Samet Drive	D (40.8)	D (38.4)	D (39.8)	
Penny Road at Horney Road	C (17.2) WB Approach	C (20.3) WB Approach	C (21.9) WB Approach	
Penny Road at Florence School Drive/ Site Access 2	C (22.0) WB Approach	D (28.9) WB Approach	F (61.2) EB Approach	E (49.9) EB Approach
Penny Road at E. Fork Road	B (15.8)	B (19.4)	C (27.1)	
Penny Road at Willard Road	F (64.4) EB Approach	F (163.4) EB Approach	F (268.1) EB Approach	
Hickswood Road at Hickswood Forest Drive	A (9.6) SB Approach	A (9.8) SB Approach	B (10.2) SB Approach	
Penny Road at Site Access 1			D (30.4) EB Approach	D (26.4) EB Approach

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

Summary and Conclusion

The proposed Briggs Development is to be located on the west side of Penny Road between Horney Road and Florence School Drive in High Point, North Carolina. The proposed residential development is planned to consist of 297 apartment dwelling units and 159 townhome dwelling units. The development will utilize three (3) access points, with two (2) full accesses on Penny Road and one (1) connector road on Hickswood Forest Road.

The trip generation indicates that the proposed development is expected to generate 219 trips in the Weekday AM peak hour and 264 trips in the PM peak hour.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

Based on the analysis of this development, improvements are needed to certain intersections to make safe turning movements in the roadway network. A summary of the recommended improvements can be found in Table B.

In conclusion, this study has reviewed the impacts of both background traffic and proposed development traffic, and has provided recommendations to accommodate future traffic. Please note the proposed site accesses should be designed according to NCDOT standards.

Table B – Recommended Improvement Summary

Penny Road at Wendover Avenue	No improvements recommended
Penny Road at Samet Drive	No improvements recommended
Penny Road at Horney Road	No improvements recommended
Penny Road at Florence School Drive/ Site Access 2	• Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper • Provide separate left and right egress lanes
Penny Road at E. Fork Road	No improvements recommended
Penny Road at Willard Road	No improvements recommended
Hickswood Road at Hickswood Forest Drive	No improvements recommended
Penny Road at Site Access 1	• Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper • Provide southbound right turn lane of 100 feet of storage and appropriate taper • Provide separate left and right egress lanes

Citizens Information Meeting Report
Zoning Map Amendment 18-09

Submitted by: Ms. Judy Stalder (Zoning Consultant) on behalf of Keystone Group, Inc.

Citizen Information Meeting Report

Zoning Case ZA18-09

The Citizen Information meeting for Zoning Case ZA18-09 was held at Keystone at James Landing Clubhouse, 5500 Freedom Lane in Jamestown NC 27282 on Tuesday, July 31 from 6:00 to 7:00 pm. The location is within a few minutes of the development site and was chosen to show property owners a similar apartment development.

A notification letter dated July 23 was sent by US Mail to 112 properties as supplied by the City of High Point Planning and Development Department. This mailing included the *City of High Point Conditional Use District Zoning Citizen Information Meetings* statement. A copy of the notification letter and list of addressees is attached.

There were 16 property owners in attendance, as follows:
Stanley Karboski
Catherine Karboski
Jeri Stepp
Linda Myers
Nancy Johnson
Betty Neese
Kenneth Carpenter
Susan Call
Garland Ellison
Kim Skrzecz
Adam Skrzecz
Deborah Love
Sylvia Jenkins
William Robertson
Edward Jordan
Geraldine Jordan

Also, in attendance were Scott Wallace of Keystone Group and representative, Judy Stalder. The sign in sheet is attached.

At the meeting a 24" x 36" illustrative site plan (attached) was presented showing how the property might develop under the requested zoning.

Judy Stalder presented the current zoning case and the illustrative map so that property owners could see how the property might develop. The following observations were made:

1) The requested zoning designation is RM-16 to allow the development of townhomes and apartments.
2) A site plan presented is an illustration of how the property may develop and is not part of the zoning request.
3) The property will have three points of access: two to Penny Road and a continuation of the existing stub from Hickswood Forest

4) The first public hearing will be with the Planning and Zoning Commission at 6:00 pm on Tuesday, August 28. The hearing is held in Council Chambers, on the third floor at 211 South Hamilton Street.

Scott Wallace presented information about the Keystone Group and its current developments including Keystone at James Landing. He stated that Keystone is a local company and proud of all its developments. He said the apartments on the Briggs property will be similar to Keystone at James Landing and the townhomes will be like The Trellises.

Questions and comments from the attendees:

1) How many apartments and townhomes will be developed? *Between 460 and 470.*

2) Will Penny Road be able to handle all the additional traffic from this development? *We have hired a professional engineering firm to assess the traffic on Penny Road and at various nearby intersections. The resulting Traffic Impact Analysis recommends mitigating improvements and we will incorporate those recommendations into the development plan.*

3) Will Penny Road be widened in front of the existing townhomes? *No. Right of way will be dedicated along the frontage of the Briggs property. Some road improvements will be required to provide turn lanes on Penny Road in front of the Briggs property.*

4) Will the existing sidewalks on Penny Road be removed in order to widen the road? *No.*

5) Will the water runoff from this development flood our property? *Water runoff will be controlled on site in accordance with state and local requirements.*

6) What will happen to the creek on the property? *The creek will be protected with required buffers in accordance with state and local requirements.*

7) There is a spring on the Florence School property that flows under Penny Road onto the Briggs property. *We will alert our engineer to this possibility.*

8) What is the expected impact on school district? *The City notifies the school system of impending development. Townhomes and apartments do not typically attract families with school aged children. They are mainly owned/rented by singles professionals, and empty nesters. We acknowledge that there will be some small families, however, it is likely that the impact will be minimal.*

9) How long will it take to build these units? *2-4 years*

10) When will construction begin? *Late spring, early summer.*

11) Will the developer consider removing existing trees along the western property line adjacent to townhomes fronting on Woodpark Drive? *We will look at the trees in question after a survey of the property is completed. If there are trees on the Briggs property that are in danger of falling, they will be removed. If the trees are on your townhome property, we will confer with your HOA.*

Submitted by Judy Stalder

THE STALDER GROUP LLC
665 North Main Street
High Point North Carolina 27262
336.688.2204
jstalder@northstate.net

July 23, 2018

Dear Neighbor,

This letter is to notify you of a Citizen Information Meeting concerning property at 1761-1781 Penny Road. The meeting will be held on Tuesday, July 31, from 6:00-7:00 pm at the Keystone at James Landing Clubhouse, 5500 Freedom Lane, Jamestown NC 27282.

The property consists of approximately 40 acres. Keystone Group Inc. has applied to rezone the property to Conditional Zoning Residential Multifamily-16 (CZ RM-16). The zoning will allow development of townhomes and apartments. The apartments will be located on the northern portion of the property; the townhomes situated on the southern portion. Conditions attached to the zoning will:

1) Limit the number of townhomes and apartments that will be allowed on the property,

2) Provide for the widening of Penny Road and addition of turn lanes,

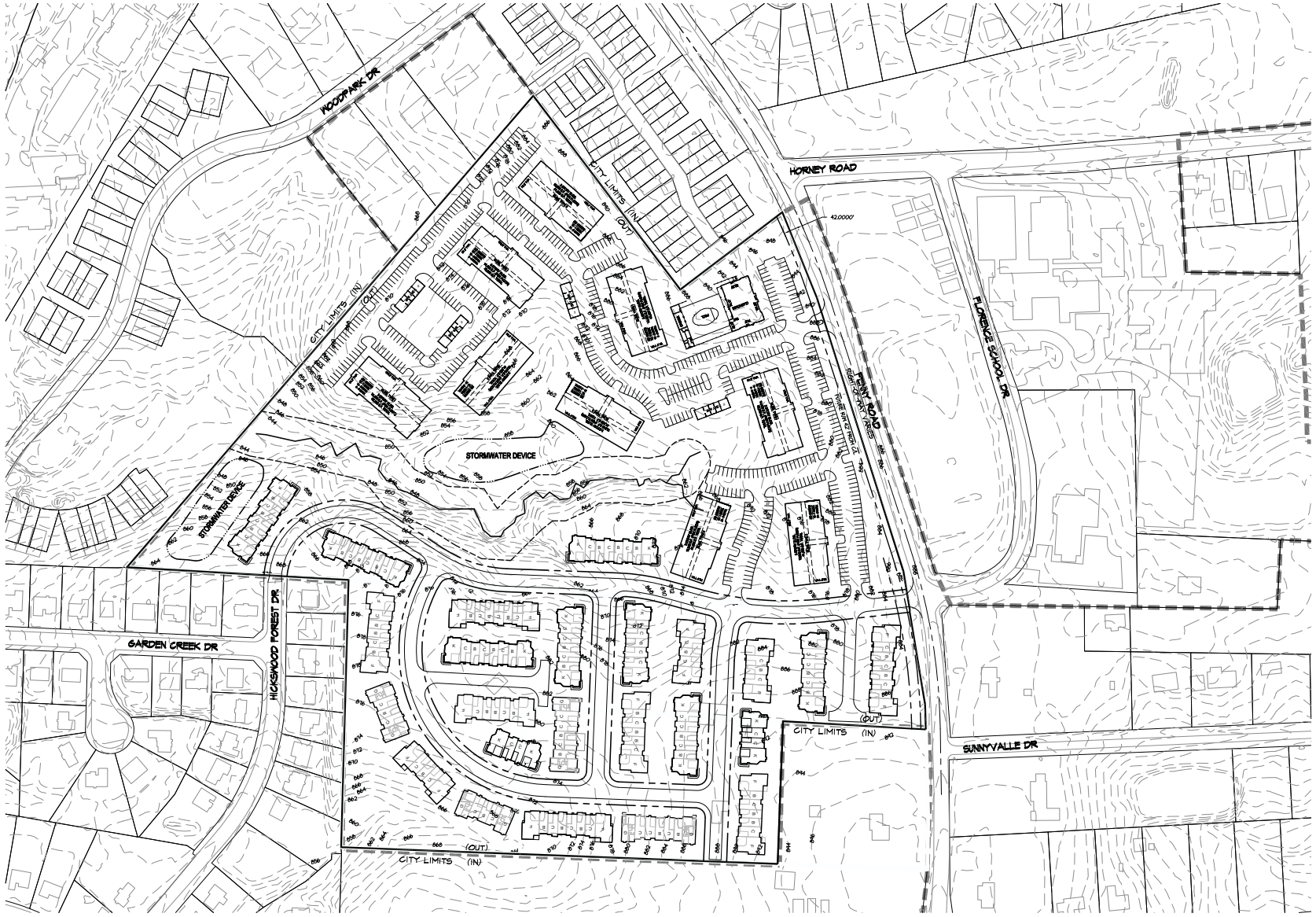
3) Require setbacks along the perimeter of the property and landscaping adjacent to single family homes and along Penny Road.

At the Citizen Information Meeting you will be able to learn more about our plans and ask any questions you may have. A preliminary site plan will be presented for illustrative purposes.

Scott Wallace from Keystone and I will be available at this meeting. If you are unable to attend or you have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net.

Sincerely,

Judy Stalder
Development Consultant



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SKETCH INFORMATION:

- ADDRESS: 1761 & 1781 PENNY ROAD
- PIN: 7915987313 & 7915988988
- SITE AREA: 14.45 AC.s + 24.63 AC.s = 39.08 AC.s
- ZONING: R-3

APARTMENTS

- NO. OF APARTMENT BUILDINGS: 9
- TOTAL APARTMENT BUILDINGS UNITS: 297
- TOTAL PARKING REQUIRED:
  - 1 BEDROOM: 108 UNITS X 1.5 SP/UNIT = 162 SP.
  - 2 BEDROOM: 189 UNITS X 1.75 SP/UNIT = 330 SP.
  - 3 BEDROOM: 24 UNITS X 2.0 SP/UNIT = 48 SP.
  - TOTAL SPACES REQUIRED = 540 SP.
- TOTAL PARKING PROVIDED: 558 SP. (INCL. 30 GARAGE UNITS)

TOWNEHOMES

- NO. OF TOWNHOME UNITS: 189

OWNER/DEVELOPER:

KEYSTONE GROUP, INC.
3200 ALLIANCE DRIVE
GREENSBORO, NC 27407
CONTACT: SCOTT WALLACE
PHONE: (336) 855-0111

ENGINEER:

CPY ENGINEERING & SURVEYING, INC.
4400 TYNING STREET
HIGH POINT, NC 27265
CONTACT: CHUCK TRUITT, PE PLS
PHONE: (336) 812-9900 ext.304
FAX: (336) 812-8790

REVISIONS

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1575
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-9900 ~ FAX: (336) 812-8790

PRELIMINARY

SKETCH PLAN

1761 & 1781 PENNY ROAD

HIGH POINT ~ NORTH CAROLINA
HIGH POINT TOWNSHIP ~ GUILFORD COUNTY

SCALE:	1" = 100'
DATE:	03/15/2018
PROJECT:	1546-18
DRAWN BY:	TGL
SHEET	C1

Jun 01, 2018 F:\Projects\1546-18\DWG\1546-18 SKETCH.dwg Tab Name: 24x36
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NAME	PHONE	ADDRESS / EMAIL
Mr+Mrs KARBOSKI	336-471-5347	3660 Hickswood Forest Dr, HP
JERI STEPP	336 558 4259	7809 WOODPARK DR., HP
Linda Myers	336-803-4307	7871 Woodpark Dr. HP.
Nancy Johnson	336-875-4999	7867 Woodpark Dr HP
~~Betty~~ Meere	336-812-4519	7875 Woodpark Dr. H.P.
Kenneth Carpenter	336.847.7892	7826 Woodpark Dr HP
SUSAN CALL	336-688-5366	7839 WOODPARK Dr. H.P.
GARLAND ELLISON	336.257.8232	7549 SUNNYVALE DR. HP
Kim SKrzecz	336.312-2629	3550 Parkhill Crossing Dr. H.P.
Adam Skrzecz	336.937-4427	3550 Parkhill Crossing Dr. HP.
Deborah Love	336 2090276	3546 Parkhill Crossing Drive
Sylvia Jenkins	336-869-9127	7873 WOODPARK DR. HPt
WILLIAM ROBERTSON	336-882-7774	3523 PARKHILL CROSSING DR. HP
Edward + GERALDINE Jordan	336-454-2056	7814 Woodpark Dr. H. P.

WILLIAM ROBERTSON
email br122653@yahoo.com

ABEL, NANCY T
3929 GARDEN CREEK DR
HIGH POINT NC 27265

ALEXANDER, KIMBERLY A
2942 SHADY VIEW DR
HIGH POINT NC 27265

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

ANWAR, ZEBA ; KHAN, AFZALUDDIN
3020 SYCAMORE POINT TRIAL
HIGH POINT NC 27265

BASHAM, JOHN DAVID ; BASHAM, RHODA C
3639 HICKSWOOD FOREST DR
HIGH POINT NC 27265

BASHEER, MUHSIN ; BASHEER, YVONNE H
3555 PARKHILL CROSSING DR
HIGH POINT NC 27265

BEACOM, LAINE ALAN
3514 PARKHILL CROSSING DR
HIGH POINT NC 27265

BIELECKI, MARGARET
7812 FRONT NINE DR
STOKESDALE NC 27357

BILLY, GENEVA
3561 PARKHILL CROSSING DR
HIGH POINT NC 27265

BOYD, JAMES WESLEY TRUSTEE ; JAMES WESLEY BOYD REVOCABLE TRUST
183 NACOOCHEE WAY
CANTON GA 30114

BRIGGS DEVELOPMENT TRUST ; BRIGGS, E LEROY JR TRUSTEE ; BRIGGS, BENJAMIN II TRUSTEE
1753 PENNY RD
HIGH POINT NC 27260

BRIGGS, BENJAMIN
1753 PENNY RD
HIGH POINT NC 27260

BROWN, ELIZABETH R ; BROWN, KEVIN L
3513 PARKHILL CROSSING DR
HIGH POINT NC 27265

BUCKMAN, JON P ; BUCKMAN, AMY H
3913 GARDEN CREEK DR
HIGH POINT NC 27265

CALDABAUGH, CONSTANCE E
3624 ROCK MEADOW CIR
HIGH POINT NC 27265

CALDWELL, TORI
3560 PARKHILL CROSSING DR
HIGH POINT NC 27265

CALL, SUSAN C
7839 WOODPARK DR
HIGH POINT NC 27265

CARTER, DANIELLE K
3531 PARKHILL CROSSING DR
HIGH POINT NC 27265

CASTLE PINES HOA INC
7822 WOODPARK DR
HIGH POINT NC 27265

CAUSEY, J W
PO BOX 5068
HIGH POINT NC 27262

CECIL, RHONDA LYNN
3528 PARKHILL CROSSING DR
HIGH POINT NC 27265

CHAMORRO, GUMARO ALONSO
3654 HICKSWOOD FOREST DR
HIGH POINT NC 27265

CORNS, DALE E
3908 GARDEN CREEK DR
HIGH POINT NC 27265

CURRY, KAREN T
3554 PARKHILL CROSSING DR
HIGH POINT NC 27265

DAVIS, WILLIAM FREDERICK
7865 WOODPARK DR
HIGH POINT NC 27265

DEJEWSKI, CYNTHIA A ; LASHLEY, MARVEL E
PO BOX 16207
HIGH POINT NC 27261

ELLIS, MIKAEL F
3515 PARKHILL CROSSING DR
HIGH POINT NC 27265

ELLISON, GARLAND CARVER
7549 SUNNYVALE DR
HIGH POINT NC 27265

FITZGERALD, KATHLEEN PATRICIA
3924 GARDEN CREEK DR
HIGH POINT NC 27265

FRANCISCO, CHRISTINE T ; FRANCISCO, AMADOR
3904 GARDEN CREEK DR
HIGH POINT NC 27265

FUNDERBURK, MARY H
3518 PARKHILL CROSSING DR
HIGH POINT NC 27265

GAGLIANO, SANDRA
3537 PARKHILL CROSSING DR
HIGH POINT NC 27265

GARCIA, ROLANDO CHAVEZ ; LORENTA, ANA VERONICA
3655 HICKSWOOD FOREST DR
HIGH POINT NC 27265

GILES, JENNIFER A
3556 PARKHILL CROSSING DR
HIGH POINT NC 27265

GILYARD, LAKEISHA J
3558 PARKHILL CROSSING DR
HIGH POINT NC 27265

GRIFFITH, BONNIE J
7857 WOODPARK DR
HIGH POINT NC 27265

GUILFORD COUNTY BOARD OF EDUCATION
712 N EUGENE ST
GREENSBORO NC 27401

HAGA, TONY M
3630 ROCK MEADOW CR
HIGH POINT NC 27265

HALL, JOHNNY W ; HALL, CHARLOTTE B
3541 PARK HILL CROSSING DR
HIGH POINT NC 27265

HALL, STACIE D
3559 PARKHILL CROSSING DR
HIGH POINT NC 27265

HAQ, EHSAN UL ; HAQ, REHANA A
3978 HANES BROOK CT
HIGH POINT NC 27265

HARRISON, MATTHEW T
3648 HICKSWOOD FOREST DR
HIGH POINT NC 27265

HAYES, RONNIE E
3928 GARDEN CREEK DR
HIGH POINT NC 27265

HICKSWOOD HOA INC
PO BOX 24961
WINSTON SALEM NC 27114

HOYT, JORDAN OAKLEY
7863 WOODPARK DR
HIGH POINT NC 27265

HUDLER, BILLY D
3652 HICKSWOOD FOREST DR
HIGH POINT NC 27265

HUNT, JEFFREY R
7837 WOODPARK DR
HIGH POINT NC 27265

JAMES, KAREN R
3548 PARKHILL CROSSING DR
HIGH POINT NC 27265

JENKINS, SYLVIA
7873 WOODPARK DR
HIGH POINT NC 27265

JOHNSON, NANCY M
7867 WOODPARK DR
HIGH POINT NC 27265

JONES, TOBY T
3925 GARDEN CREEK DR
HIGH POINT NC 27265

JONES, WILLIAM C ; JONES, MARGARET S
3643 HICKSWOOD FOREST DR
HIGH POINT NC 27265

JORDAN, EDWARD H
7814 WOODPARK DR
HIGH POINT NC 27265

KARBOSKI, STANLEY J ; KARBOSKI, CATHERINE M
3660 HICKSWOOD FOREST DR
HIGH POINT NC 27265

KAUR, RAJWINDER ; KAUR, MANJEET SINGH
3979 HANES BROOK CT
HIGH POINT NC 27265

KENJIC, MILIVOJE ; KENJIC, ANA
3526 PARKHILL CROSSING DR
HIGH POINT NC 27265

KREIDLER, BRIAN S
3553 PARKHILL CROSSING DR
HIGH POINT NC 27265

LIVELY, ARNOLD D
1460 MAIN ST
PRINCETON WV 24740

LONG, MARILYN N
3543 PARKHILL CROSSING DR
HIGH POINT NC 27265

LOPEZ, BREENA
3522 PARKHILL CROSSING DR
HIGH POINT NC 27265

LOVE, DEBORAH T
3546 PARKHILL CROSSING DR
HIGH POINT NC 27265

LOWE, JOSHUA R
3758 WINDSTREAM WAY
JAMESTOWN NC 27282

LUGO, EMMA ESTHER
7835 WOODPARK DR
HIGH POINT NC 27265

LYON, SHARON K
3519 PARKHILL CROSSING DR
HIGH POINT NC 27265

LYONS, TEREAS A
3921 GARDEN CREEK DR
HIGH POINT NC 27265

MA, FRANCES
3920 GARDEN CREEK DR
HIGH POINT NC 27265

MANN, FRANCES B
3534 PARKHILL CROSSING DR
HIGH POINT NC 27265

MARKWOOD, SCOTT E ; MARKWOOD, JANDRA L
3651 HICKSWOOD FOREST DR
HIGH POINT NC 27265

MCCOY, JAMES DUDLEY JR ; MCCOY, NANCY T
1702 PENNY RD
HIGH POINT NC 27265

MENA, CARMEN ; MENA, YORAIMA
3909 GARDEN CREEK DR
HIGH POINT NC 27265

MITCHELL, SHARON T
3536 PARKHILL CROSSING DR
HIGH POINT NC 27265

MOLLISON, LINDA J
3527 PARKHILL CROSSING DR
HIGH POINT NC 27265

MOORE, LATONYA D
3524 PARKHILL CROSSING DR
HIGH POINT NC 27265

MORGAN, JOSHUA G ; MORGAN, KATIE C
3658 HICKSWOOD FOREST DR
HIGH POINT NC 27265

MYERS, LINDA S
7871 WOODPARK DR
HIGH POINT NC 27265

NEESE, BETTY GILBREATH
7875 WOODPARK DR
HIGH POINT NC 27265

NOCCHI, LUIGI
3512 PARKHILL CROSSING DR
HIGH POINT NC 27265

OSCAR JACKSON COLE SR TRUST ; COLE, OSCAR JACKSON JR TRUSTEE
1725 JUNIPER ST NW
WASHINGTON DC 20012

OSPINA, BEATRIZ ; SANDOVAL, GUILLERMO HERNAN
3917 GARDEN CREEK DR
HIGH POINT NC 27265

OWENS, ALAN DUSTIN ; OWENS, AMY G
3535 PARKHILL CROSSING DR
HIGH POINT NC 27265

PARKER, RUTH ANNE
3628 ROCK MEADOW CR
HIGH POINT NC 27265

PARKHILL HOA INC
PO BOX 24961
WINSTON SALEM NC 27114

PARKWOOD BAPTIST CHURCH
2107 PENNY RD
HIGH POINT NC 27265

PASCENTE, JOHN MICHAEL
3650 HICKSWOOD FOREST DR
HIGH POINT NC 27265

PRICE, PAMELA DAWN
3517 PARKHILL CROSSING DR
HIGH POINT NC 27265

PRINCE, AMBER C ; PRINCE, JOSHUA W
7855 WOODPARK DR
HIGH POINT NC 27265

RALEY, KAREN ; HOLMES, SUSAN
3413 LANGDALE DR
HIGH POINT NC 27265

REDWOLF DEVELOPMENT COMPANY LLC
621 EUGENE CT STE 103
GREENSBORO NC 27401

RIDGEVIEW HOA INC
1171 W FOURTH ST
WINSTON SALEM NC 27101

RIVES, ROBERT H ; RIVES, LINDA P
3756 WINDSTREAM WY
JAMESTOWN NC 27282

ROBERTSON, WILLIAM A
3523 PARKHILL CROSSING DR
HIGH POINT NC 27265

ROUSSEAU, ANDREA
911 TRENTON ST
HIGH POINT NC 27262

RUSTY ALAN LOWDER REVOCABLE LIVING TRUST ; LOWDER, RUSTY ALAN TRUSTEE
PO BOX 120112
MELBOURNE FL 32912

SCULL, AMELIA FAYE
3762 WINDSTREAM WAY
JAMESTOWN NC 27282

SHEPHERD, BERNADETTE A
3525 PARKHILL CROSSING DR
HIGH POINT NC 27265

SIMMONS, ZALLO ; SIMMONS, PENNY D
3632 HICKSWOOD FOREST DR
HIGH POINT NC 27265

SKRZECZ, KIMBERLY W
3550 PARKHILL CROSSING DR
HIGH POINT NC 27265

SMITH, VALERIE
3516 PARKHILL CROSSING DR
HIGH POINT NC 27265

STEPP- SCHNEPF, JERI
7809 WOODPARK DR
HIGH POINT NC 27265

SYKES, MATTHEW EDWARD
3530 PARKHILL CROSSING DR
HIGH POINT NC 27265

TAYLOR, CYNTHIA
7859 WOODPARK DR
HIGH POINT NC 27265

THAPA, SANJAY ; THAPA, AZITA
3647 HICKSWOOD FOREST DR
HIGH POINT NC 27265

TRAN, PHUONG N ; NGUYEN, PHUONG B
3112 CRANBERRY RIDGE DR
HIGH POINT NC 27265

TROXLER, ANNA L
3905 GARDEN CREEK DR
HIGH POINT NC 27265

TURNERS CHAPEL AME CHURCH
7615 FLORENCE SCHOOL RD
HIGH POINT NC 27265

VINCE CAPITAL GROUP LLC
3552 PARKHILL CROSSING DR
HIGH POINT NC 27265

WALKER, CYNTHIA F
3557 PARKHILL CROSSING DR
HIGH POINT NC 27265

WALTERS, STEPHANIE Z
3521 PARKHILL CROSSING DR
HIGH POINT NC 27265

WILLIAMS, LESLIE LYNN
3539 PARKHILL CROSSING DR
HIGH POINT NC 27265

WILLIAMS, ROBERT G ; WILLIAMS, TERRI J
3642 HICKSWOOD FOREST DR
HIGH POINT NC 27265

WILSON, DANIEL M ; WILSON, YUNERDI G
3533 PARKHILL CROSSING DR
HIGH POINT NC 27265

WOOD, NIGEL ; WOOD, FESSOR TOLAND ; WOOD, ISABEL
3544 PARKHILL CROSSING DR
HIGH POINT NC 27265

City of High Point

Citizen Information Meetings

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

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person fling 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

Revised 09-05-17

CITY OF HIGH POINT
AGENDA ITEM

Title: Tanglewood Pump Station Improvements

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director
Trevor Spencer, PE – Projects Engineer

Meeting Date: February 5, 2018

Public Hearing: N/A

Advertising Date: December 1, 2017
Advertised By: Purchasing

Attachments: Attachment A – Award Recommendation & Certified Bid Tab

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PURPOSE:
The City has budgeted for improvements to the Tanglewood Pump Station located in Oak Hollow Lake Campground.

BACKGROUND:
This project is part of the overall upgrade of pump stations throughout the City of High Point. The low bidder is an experienced contractor properly licensed by the State of North Carolina. The existing station requires replacement due to age and condition of the structure and equipment. This station was constructed in 1964.

BUDGET IMPACT:
Funds for this project are available in the FY 2017-2018 budget .

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to State Utility Contractors, Inc. in the amount of $608,000.^{00}.

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services

COUNCIL AGENDA DATE: February 5, 2018

BID NO.: 38-012418 CONTRACT NO.: DATE OPENED: January 24, 2018

DESCRIPTION:

Tanglewood Pump Station Improvements

PURPOSE:

The City has budgeted for improvements to the Tanglewood Pump Station.

COMMENTS:

This project is part of the overall upgrade of pump stations throughout the City of High Point. The existing station requires replacement due to age and condition of the structure and equipment. This station was constructed in 1964.

RECOMMEND AWARD TO: State Utility Contractors, Inc. AMOUNT: 608,000.00

JUSTIFICATION:

At the January 24th re-bid opening, State Utility Contractors, Inc. was the low bidder of the three (3) qualified bid submittals.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	533701	421111024805	40202	608,000.00
TOTAL BUDGETED AMOUNT				608,000.00

DEPARTMENT HEAD: Terry Houk Digitally signed by Terry Houk DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US Date: 2018.01.25 08:25:52 -05'00' DATE: Jan 25, 2018

The Purchasing Division concurs with recommendation submitted by the Public Services and recommends award to the lowest responsible, responsive bidder State Utility Contractors in the amount of $ 608,000.00.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.01.25 16:40:37 -05'00' DATE: Jan 25, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2018.01.26 09:28:16 -05'00' DATE: Jan 26, 2018

CITY MANAGER: Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2018.01.29 08:28:17 -05'00' DATE: Jan 26, 2018

HIGHFILL
INFRASTRUCTURE
ENGINEERING, P.C.

301 North Main Street, Suite 2433
Winston-Salem, North Carolina 27101
Tel 336-701-2910

January 25, 2018

Mr. Erik Conti
Purchasing Manager, City of High Point
211 S Hamilton Street, Room 215
High Point, NC 27260

Re: Recommendation of Award
Tanglewood Pump Station Improvements
HIGHFILL Project No. HPT1602, City Bid No. 38-012418

Dear Mr. Conti:

Sealed bids were originally received on January 10, 2018, for the Tanglewood Pump Station Improvements Project. On that date, the statutory minimum number of bids was not received, so the unopened bids were returned to the Bidder, and the Project was re-advertised and a second bid opening date scheduled for January 24, 2018.

On January 24, 2018, three bids were received and opened as shown on the enclosed Bid Tabulation. State Utility Contractors, Inc., was the lowest bidder with a total base bid amount of $608,000.00.

HIGHFILL has previously designed and managed projects constructed by State Utility Contractors, and they appear to have substantial experience in projects similar in scale and scope to the subject Project. After reviewing and determining the bid to be competitive and fair, we recommend award of the Contract to State Utility Contractors, Inc.

Sincerely,

HIGHFILL INFRASTRUCTURE ENGINEERING, P.C.

Jordan T. Taylor, P.E.
Project Manager

Enclosures

cc: Trevor Spencer, City (via email)

BID TABULATION FOR TANGLEWOOD PS IMPROVEMENTS
CITY OF HIGH POINT, NC
HIGHFILL PROJECT NO. HPT1602

ORIGINAL BID OPENING DATE: JANUARY 10, 2018 @ 2:00 pm
READVERTISEMENT BID OPENING: JANUARY 24, 2018 @ 2:00 pm

				State Utility Contractors, Inc. 4417 Old Charlotte Hwy. Monroe, NC 28110		Laughlin-Sutton Construction Co. 5855 Rudd Station Rd. Browns Summit, NC 27214		James E. Harris Construction Co., Inc. 100 Parr Drive Huntersville, NC 28078	
			License No. -->	17793		3067		6794	
			Addenda Acknowledged -->	1		1		1	
Pay Item No.	**Description**	**Est. Qty**	**Units**	**Unit Bid**	**Extended Item Price**	**Unit Bid**	**Extended Item Price**	**Unit Bid**	**Extended Item Price**
1	Pump Station Demolition and Improvements	1	LS	$ 598,400.00	$ 598,400.00	$ 627,000.00	$ 627,000.00	$ 682,000.00	$ 682,000.00
2	Structural Supports	1	LS	$ 6,600.00	$ 6,600.00	$ 15,000.00	$ 15,000.00	$ 10,000.00	$ 10,000.00
3	Material Testing Allowance	1	LS	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00
				TOTALS	**$608,000.00**	**TOTALS**	**$645,000.00**	**TOTALS**	**$695,000.00**

*Note: Project was readvertised due to only two bids being submitted on January 10. Three bids were received at the readvertisement bid opening on January 24.

We hereby certify the above Bid Tabulation to be an accurate representation of the Bids submitted.

By: _____

Jordan Taylor, PE
Highfill Infrastructure Engineering, P.C.
301 North Main Street, Suite 2433
Winston-Salem, NC 27103
Tel: 336-701-2910
NC Firm License No. C-2586

NORTH CAROLINA PROFESSIONAL SEAL 043896 ENGINEER JORDAN T. TAYLOR
01/25/18

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-12 (ZA-18-12),** proposed amendments 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 August 15, 2018, for the Planning and Zoning Commission public hearing and on September 12, 2018 and September 19, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina;

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 shown on Map 1 as: **Office Institutional (OI)**. The property is approximately .10 acres. The property is also known as Hickory Grove Methodist Church and Guilford County Tax Parcel 154724.

SECTION 2
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Single Family-3 (R-3) District**. The properties total approximately 17 acres. The properties are also known as The Landing at Waterview Subdivision and Guilford County Tax Parcels 0201433, 0201443, 0201444, 0201445, 0201446, 0201447, 0201448, 0201449, 0201450, 0201451, 0201452, 0201453, 0201454, 0201455, 0201456, 0201457, 0201458, 0201459, 0201460, 0201461, 0201462, 0201463, 0201464, 0201465, 0201466, 0201467, 0201468, 0201469, 0201470, 0201471, 0201472, and 0201473.

SECTION 3
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Parks and Natural Resources (PNR) District**. The properties total approximately 9 acres. The properties are also known as Oak Hollow Campground, Sailboat Point, and Marina and Guilford County Tax Parcels 0200378, 0200380, 0200382, 0200386, 0200387, 0200391, 0200392, 0201154, 0201159, 0201160, 0201161, 0201163, 201164, 0201165, 0201166, 0201167, 0201168, 0201176, and 0201177.

SECTION 4
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 4 as: **Parks and Natural Resources (PNR) District**. The properties total approximately 27 acres. The properties are also known as University Park and Guilford County Tax Parcels 0177196 and 0218584.

SECTION 5
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Parks and Natural Resources (PNR) District**. The properties total approximately 126 acres. The properties are also known as Rich Fork Preserve and YMCA property and Guilford County Tax Parcels 197213 and 197232.

SECTION 6
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 6 as: **Parks and Natural Resources (PNR) District**. The properties total approximately 63 acres. The properties are also known as future City park and Guilford County Tax Parcels 0178984, 0179031, 0179032, 0179033, 0179034, 0179035, 0179036 and 179037.

SECTION 7
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 7 as: **Parks and Natural Resources (PNR) District**. The property is approximately 4 acres. The property is also known as Oak Hollow Lake buffer and Guilford County Tax Parcel 195769.

SECTION 8
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 8 as: **Parks and Natural Resources (PNR) District** and **Residential Single Family-3 (R-3) District**. The PNR properties total approximately 52 acres. The PNR properties are also known as City of High Point regional ponds and Oak Hollow Lake buffer and Guilford County Tax Parcels 0199796, 199797, 0199805, 199812, 0199813 and 0199816. The R-3 properties total approximately 5 acres. The R-3 property is also known as Cornerstone Eye Care and Guilford County Tax Parcel 199799.

SECTION 9
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 9 as: **Residential Single Family-3 (R-3) District**. The properties total approximately .5 acres. The properties are also known as NCDOT and a portion of the Callahan and Guilford County Tax Parcels 0200117 and 200150.

SECTION 10
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 10 as: **Light Industrial (LI) District**. The property is approximately .75 acres. The property is also known as NCDOT right-of-way.

SECTION 11
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 11 as: **Main Street Sub-District C (MS-C)**. The properties total approximately 2 acres. The properties are also known as Piedmont Triad Ambulance and Rescue and JHS Master Capital, LLC and Guilford County Tax Parcels 172132 and 172219.

SECTION 12
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 12 as: **Main Street Sub-District A (MS-A)**. The properties total approximately 1 acre. The properties are also known as City of High Point and Duke Energy substations and Guilford County Tax Parcels 0189077 and 0189078.

SECTION 13
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 13 as: **Residential Single Family-5 (R-5) District**. The property is approximately 4 acres. The property is also known as High Point Christian Academy and Guilford County Tax Parcels 194035.

SECTION 14
That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 14 as: **Parks and Natural Resources (PNR) District**. The property is approximately 2.5 acres. The property is also known as Blair Park Golf Course and Guilford County Tax Parcels 175917.

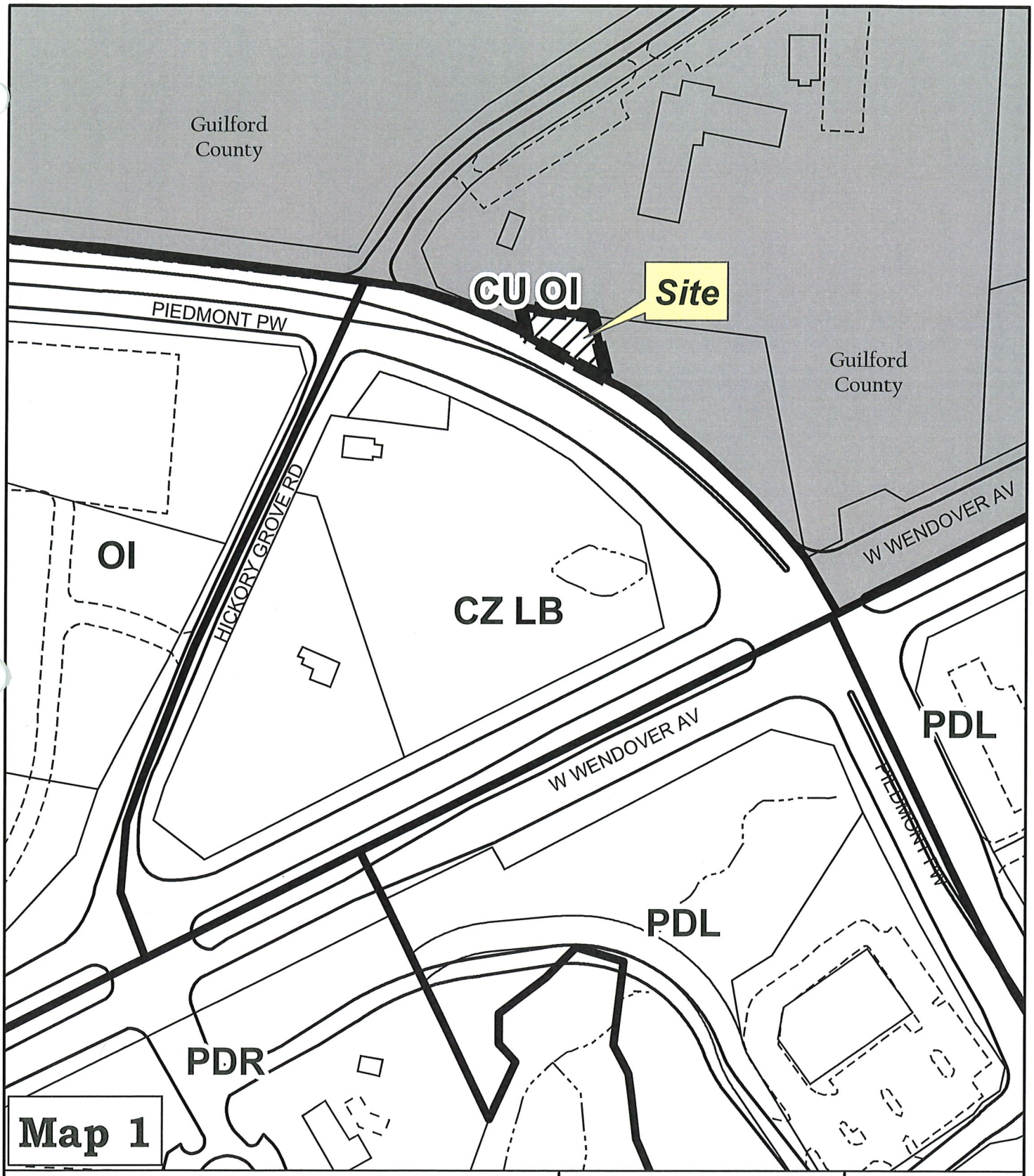
SECTION 15
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 16
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 17
This ordinance shall become effective on adoption.

Adopted by the High Point City Council
this the 17th day of September 2018.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-18-12

From: Conditional Use Office Institutional (CU OI)
To: Office Institutional (OI)

Existing Zoning Boundary
Subject Property Boundary

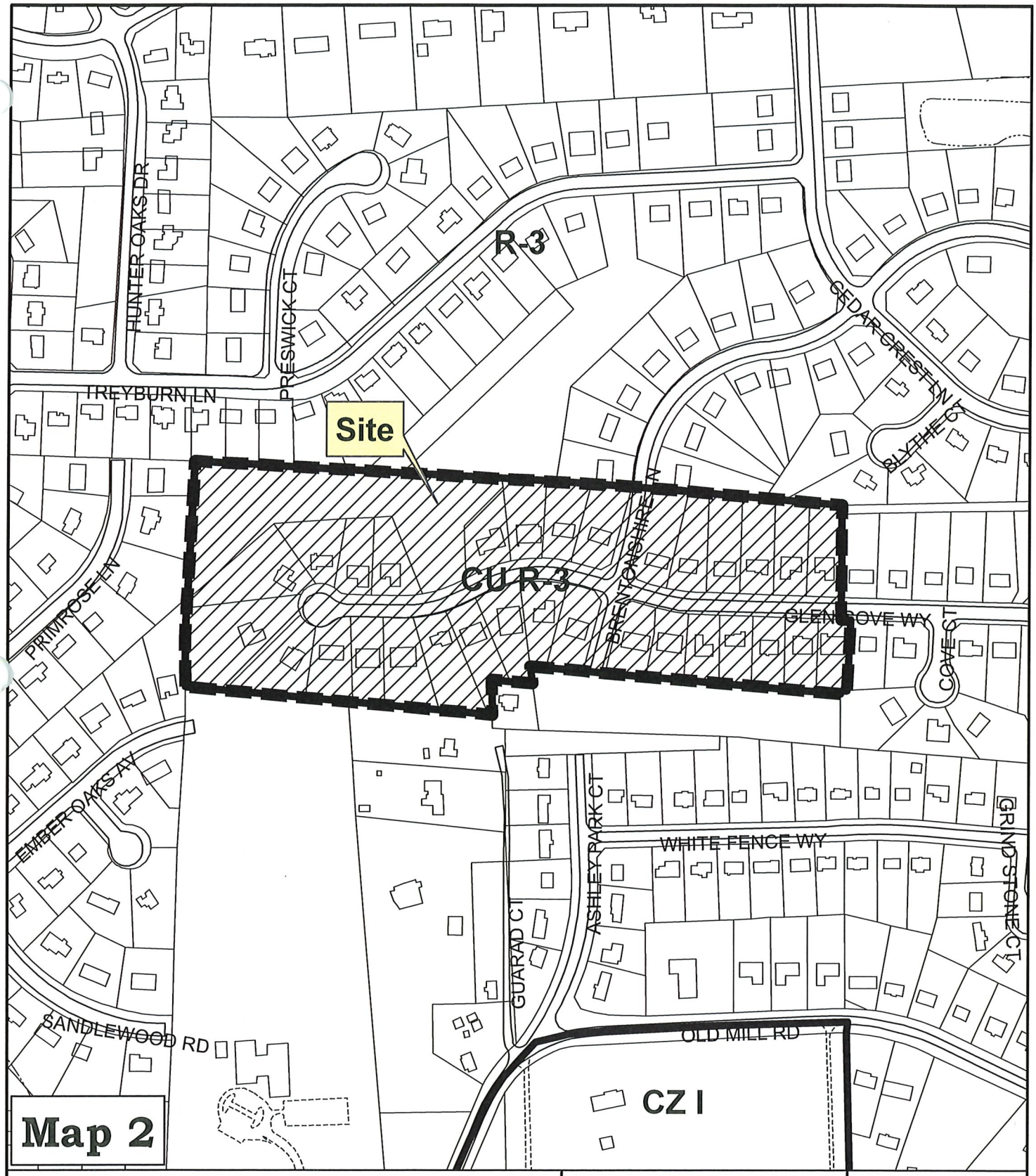
Planning & Development Department

City of High Point

N

Scale: 1"=150'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map1.mxd



ZONING MAP AMENDMENT ZA-18-12

From: Conditional Use Residential Single Family-3 (CU R-3)
To: Residential Single Family-3 (R-3)

Existing Zoning Boundary
Subject Property Boundary

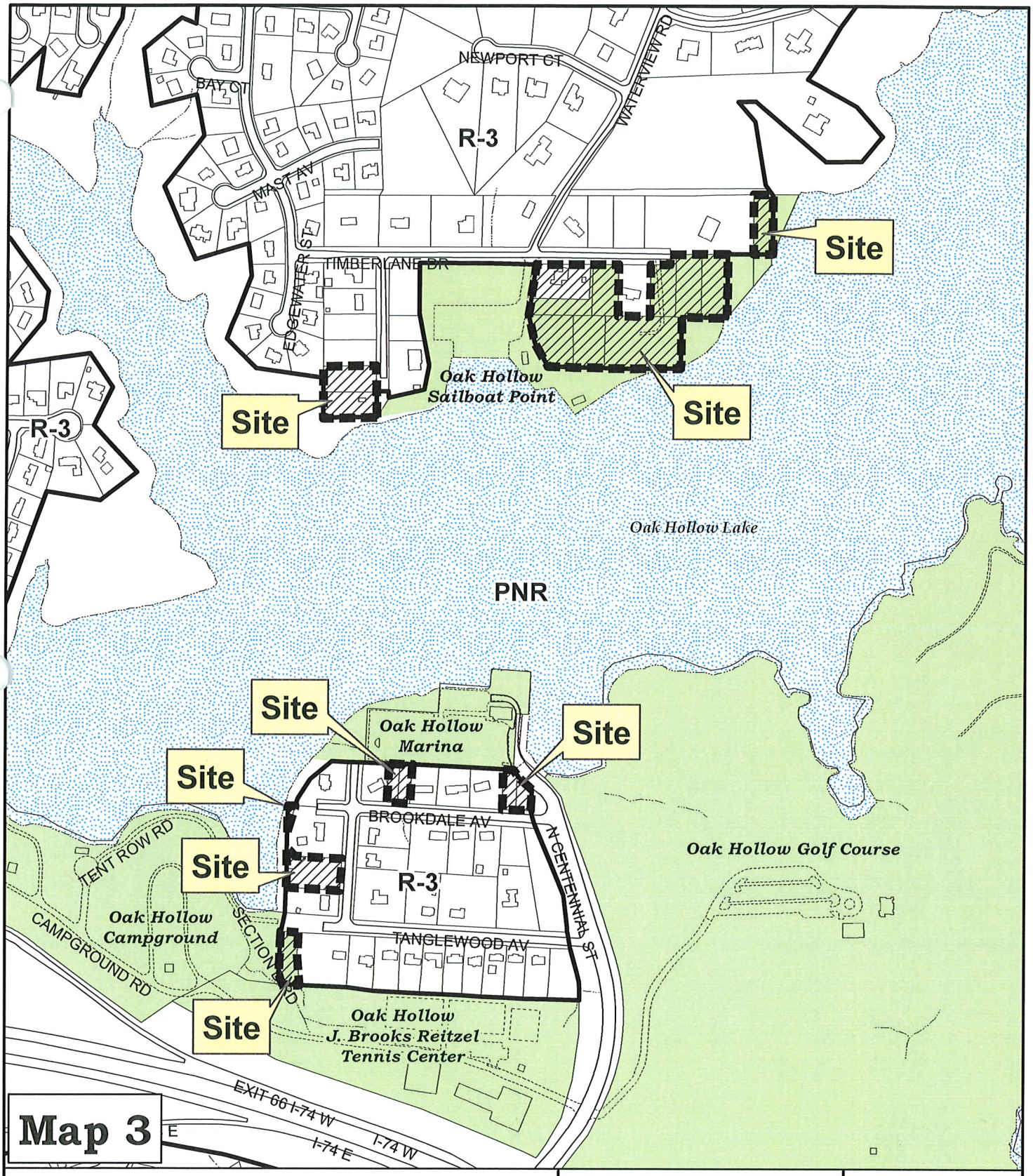
Planning & Development Department

City of High Point

N

Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map2.mxd



ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family-3 (R-3)
To: Parks and Natural Resources (PNR)

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

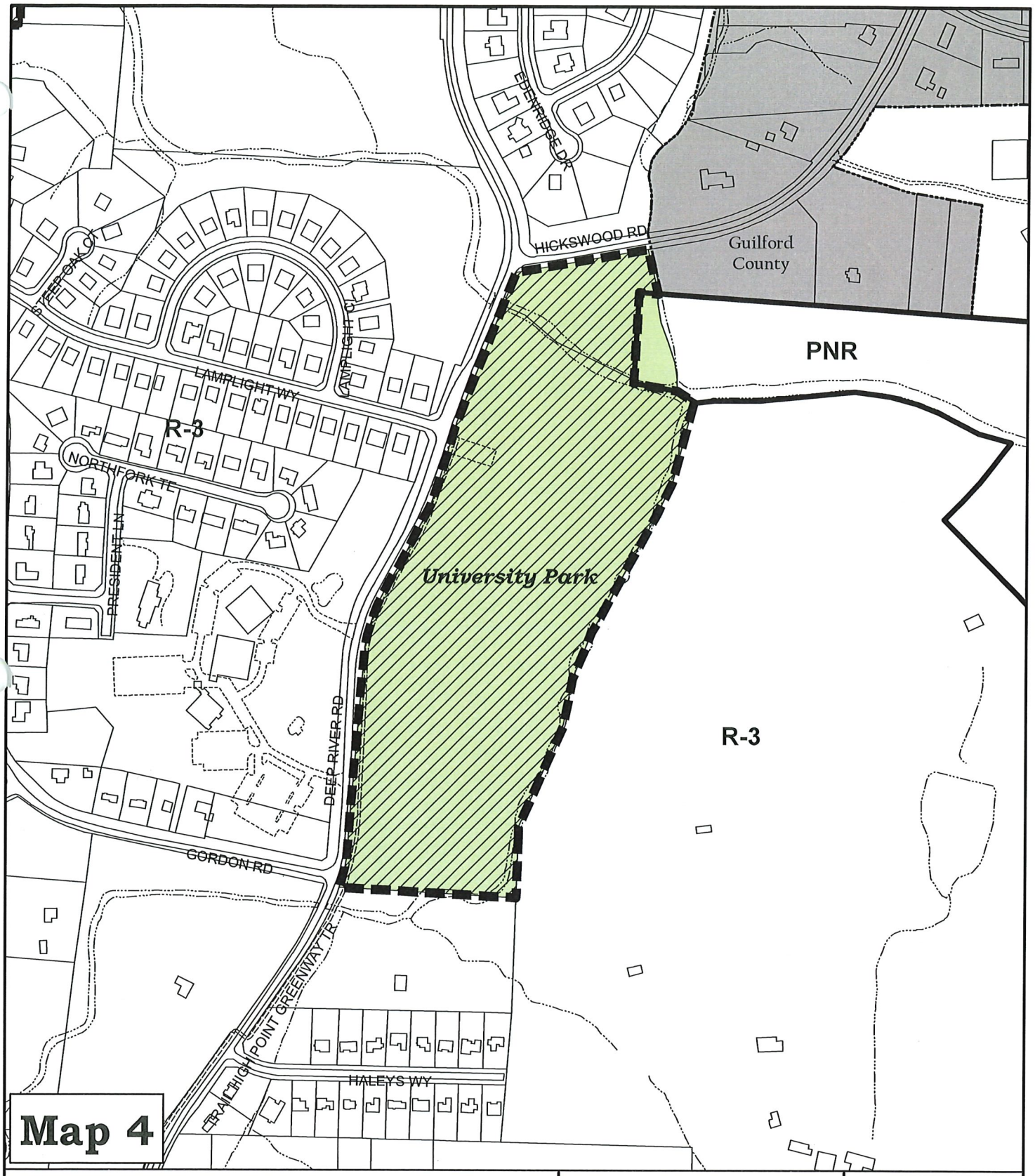
Planning & Development Department

City of High Point

N

Scale: 1"=500'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map3.mxd



ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family-3 (R-3)
To: Parks and Natural Resources (PNR)

Existing Zoning Boundary
Subject Property Boundary

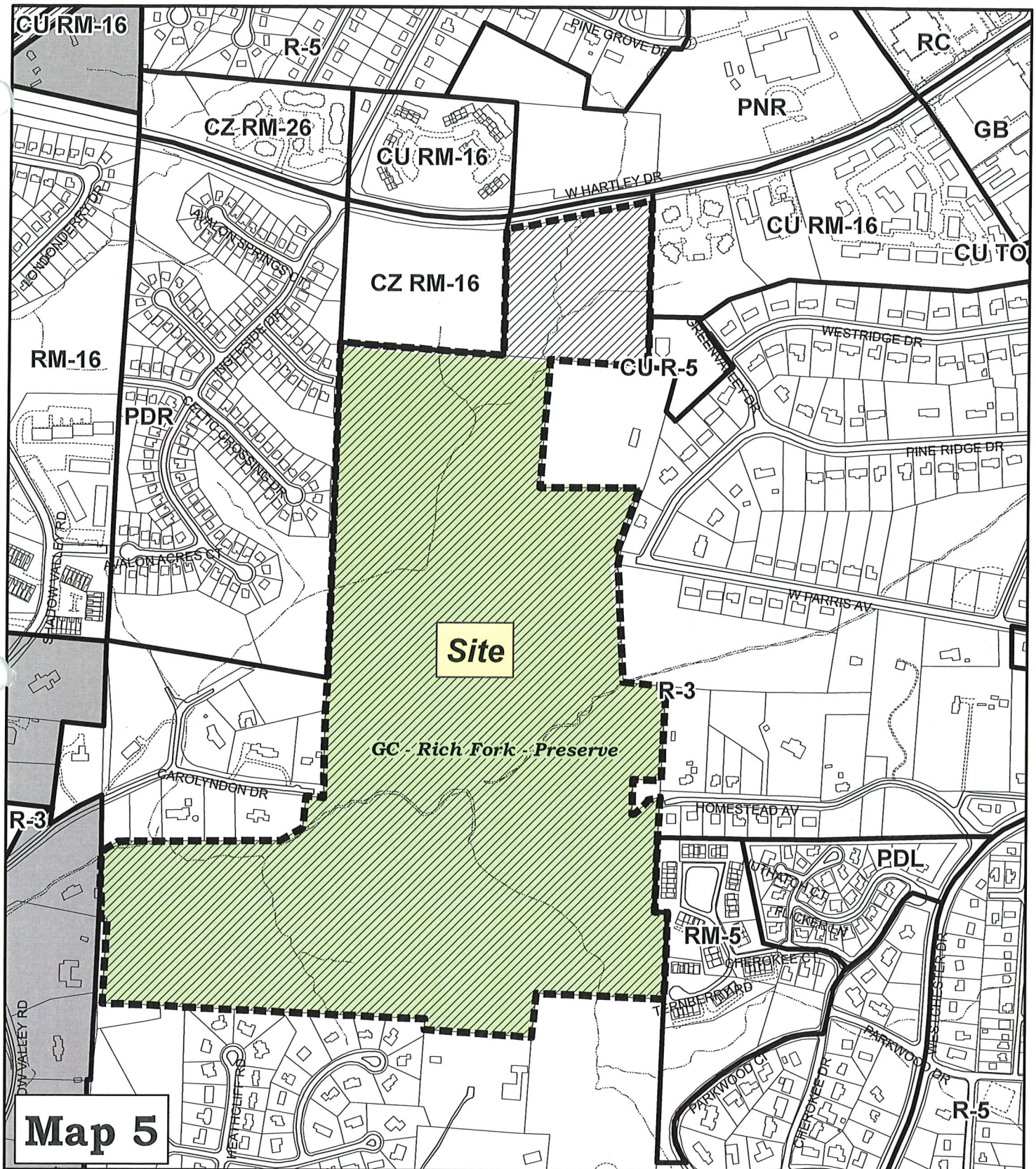
Planning & Development Department

City of High Point

N

Scale: 1"=400'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map4.mxd



ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family - 3 (R-3)
To: Parks and Natural Resources (PNR)

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

Planning & Development Department

City of High Point

N

Scale: 1"=600'

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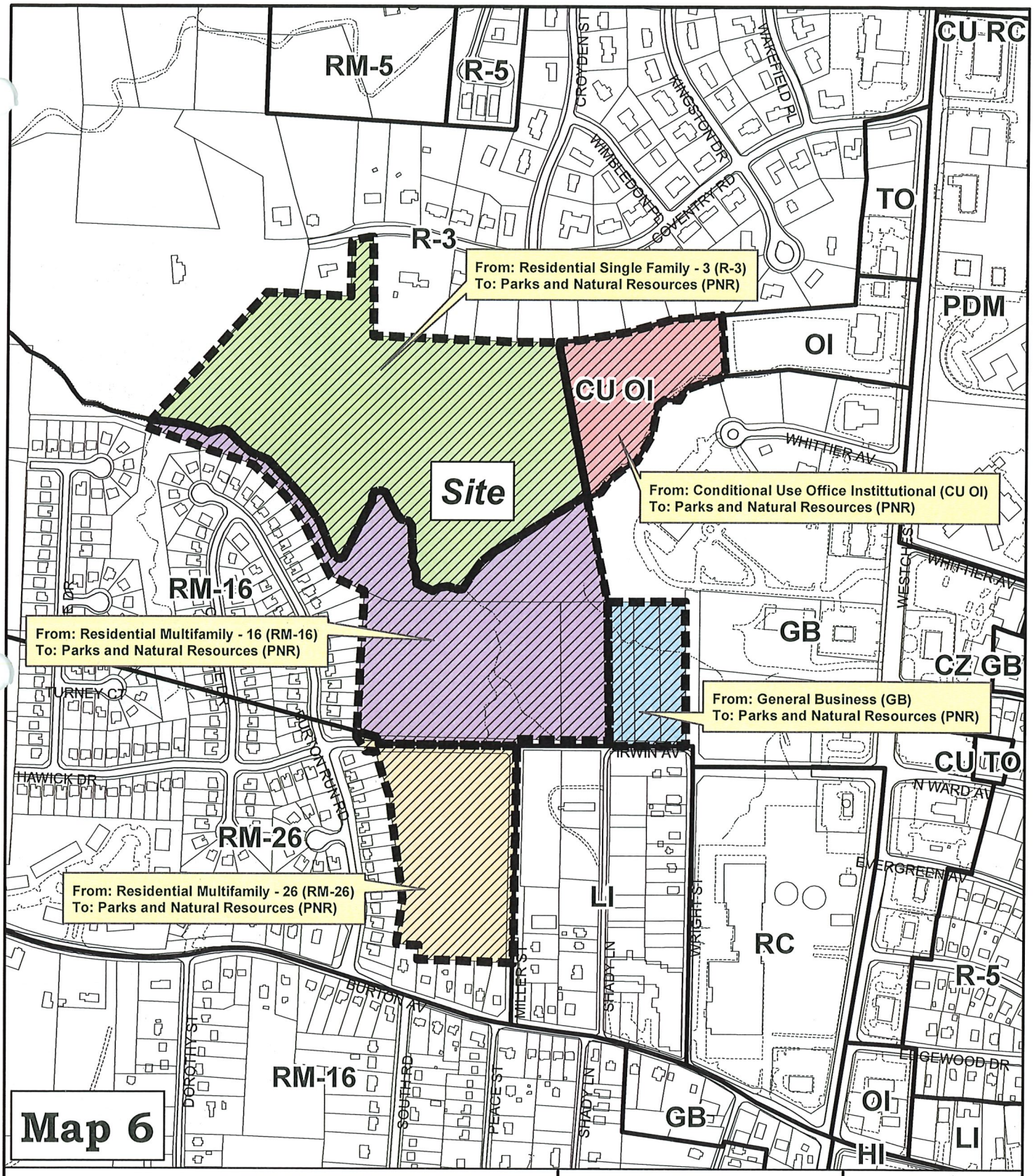


ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family - 3 (R-3), Residential Multifamily - 16 (RM-16), Residential Multifamily - 26 (RM-26), General Business (GB) and Conditional Use Office Institutional (CU OI)

To: Parks and Natural Resources (PNR)

Existing Zoning Boundary ———

Subject Property Boundary - - - - -

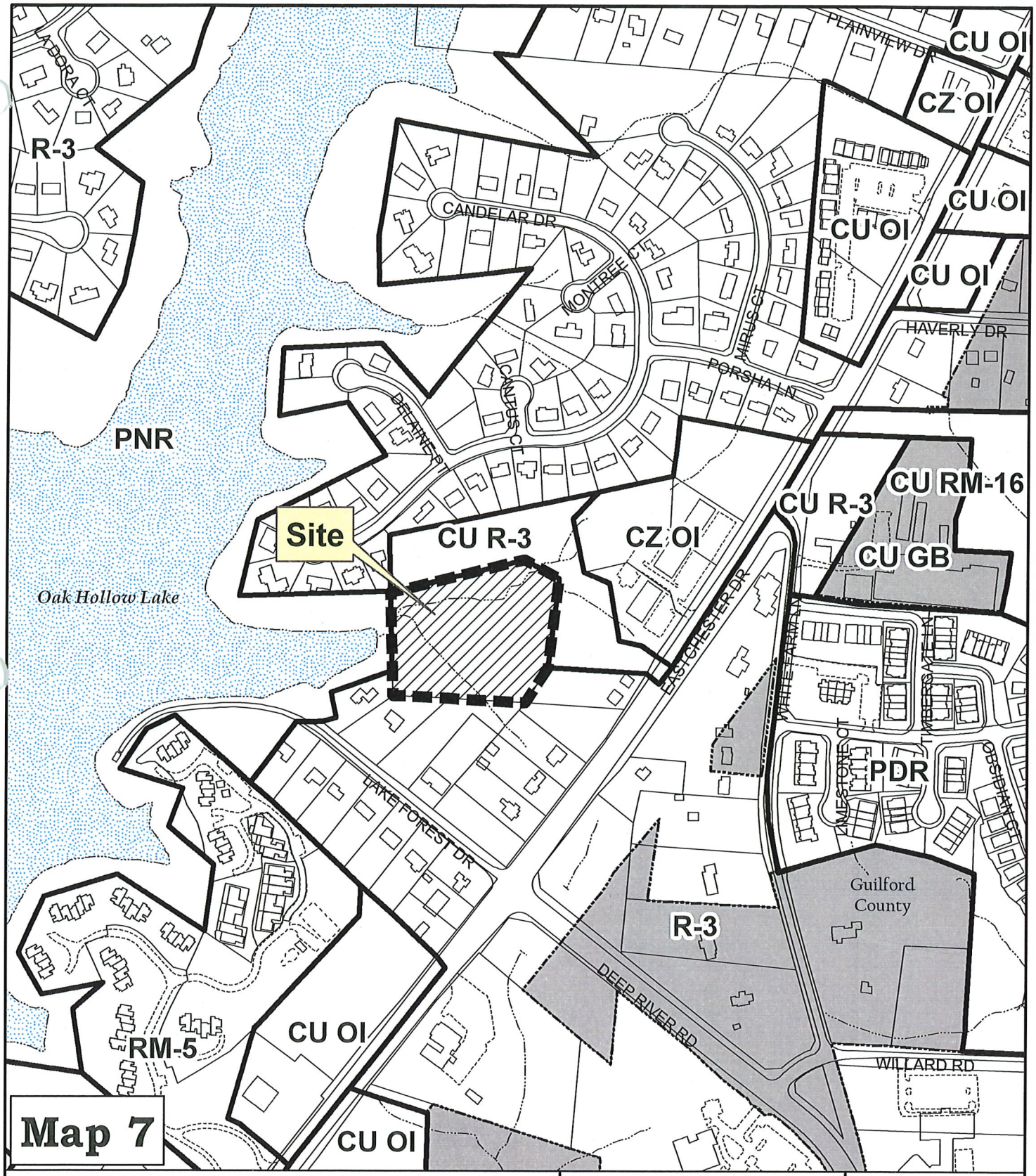
Planning & Development Department

City of High Point

N

Scale: 1"=500'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map6.mxd



Map 7

ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family - 3 (R-3)
To: Parks and Natural Resources (PNR)

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

Planning & Development Department

City of High Point

N

Scale: 1"=400'

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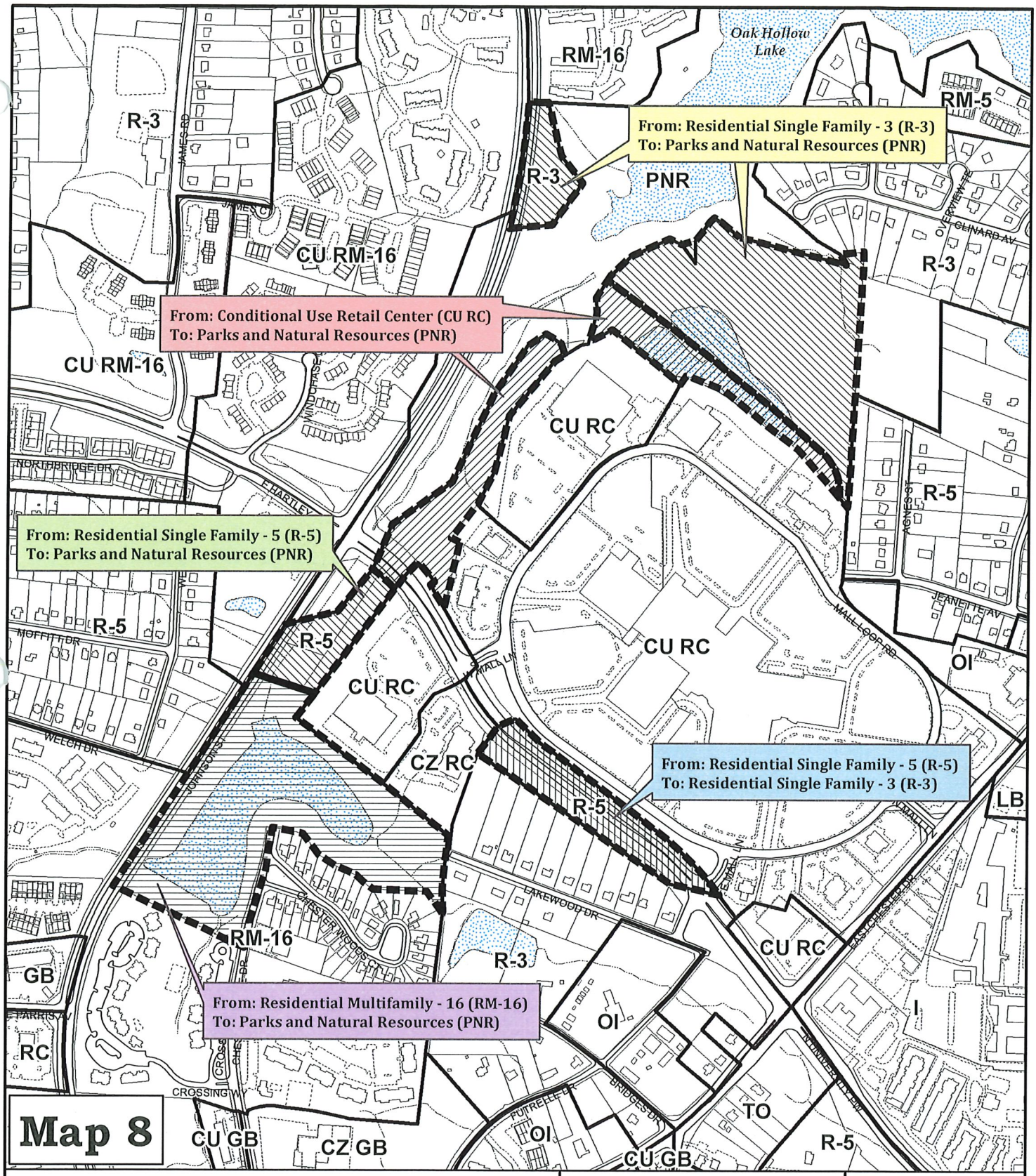

ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family - 3 (R-3), Residential Single Family - 5 (R-5), Residential Multifamily - 16 (RM-16), & Conditional Use Retail Center (CU RC)

To: Parks and Natural Resources (PNR) and Residential Single Family - 3 (R-3)

Existing Zoning Boundary ———

Subject Property Boundary - - - - -

Planning & Development Department

City of High Point

N

Scale: 1"=600'

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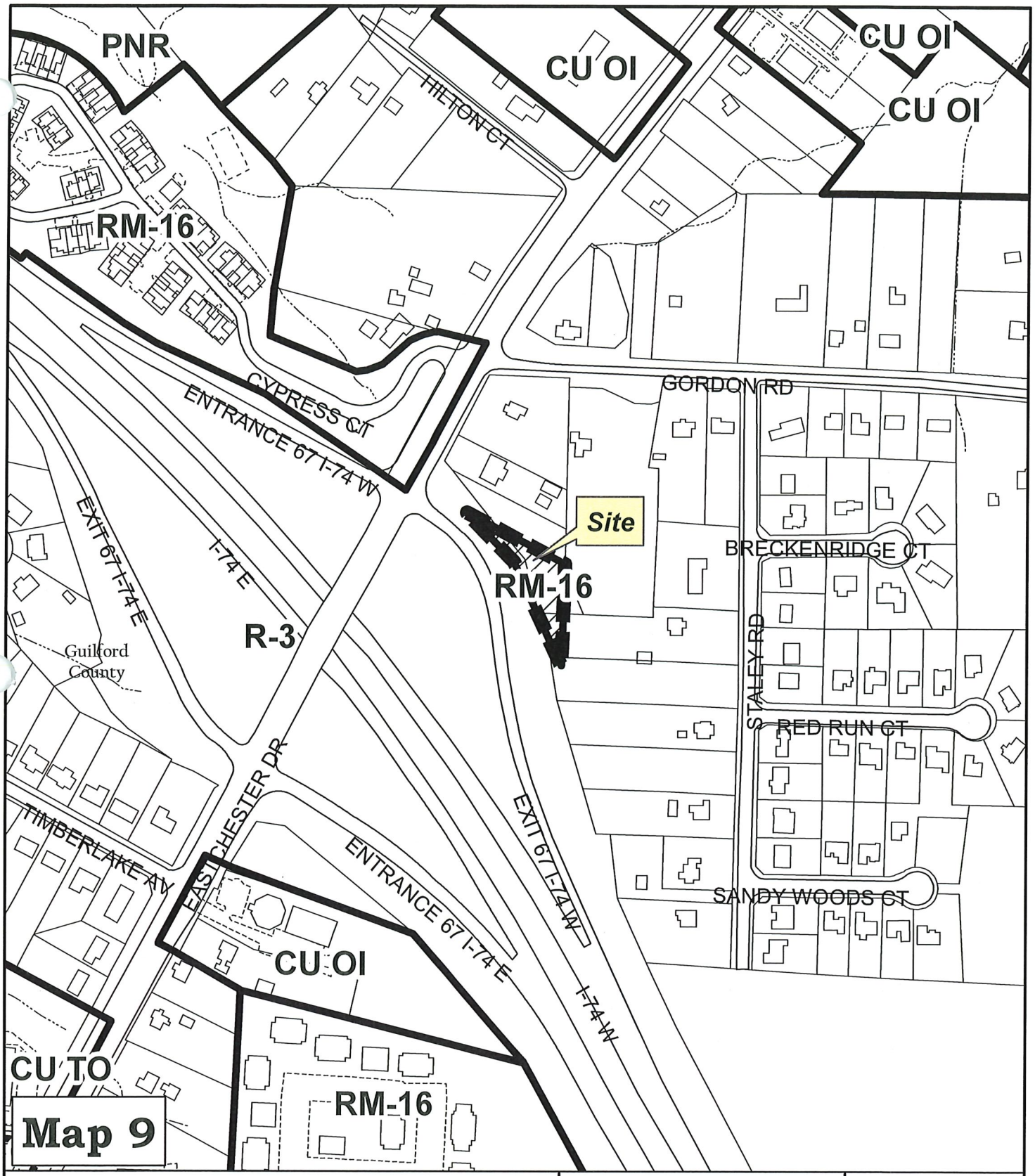


ZONING MAP AMENDMENT ZA-18-12

From: Residential Multifamily - 16 (RM-16)
To: Residential Single Family - 3 (R-3)

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

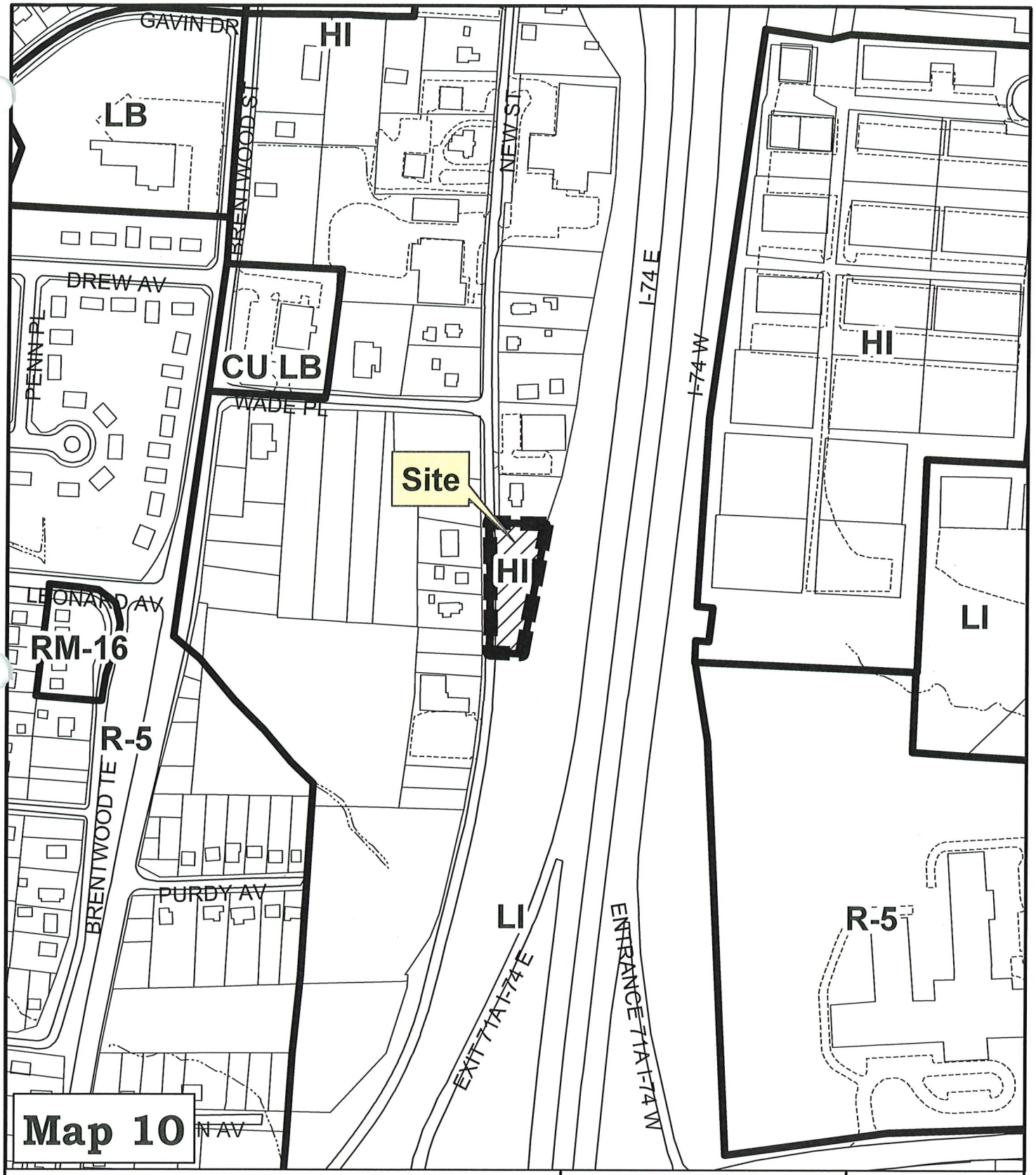
Planning & Development Department

City of High Point

N

Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map9.mxd



ZONING MAP AMENDMENT ZA-18-12

From: Heavy Industrial (HI)
To: Light Industrial (LI)

Existing Zoning Boundary
Subject Property Boundary

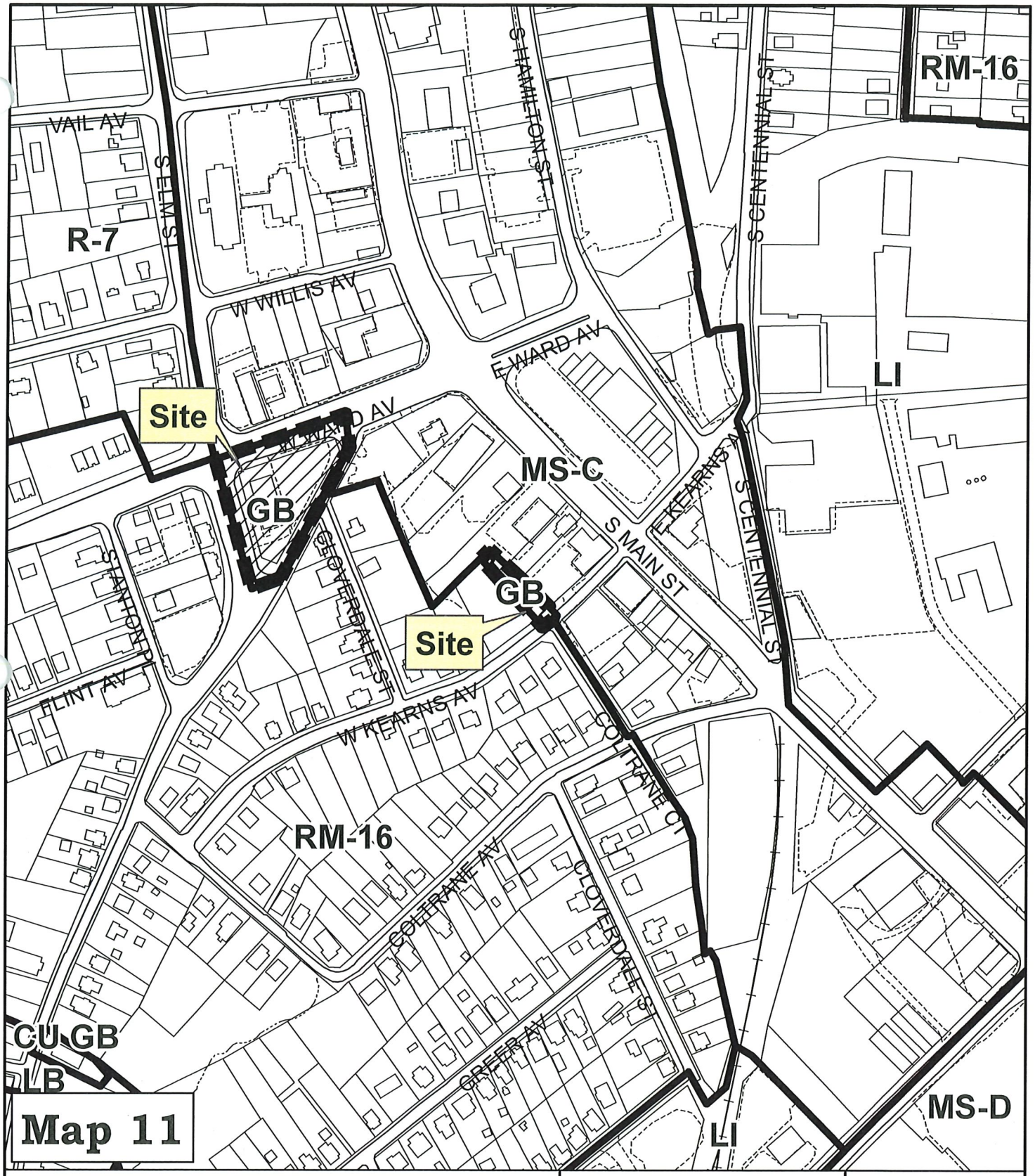
Planning & Development Department

City of High Point

N

Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map10.mxd



ZONING MAP AMENDMENT ZA-18-12

From: General Business (GB)
To: Main Street (MS-C)

Existing Zoning Boundary
Subject Property Boundary

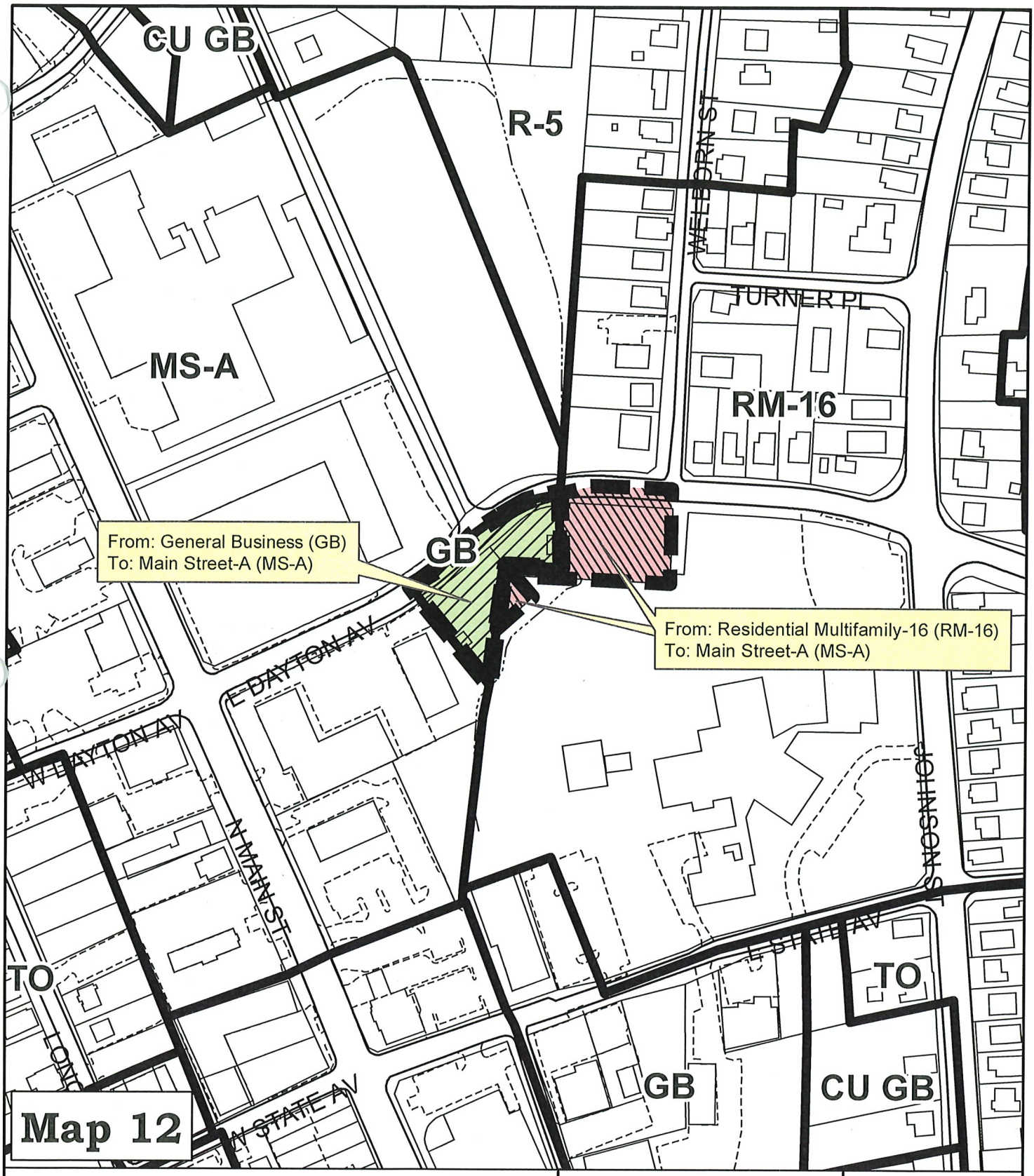
Planning & Development Department

City of High Point

N

Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map11.mxd



ZONING MAP AMENDMENT ZA-18-12

From: General Business (GB) and
Residential Multifamily - 16 (RM-16)
To: Main Street (MS-A) & Residential Multifamily - 16 (RM-16)

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

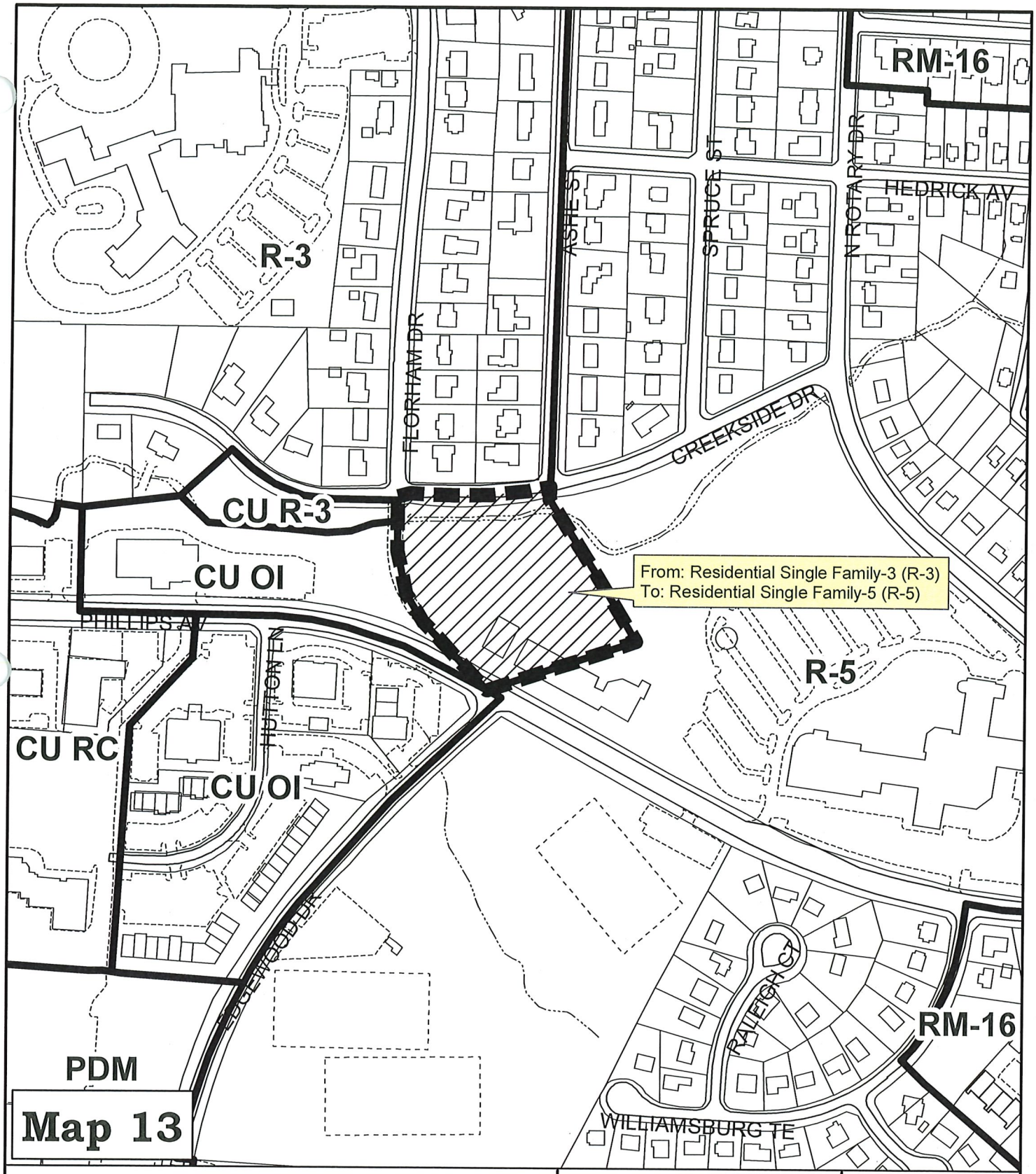
Planning & Development Department

City of High Point

N

Scale: 1"=200'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map12.mxd



ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family - 3 (R-3)
To: Residential Single Family - 5 (R-5)

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

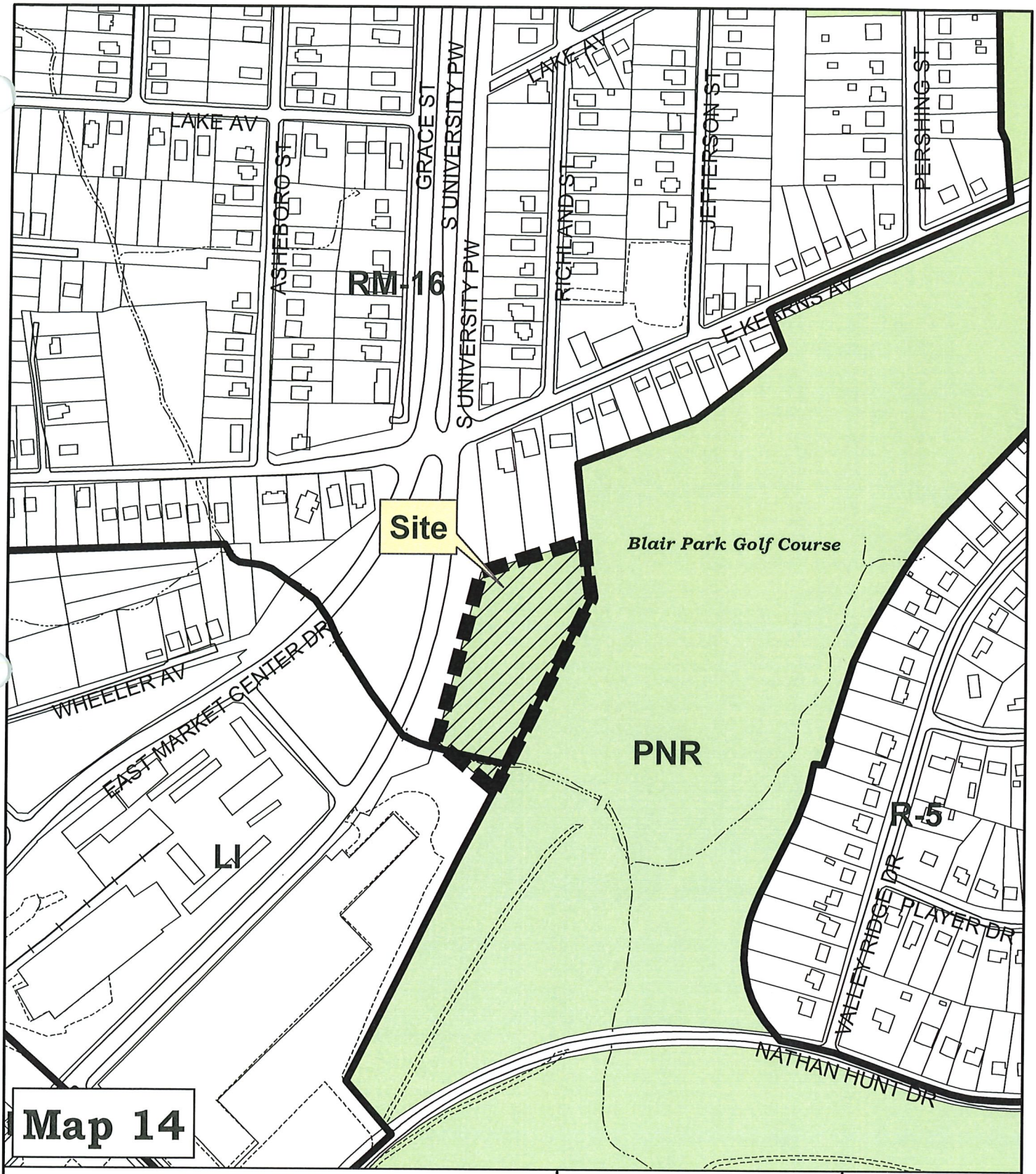
Planning & Development Department

City of High Point

N

Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map13.mxd



ZONING MAP AMENDMENT ZA-18-12

From: Residential Multifamily-16 (RM-16) and Light Industrial (LI)
To: Parks and Natural Resources (PNR)

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

Planning & Development Department

City of High Point

N

Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map14.mxd

CITY OF HIGH POINT
AGENDA ITEM

Title: Contract for Purchase of Two (2) Pierce Fire Apparatus

From: Thomas Reid, Fire Chief

Meeting Date: September 17, 2018

Advertising Date N/A

Advertised By: N/A

Public Hearing: N/A

Attachments: Formal Bid Recommendation Form

PURPOSE:
The High Point Fire Department is currently using a 2003 KME Pumper Tanker, and a 2004 Pierce Tractor Drawn Aerial that need to be replaced due to age/hours and current Fleet Replacement Plan. Using the Houston-Galveston Area Council (HGAC) cooperative contract, the High Point Fire Department is requesting Council's approval for the purchase of one (1) Pierce Enforcer Pumper/Tanker and one (1) Pierce Tractor Drawn Aerial.

BACKGROUND:
In accordance with National Fire Protection Association (NFPA) 1901, Standard Automotive Fire Apparatus, the City of High Point adopted a 15-year Fleet Replacement Plan for fire apparatus. The current apparatus stated is/has approached its 15-year front line lifecycle and has combined over 230,000 road miles and 20,000 pump/engine hours.

Upon delivery of the Pumper Tanker and Tractor Drawn Aerial, the 2003 KME pumper tanker and 2004 Tractor Drown Aerial will be transferred to reserve status. The two (2) Pierce apparatus have a purchase price of $2,057,442.00 which is itemized at $631,303.00for the Pumper Tanker and $1,424,139.00 for the Tractor Drawn Aerial. Once the receipt of purchase order, the expected delivery could range from 240 to 360 days.

BUDGET IMPACT:
Funding is available in the 2018-19 budget with proceeds from an installment financing contract that will be administered by the Financial Services Department.

RECOMMENDATION / ACTION REQUESTED:
The Fire Department recommends approval of the contract for the purchase of two (2) 2018 Pierce Apparatus from Atlantic Emergency Solutions in the amount of $2,057,442.00 and that the appropriate City official and/or employee be authorized to execute all necessary documents.

NORTH CAROLINA'S INTERNATIONAL CITY™

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Fire Department

COUNCIL AGENDA DATE: September 17, 2018

BID NO.: HGAC | CONTRACT NO.: FS12-17 | DATE OPENED: N/A

DESCRIPTION:

2018 Pierce Apparatus to include one (1) 107' Tractor Drawn Aerial Ladder and one (1) 1500 GPM Pumper-Tanker.

PURPOSE:

In continuance of the City of High Point's 15 year Fleet Replacement Plan for fire apparatus and accordance with National Fire Protection Association (NFPA) 1901, Standard Automotive Fire Apparatus, High Point Fire Department request approval of the purchasing contract.

COMMENTS:

RECOMMEND AWARD TO: Atlantic Emergency Solutions | AMOUNT: $2,057,442.00

JUSTIFICATION:

The Fire Department is currently using one (1) 2003 KME Pumper Tanker and one (1) 2004 Tractor Drawn Aerial . These apparatus combined have well over 230,000 road miles and 20,000 pump/engine hours.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101352	532401			$2,057,518.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Thomas Reid — Digitally signed by Thomas Reid Date: 2018.09.10 14:36:59 -04'00' | DATE: September 10, 2018

The Purchasing Division concurs with recommendation submitted by the Fire Department and recommends award to the lowest responsible, responsive bidder Atlantic Emergency Sol. in the amount of $ 2,057,442.00.

PURCHASING MANAGER: Erik Conti — Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.09.10 14:42:08 -04'00' | DATE: Sep 10, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore — Digitally signed by Jeffrey A. Moore Date: 2018.09.10 14:50:46 -04'00' | DATE: Sep 10, 2018

CITY MANAGER: Greg Demko — Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2018.09.10 15:05:31 -04'00' | DATE: Sep 10, 2018

Pierce
WISCONSIN
12
HIGH POINT
FIRE DEPT.
FIRE RESCUE

Pierce
WISCONSIN
T2

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish –1700 Edmondson Pl.**

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/17/18

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 1700 Edmondson Place.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/15/17. No action occurred by the compliance date of 9/19/17. 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.

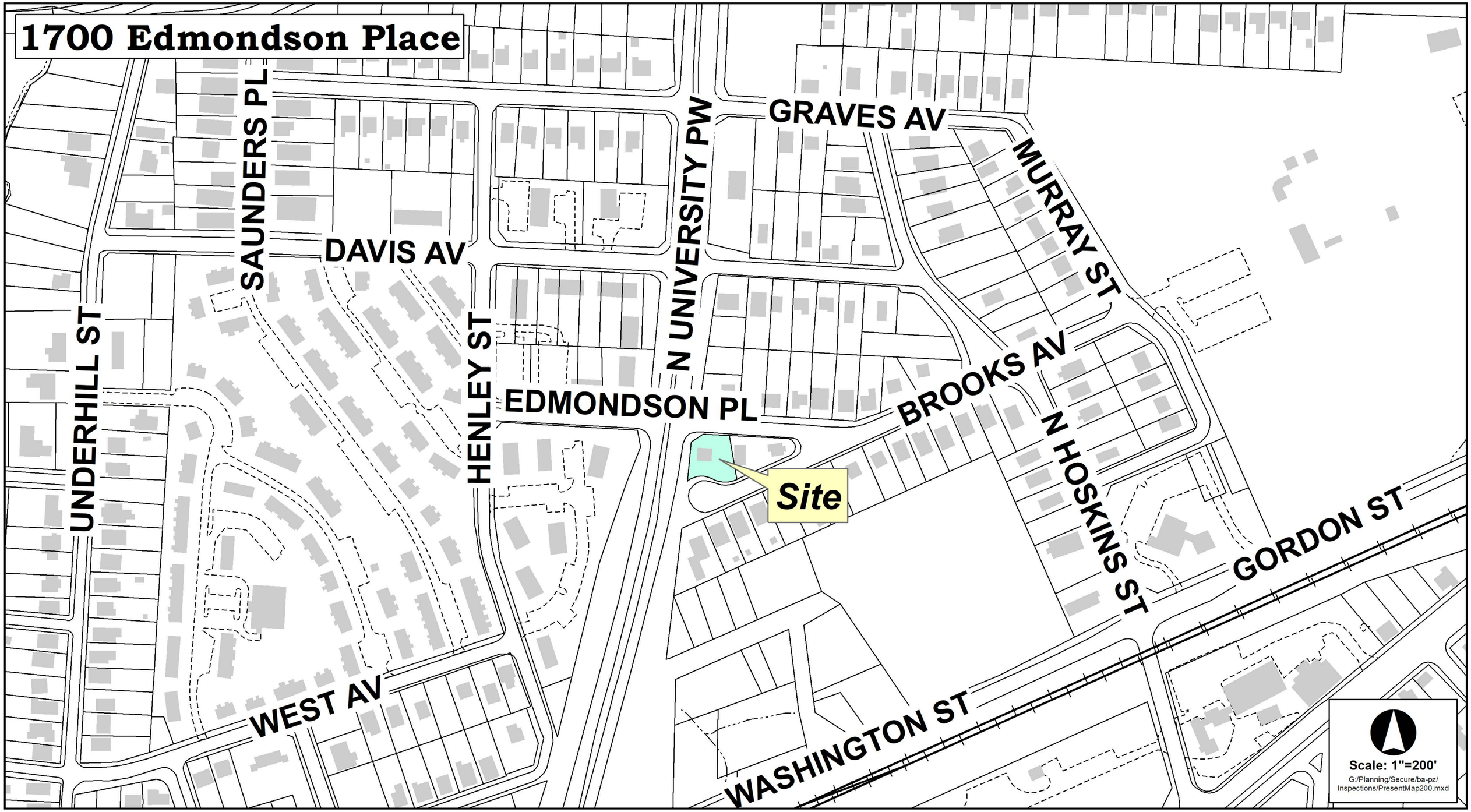
RECOMMENDATION / ACTION REQUESTED:
Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and any outbuildings on the property.

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:	1700 Edmondson Pl.
OWNER:	Che Lawrence Reynolds, Jr.
REASON FOR INSPECTION:	Advised by HPFD that fire had occurred at the house 5/7/17
FIRST INSPECTION: 5/11/17	Summary of Major Violations 1. Repair or replace damaged rafters, roof sheathing & covering 2. Repair or replace damaged wall coverings throughout 3. Repair or replace damaged ceiling material, floor covering 4. Repair or replace damaged wall framing throughout 5. Repair or replace damaged siding
HEARING RESULTS: 8/15/17	No one appeared for the Hearing. During 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 50% of the value of the structure.
ORDER(S) ISSUED: 8/15/17	Order to Repair or Demolish Date of Compliance 9/19/17
APPEALS:	No appeals to date.
OWNER ACTIONS:	None
ADDITIONAL:	Mr. Reynolds purchased the property on 10/25/17. A Lis Pendens was recorded on 8/31/17. Mr. Reynolds told the inspector on 11/30/17 that he was cleaning the debris out of the yard but he hasn't obtained permits yet for the repairs. The inspector advised Mr. Reynolds that he needs to get permits and begin work, and to keep him updated on the progress. Mr. Reynolds agreed to do this by the middle of December. On 12/8/17 the inspector called and asked Mr. Reynolds for an update on the property, the owner stated that he hopes to have the work completed by the end of February 2018. Mr. Reynolds told the inspector that he drives a truck and works out of town a lot, he will get permits when he gets back in town and said that he will call the inspector to meet him and check progress.

1700 Edmondson Place



1759

CITY OF HIGH POINT
AGENDA ITEM

Title: Ward Water Treatment Plant Upgrades – Wharton-Smith, Inc.

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director
Trevor Spencer – Projects Engineer

Meeting Date: September 17, 2018

Public Hearing: N/A

Advertising Date: June 8, 2018
Advertised By: Purchasing

Attachments: Formal Bid Recommendation
Attachment A – Recommendation of Award and Certified Bid Tabulation

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PURPOSE:
The City has budgeted for electrical and HVAC upgrades to the Ward Water Treatment Plant.

BACKGROUND:
The Ward Water Treatment Plant has been evaluated by Black and Veatch International Company for electrical and HVAC upgrades to meet current industry standards and improve long term functionality of the water plant. The lowest bidder is a properly licensed contractor and has been recommended by Black and Veatch to be awarded the contract.

BUDGET IMPACT:
Funds for this project are available in the FY 2018-2019 Annual Budget .

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the services to Wharton-Smith, Inc. in the amount of $12,737,000.^{00}.

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services

COUNCIL AGENDA DATE: Sep 17, 2018

BID NO.: 56-082218 CONTRACT NO.: DATE OPENED: Aug 22, 2018

DESCRIPTION:

Ward Water Treatment Plant Upgrades

PURPOSE:

The City has budgeted for electrical and HVAC upgrades to the Ward Water Treatment Plant.

COMMENTS:

The Ward Water Treatment Plant has been evaluated by Black and Veatch International Company for electrical and HVAC upgrades to meet current industry standards and improve long term functionality of the water plant.

RECOMMEND AWARD TO: Wharton-Smith, Inc. AMOUNT: 12,737,000.00

JUSTIFICATION:

At the August 22nd bid opening, Wharton-Smith, Inc. was the low bidder of the five (5) qualified bidders that submitted a bid.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	533701	421141026605	40201	12,737,000.00
TOTAL BUDGETED AMOUNT				12,737,000.00

DEPARTMENT HEAD: Terry Houk Digitally signed by Terry Houk DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US Date: 2018.09.05 09:46:18 -04'00' DATE: Sep 5, 2018

The Purchasing Division concurs with recommendation submitted by the Public Services and recommends award to the lowest responsible, responsive bidder Wharton-Smith, Inc. in the amount of $ 12,737,000.00.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.09.06 15:56:28 -04'00' DATE: Sep 6, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore Digitally signed by Jeffrey A. Moore Date: 2018.09.07 08:40:03 -04'00' DATE: Sep 7, 2018

CITY MANAGER: Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2018.09.07 09:34:51 -04'00' DATE: Sep 7, 2018

BLACK & VEATCH
Building a world of difference.

BLACK & VEATCH INTERNATIONAL COMPANY
10715 DAVID TAYLOR DRIVE, SUITE 240
CHARLOTTE, NC 28262 USA
+1 704-510-8433 | PROFFITHK@BV.COM

August 29, 2018

City of High Point
Ward Water Treatment Plant Upgrades

Project No. 190221
B&V File 60.5000

City of High Point
211 South Hamilton Street
Suite 206
High Point, NC 27261

Attention: Trevor Spencer, Project Manager
Subject: Recommendation of Award

On August 22, 2018 at 2:00 p.m., bids were opened for the Ward Water Treatment Plant Upgrades project. The proposed Work consists of the following:

Process and Electrical Upgrades:

- Demolition of the existing 2300V power supply and related equipment serving high service pumps.
- New 4160V power supply including switchgear, transformers, medium voltage AFDs and 4160V rated motors for high service pumps.
- Electrical building to house switchgear and AFDs for high service pumps, and associated facilities.
- Demolition of MCC units.
- Upgrade of existing 480V power supply with new MCCs and feeders to MCCs.
- New medium voltage cable and conduit and low voltage cable and conduit to power existing loads and new equipment.
- New 12 MGD high service pump with 4160V rated motor with AFD and associated piping.
- New 12 MGD transfer pump with 480V rated motor with AFD and associated piping.
- Replace existing starters with soft starters for TP-5,6 and AFDs for TP-2,3.
- New plant control system.
- Associated sitework including grading, paved access road and parking, yard piping, ductbank, storm drainage, seeding, and erosion control.
- Appurtenant work as indicated in these specifications and on the contract drawings.

HVAC Upgrades:

- Demolition of existing Boiler/Chiller in Operations Building with associated ductwork.
- Installation of new single large heat pump and associated piping.
- Replacement of dehumidifier serving transfer pump room/filter gallery area.
- Provision of supply and exhaust fans, electric duct heater, and exhaust stacks for the laboratory spaces within the Operations Building.
- Electrical work associated with HVAC upgrades.

Ten contractors held bid documents and five bids were received. We conclude that the project was adequately advertised and available to the construction industry.

A Tabulation of Bids received is attached.

The low bid was submitted by Wharton-Smith, Inc. whose corporate headquarters is in Sanford, Florida; however, they maintain a local office in Charlotte, NC. Their total bid amount was $12,737,000. The second and third lowest bids were within 1.4% of the low bid. Therefore, we conclude that the bid is responsible and is an accurate reflection of the cost of the work.

The bidders were requested to submit names of subcontractors for electrical and HVAC work. All five bidders named Industrial HVAC for the HVAC work. Most named Cooper Electric for electrical work. The low bidder named Sinns and Thomas of NC (S&T) for electrical work. We verified with low bidder that S&T is properly licensed in NC to do the work and has adequate electrical experience. The low bidder's named subcontractors are acceptable.

Bidders were also requested to complete an Equipment Questionnaire naming equipment proposed for use in this project. The low bidder's named equipment is acceptable.

Bidders were also requested to complete an Instrumentation and Control System Questionnaire. The low bidder's named System Supplier and manufacturers of principle devices are acceptable.

Wharton- Smith is properly licensed to do this work.

Therefore, Black & Veatch recommends award of this Contract to the low bidder, Wharton-Smith, Inc. in the lump sum contract amount of $12,737,000.

Please let us know if you have questions regarding this recommendation.

Best Regards,
BLACK & VEATCH INTERNATIONAL COMPANY

H. Keith Proffit
Engineering Manager

Enclosures

cc: Mike Osborne, B&V

BLACK & VEATCH
Building a world of difference.

Black Veatch International Company
10715 David Taylor Drive, Suite 240,
Charlotte, NC 28262

	City of High Point Ward Water Treatment Plant Upgrades Tabulation of Bids Received August 22, 2018	Jimmy R. Lynch & Sons, Inc.	Adams Robinson Enterprises, Inc.	English Construction Company, Inc.	Crowder Construction Company	Wharton-Smith, Inc.
	DESCRIPTION					
1	Bid Form (Bid Proposal) Executed?	YES	YES	YES	YES	YES
1	Subcontracts					
1a	Electrical	Cooper Electrical	Cooper Electrical	Cooper Electrical	N/A - Self Perform	Sinns & Thomas of NC Inc.
1b	HVAC	Industrial HVAC	Industrial HVAC	Industrial HVAC	Industrial HVAC	Industrial HVAC
2	Adjustment Unit Prices					
2a	Undercutting and Replacement with Select Fill	$ 20.00	$ 200.00	$ 150.00	$ 25.00	$ 150.00
3	Bid Amount					
3a	Allowance	$ 377,201.00	$ 377,201.00	$ 377,201.00	$ 377,201.00	$ 377,201.00
3b	HVAC work within Operations building (including electrical for HVAC Equipment)	$ 2,757,163.00	$ 2,012,000.00	$ 2,711,799.00	$ 2,650,000.00	$ 2,509,799.00
3c	All other Work	$ 9,612,424.00	$ 14,793,799.00	$ 11,014,000.00	$ 9,891,799.00	$ 9,850,000.00
3d	TOTAL BID AMOUNT	$ 12,746,788.00	$ 17,183,000.00	$ 14,103,000.00	$ 12,919,000.00	$ 12,737,000.00

Certification Statement:
I hereby certify that this is a true tabulation of Bids received August 22, 2018 for the Ward Water Treatment Plant Upgrades Project.

NORTH CAROLINA PROFESSIONAL SEAL 8749 ENGINEER H. KEITH PROFFIT

H. Keith Proffit

8/28/2018

CITY OF HIGH POINT
AGENDA ITEM

Title: Pipeline Camera Truck

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Formal Bid Recommendation

Meeting Date: September 17, 2018
Advertising Date / N/A
Advertised By: N/A

PURPOSE:
The Water & Sewer Division of Public Services is currently using a 2006 Ford F450 with a sewer pipeline camera system that is in need of replacement due to age and condition. Using a HGAC contract a Ford Transit with a Aries brand sewer camera system is being recommended for council approval.

BACKGROUND:
The Water & Sewer Division is currently using a 2006 Ford F450 with a sewer camera system that is 12 years old and is in need of replacement. This truck is used daily for inspecting clogged sewer lines and performing routine maintenance. The sewer camera system has been demonstrated onsite by the dealer and proven to meet their requirements. The price of $196,028 is for the truck with sewer camera system, training, and delivery which is estimated at 180-210 days.

BUDGET IMPACT:
Funds are available in 2018-19 budget

RECOMMENDATION / ACTION REQUESTED:
The Fleet Services Department recommends purchasing the Ford Transit with Aries brand sewer camera system from Rodders & Jets Supply Inc. Recommendation also includes declaring the old truck as surplus and disposing through the online auction process.

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Fleet Services

COUNCIL AGENDA DATE: September 17, 2018

BID NO.: HGAC | CONTRACT NO.: SC01-18 | DATE OPENED:

DESCRIPTION:

Pipeline Camera Truck

PURPOSE:

The Water & Sewer Division of Public Services is currently using a 2006 Ford F450 with a sewer pipeline camera system that is in need of replacement due to age and condition.

COMMENTS:

This truck is used daily for inspecting clogged sewer lines and performing routine maintenance. The sewer camera system has been demonstrated onsite by the dealer and proven to meet their requirements. The price of $196,028 is for the truck, sewer camera system, training, and delivery which is estimated at 180-210 days

RECOMMEND AWARD TO: Rodders & Jets Supply | AMOUNT: $ 196,028

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the HGAC contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
621754	532401			$ 196,028
TOTAL BUDGETED AMOUNT				$ 196,028

DEPARTMENT HEAD: Gary L. Smith — Digitally signed by Gary L. Smith DN: cn=Gary L. Smith, o=City of High Point, ou=Fleet Services, email=gary.smith@highpointnc.gov, c=US Date: 2018.08.23 14:28:43 -04'00' | DATE: Aug 23, 2018

The Purchasing Division concurs with recommendation submitted by the Fleet Services and recommends award to the lowest responsible, responsive bidder Rodders & Jets Supply in the amount of $ 196,028.00.

PURCHASING MANAGER: Erik Conti — Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.08.23 16:54:39 -04'00' | DATE: Aug 23, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore — Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2018.08.27 12:02:43 -04'00' | DATE: Aug 27, 2018

CITY MANAGER: Greg Demko — Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2018.08.27 13:31:51 -04'00' | DATE: Aug 27, 2018

MANAGER'S BRIEFING SESSION
HIGH POINT MUNICIPAL BUILDING
August 20, 2018 – 4:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM

Present:
Mayor Wagner; Mayor Pro Tem Chris Williams (Ward 2); Council Member Britt Moore (at large); Council Member Don Scarborough (at large); Council Member Jeffrey Golden (Ward 1); Council Member Monica Peters (Ward 3); Council Member Wesley Hudson (Ward 4) Council Member Victor Jones (Ward 5) and Council Member Jason Ewing (Ward 6)

Staff Present:
Greg Demko, City Manager; Randy Hemann, Assistant City Manager; Eric Olmedo, Budget and Administrative Director; Jeron Hollis, Director of Communications and Public Engagement; Loren Hill, Economic Development Director; Lee Burnette, Planning and Development Director; Heidi Galanti, Planning Administrator; Andy Piper, Senior Planner; Angela Kirkwood, Human Resources, Director; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk; and Sandra Keeney, Deputy City Clerk

Others Present:
Judy Stalder, TREBIC

News Media Present:
Pat Kimbrough, *High Point Enterprise*

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

- ✓ Planning Process Assessment
- ✓ Planning Process Assessment (PowerPoint)
- ✓ Draft Timeline for Comprehensive Plan

Mayor Wagner called the meeting to order at 4:00 p.m. and turned the floor over to Greg Demko, City Manager. Mr. Demko introduced Heidi Galanti, Planning Administrator.

Ms. Galanti stated it is truly an exciting time to be in High Point. She said other communities are talking about High Point in a positive way. However, to keep the momentum going the City of High Point needs to keep planning ahead in a focused and coordinated manner. In the Mayors' recent State of the City Address he mentioned that the current downtown revitalization started in the Core City Plan back in 2005. Along with that plan, the City adopted a Community Vision Mission Statement, these two policy documents have been in the City's' plan for 13 years. In a

brief time period there have been a lot of accomplishments that were listed in the plans. Below is a list of those accomplishments:

- Adopted two downtown zoning districts; one for showrooms and one for the downtown mixed-use district
- Created a new development ordinance with different development standards for the Core City verses the Suburbs
- Prepared a small Area Plan for the Washington Street Area
- Comprehensive Zoning Map provisions which will come to Council for approval in September
- Developing Greenways in and outside of the Core City
- One-way pairs with English and MLK
- Extending bus services that will hopefully be in place this fall
- Established a Core City entity which is now called Forward High Point
- Study the feasibility of an arena, convention center, hotel complex which has become todays catalyst baseball stadium project.

Ms. Galanti stated for the City to continue to grow and to move forward, the City needs a Comprehensive Plan. She gave different examples of zoning documents from the past, as well as shared a list of planning documents which dated back to 1928.

She explained the current Land Use Plan adopted in 2000 is out of date with goals and objectives that are very generic and lacks an implementation strategy. She stated a Comprehensive Plan is important to ensure management of substantial assets, investments, and to provide helpful guidance for decision making. She explained how the comprehensive plan differs from other plans noting a Land Use Plan focuses on use of land and not enough on infrastructure and capital planning; Long-Range Transportation Plans focus on roadways and other modes of transportation and the 2017 Strategic Plan has a shorter time range and is focused on specific task. She listed some of the benefits of having a comprehensive plan:

- Better coordination of the planning, timing, and installation of infrastructure, facilities and services to serve areas where future growth is most likely to occur;
- Ensuring that all elements of the built environment work together to create a high quality of life while recognizing the value of protecting natural resources;
- Improving economic development opportunities to maintain a resilient local economy;
- Streamlining decision making by clarifying the City's policies;
- Saving money over the long term through greater efficiency.

Elected and appointed officials, City administration and staff, residents, businesses and developers as well as anyone with an interest in the future of High Point will use the plan. She stated staff has identified eight main tasks in creating a comprehensive plan and it starts with a Community inventory and assessment analysis of existing conditions to inform the planning process. We need to understand where we've been and where we are, so that we can best direct on how we get where we want to go. Staff will be reviewing demographic and household trends, employment trends, and existing and proposed facilities. Staff will also be conducting policy audits to determine which ones to keep, update, merge or redirect to other documents. She said the next steps would be public education series, updating the Community Growth Vision Statement, scenario planning, drafting and adopting a plan, implement an action plan, and public engagement.

She stated the process will take about 3 years with a potential start in the spring of 2019 and a potential completion date of December 2022. The approximate cost will be $250,000 -$300,000. She explained staff has reviewed several other cities plans such as Raleigh, Greensboro and Winston-Salem noting that Oklahoma City has a web base for planning.

Council Member Ewing asked if there is grant money that the City could utilize for this project. Ms. Galanti stated none that she was aware of; federal grants are great, but they would extend the process.

Council Member Peters asked if the three-year time frame is typical. Ms. Galanti stated yes, especially with the community inventory which would take almost a year. There is a lot of data from different departments which would need to be compiled and there is some data that we do not have such as an existing data base of the City's land use.

Council Member Moore asked where this idea stemmed from. Ms. Galanti responded it was primarily stemmed out of Planning and was presented to the City Managers last month.

Mayor Wagner asked having gone through the Core City Plan process is this going to be the same process. Ms. Galanti stated it would be determined partly by the consultant and by staff, but it would be a similar process. Mayor Wagner inquired about the budget for this plan. Eric Olmedo, Budget Director, stated the cost would be spread out over the three years and would depend on different components.

Council Member Peters asked if the Community Inventory could be performed before spring of 2019. Ms. Galanti answered with the current work load of the Planning Department spring of 2019 would be the earliest.

Council Member Jones asked where the bulk of the money would go. Ms. Galanti answered on those issues that would require a Consultant which are the policy audit, scenario plan, drafting the plan, community engagement and public education etc.

Information Only Item.

Discussion on Planning/Zoning Procedures

Lee Burnette, Planning and Development Director, gave an overview of the discussion conducted at the last Manager's Briefing regarding the role of the Planning and Zoning Commission and Quasi-Judicial hearings. He stated he provided the requested School of Government information as well as the information as it relates to what the City sends to the applicant when a neighborhood meeting is held, as well as updated information regarding Special Uses. He stated legally there needs to be a change. The City has to change the role of the Planning and Zoning Commission in the Special Use process or remove them from the process.

Mr. Demko asked Mr. Burnette to list some pros and cons of each. Mr. Burnette stated if the Planning and Zoning Commission is removed from the process, it would be more streamline. The case would go straight to City Council and there would be one public hearing process. If the

Planning and Zoning Commission is part of the process the Commission can make recommendations to the citizens and applicants and focus on the standards of the Special Use Permit process. It would also give the opportunity for the Commission to help educate the citizens of the process before it goes before City Council.

Council Member Hudson asked if the Planning and Zoning Commission would be Quasi-Judicial? Mr. Burnette stated that it would not and there would be no decision made. Mr. Burnette stated staff is reviewing some of the Special Use requirements.

Council Member Jones asked if some of the benefits of removing the Planning and Zoning Commission from the process would be to streamline the process and free staff to give instruction on what the process is to the citizens. Mr. Burnette explained that staff will have the same role. Staff receives calls after notices are sent, and staff would continue to answer and direct questions and concerns accordingly.

Mayor Pro Tem Williams asked if the Planning and Zoning Commission would give advice although it would not be a Quasi-Judicial hearing and if that could expose the Commission to legal concerns if the City Council makes a different determination than the Planning and Zoning Commission. City Attorney JoAnne Carlyle stated she has consulted with Fred Baggett former City Attorney, and they agreed that if there is some direction given or advice given at the Planning and Zoning Commission level it could pose some legal concerns.

Council Member Moore asked how Council could help the citizens be better informed of the procedures. Mr. Burnette suggested to refer them and any inquiries to staff. Council Member Moore asked how many correspondences did staff and/or the Planning and Zoning Commission receive regarding the last Quasi-Judicial hearing. Mr. Burnette stated the applicant holds a neighborhood meeting before it gets to the Planning and Zoning Commission. After that, the applicant sends letters to the citizens that live within 300 feet of the site, notifying them of the hearing before the Planning and Zoning Commission then the process is repeated for the public hearing before City Council. He stated at each step there is correspondences to the public in which staff tries to answer questions, address concerns and inform the citizens of the process.

Mayor Pro Tem Williams requested that a document be given to the public explaining in laymen terms the policy and procedures for the Quasi-Judicial process. Council Member Ewing suggested having that document beside the sign in sheets before the City Council meeting. Mr. Burnette stated he updated the document that is being sent to citizens and it does reference the process. One of the goals of staff is to write a document regarding the Quasi-Judicial proceedings to help give guidance to other Commissions. He reminded Council that staff is reviewing the Special Use process to try to streamline the requirements for a Special Use permit.

Council Member Peters asked how the Planning and Zoning Commission felt about the changes. Mr. Burnette stated they would be acceptable to whatever the Council decides.

Mayor Wagner stated that he believes the Planning and Zoning Commission should be removed from the Quasi-Judicial process as they cannot make recommendations, it adds a month to the process, it is costly for the applicants as well as the citizens to hire an attorney to attend both Public

DRAFT

Hearings. He cautions everyone including staff that information can and should be provided however, giving legal advice is not permitted.

Council Member Moore moved to direct staff to move forward with a text amendment to be brought to City Council removing the Planning and Zoning Commission from the Special Use (Quasi-Judicial) proceedings. Council Member Peters seconded the motion. Motion carried unanimously with a 9-0 vote.

Prior to adjournment, Greg Demko, City Manager mentioned there was another homicide in the city making this the 14th. He reminded Council of the High Point Violent Crimes Task Force Notification (Call In) that would be held Tuesday evening from 5:30 p.m. – 7:00 p.m.

Mayor Wagner requested quicker and direct notifications be given to himself and City Council regarding newsworthy events. Council Member Ewing requested that the Mayor and City Council receive a copy of all media releases.

There being no further business, the meeting adjourned at 4:59 p.m. upon motion duly made and seconded.

Respectfully Submitted,

_____

Sandra Keeney
Deputy City Clerk

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: **Ordinance to Demolish –205 E. Springfield Rd.**

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/17/18

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 205 E. Springfield Road.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 6/20/18. No action occurred by the compliance date of 7/20/18. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

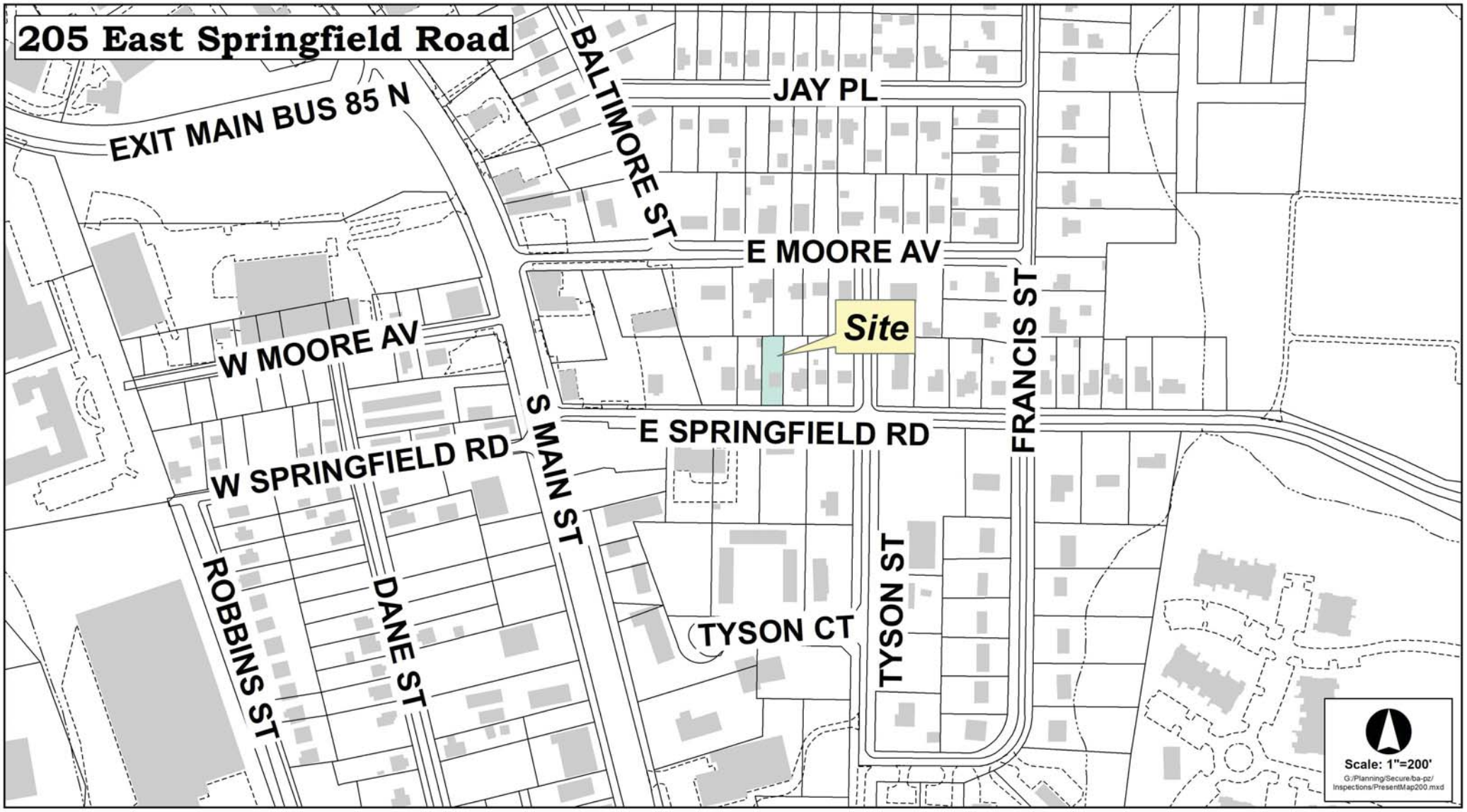
BUDGET IMPACT:
Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and any 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:	205 E. Springfield Rd.
OWNER:	Bernadette Cozart & Charla Cooper
REASON FOR INSPECTION:	Inspector observed house with tree fallen on it
FIRST INSPECTION: 2/15/18	Summary of Major Violations 1. Repair or replace rafters, roof sheathing & covering 2. Repair or replace chimney and fireplace 3. Repair or replace damaged wiring throughout 4. Repair or replace damaged heating system 5. Repair or replace damaged plumbing
HEARING RESULTS: 3/2/18	No one appeared for the Hearing. During 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: 6/20/18	Order to Repair or Demolish Date of Compliance 7/20/18
APPEALS:	No appeals to date.
OWNER ACTIONS:	None
ADDITIONAL:	The inspector did speak with one of the owners the day of the hearing by telephone to set up a time to discuss the property. No one has contacted him since and no one answers the phone when he has tried to call again.


205 East Springfield Road
EXIT MAIN BUS 85 N
BALTIMORE ST
JAY PL
E MOORE AV
Site
FRANCIS ST
W MOORE AV
S MAIN ST
E SPRINGFIELD RD
W SPRINGFIELD RD
ROBBINS ST
DANE ST
TYSON CT
TYSON ST
Scale: 1"=200'
G:/Planning/Secure/ba-pz/Inspections/PresentMap200.mxd

205
ADT

CITY OF HIGH POINT
AGENDA ITEM

Title: Pro-Active Storm Debris Removal Services

From: Terry Houk – Public Services Director
Robby Stone – Public Services Asst. Director

Meeting Date: February 5, 2018

Public Hearing: N/A

Advertising Date: January 22, 2015
Advertised By: Purchasing

Attachments: Attachment A – Evaluation Matrix

PURPOSE:
This is a contract renewal Crowder Gulf, LLC. The City is making a pro-active stance to prepare for any potential storms that would warrant removal of large quantities of vegetative storm debris. The Purchasing Department issued request for proposals for this item on January 22, 2015.

BACKGROUND:
The City of High Point has experienced ice storms, tornados and other events that have resulted in large quantities of vegetative debris over the past years. The most recent March 2014 ice storm resulted in collection of over 16,000 tons of vegetative debris. City forces, mutual aid and the general public worked diligently for months cleaning up after this storm. This contract will assure that a contractor will be accessible to provide clean up assistance (as deemed necessary) when a storm event occurs.

BUDGET IMPACT:
Funds for this project will be set up in a storm debris removal account as directed by Finance when the event occurs.

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

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services

COUNCIL AGENDA DATE: February 5, 2018

BID NO.: 21-020215 CONTRACT NO.: DATE OPENED: Feb. 2, 2015

DESCRIPTION:

This is a contract renewal. This bid was pro-actively issued to have guaranteed assistance in the event that a storm occurs generating the need to remove/clean-up vegetative debris. In order to participate in eligible FEMA and NC Division of Emergency Management cost-sharing, contracts must be competitively bid.

PURPOSE:

Removal and clean-up of vegetative debris. The contract award is contingent on a qualifying storm event that exceeds capability of City forces to handle effectively and efficiently.

COMMENTS:

This bid will assist with multiple volumes of storm debris removal if needed. Seven companies responded to the initial RFP. An evaluation matrix was used to select Crowder Gulf, LLC.

RECOMMEND AWARD TO: Crowder Gulf, LLC AMOUNT: Varies

JUSTIFICATION:

Crowder Gulf, LLC was the best/most qualified firm for this pro-active project. Cumulative costs will vary based on the amount of debris generated from the storm event.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Terry Houk — Digitally signed by Terry Houk DN: cn=Terry Houk, o=City of High Point, ou=Public Services, email=terry.houk@highpointnc.gov, c=US Date: 2018.01.25 13:42:40 -05'00' DATE: Jan 25, 2018

The Purchasing Division concurs with recommendation submitted by the Public Services and recommends award to the lowest responsible, responsive bidder Crowder Gulf, LLC in the amount of $.

PURCHASING MANAGER: Erik Conti — Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.01.26 08:45:40 -05'00' DATE: Jan 26, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore — Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2018.01.26 09:21:04 -05'00' DATE: Jan 26, 2018

CITY MANAGER: Greg Demko — Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnc.gov, c=US Date: 2018.01.29 08:26:55 -05'00' DATE: Jan 26, 2018

CITY OF HIGH POINT
AGENDA ITEM

Title: Hamilton-Montlieu Stormwater Study & Preliminary Design

From: Terry Houk – Public Services Director
Robby Stone – Asst. Director Public Services

Meeting Date: September 17, 2018

Public Hearing: N/A

Advertising Date: N/A
Advertised By: On-Call

Attachments: Attachment A – Scope of Services

PURPOSE:
The City has focused on stormwater improvement projects to address excessive flooding. There is significant data indicating severe flooding within this stormwater basin. This project will allow for further engineering analysis to best serve those impacted within the stormwater basin.

BACKGROUND:
The professional engineering services to be provided for this project involve work associated with project development, data compilation, modeling of existing conditions, modeling alternative analysis, and project administration. These tasks are anticipated to take one year to complete.

BUDGET IMPACT:
Funds for the project design services are in the 2018-2019 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department recommends approval and asks for the Council to award the professional engineering services to Freese & Nichols, Inc. in the amount of $206,580.00.

FREESE AND NICHOLS
Innovative approaches
Practical results
Outstanding service
717 Green Valley Road, Suite 200 • Greensboro, North Carolina 27408 • 336-790-6744 • FAX 817-735-7491 www.freese.com

Scope of Services
City of High Point
Hamilton-Montlieu Area
Monroe Place Stormwater Improvements

The City of High Point (City) performed a watershed planning study that identified areas of concern and recommended improvements in the Hamilton-Montlieu area. Project M-2, Monroe Place, from that study evaluated the Richardson Avenue, North Hamilton Street, Monroe Place, Oakland Place and East Ray Avenue stormwater collection systems. The study concluded that the majority of these systems were undersized for a 10-year event and are frequently overloaded causing flooding issues. The study further recommended replacing a portion of these systems with larger lines and the consideration of detention. Freese and Nichols, Inc. (FNI) will assist the City by providing evaluation and design of the required improvements to alleviate the flooding issues in this area. A detailed scope of work is provided below:

SCOPE OF SERVICES

A. Data Collection

1. Kickoff Meeting: FNI will conduct a kickoff meeting with City staff to discuss project goals, scope, deliverables and schedule. It is anticipated that an on-site evaluation of the impacted areas will be conducted concurrently.

2. Data Collection - FNI will review existing available information provided by the City including record drawings, previous studies, GIS Information, previous drainage complaint database information, and other pertinent information related to the project. FNI will prepare and submit a Data Request Memorandum and provide to the City at the kickoff meeting.

B. Preliminary Design

FNI will utilize information collected in Task A to evaluate alternatives and present a recommended alternative for the project. The evaluation will generally include the following:

- Develop a hydraulic 2D model of the Monroe Place Area
  - Assign attributes to the existing Storm Drainage GIS features provided by the City along with survey information obtained in Task D.
  - Build surface/obtain high quality LiDAR for use in hydraulic model
  - Delineate sub-watersheds and determine where assumptions will be made
- Utilize the hydraulic model to evaluate the existing system;
- Set spread criteria and other hydraulic parameters of the proposed system per City standards and preferences;
- Utilize the model to evaluate alternatives:
  - Confirm the original recommendation and optimize pipe sizes with split flow options
  - Evaluate the need for and locate additional inlets
  - Develop and evaluate one additional alternative, to include possible downstream detention and/or treatment

- Evaluate up to two (2) alternatives for stabilizing the downstream channel.

FNI will prepare a Preliminary Design Memorandum (PDM) summarizing the alternatives evaluated, considerations, recommendations, system layout and a Preliminary Opinion of Probable Construction Cost (OPCC). FNI will conduct a workshop with City staff to discuss the PDM, the recommendations, comments and to select a preferred alternative. FNI will revise the PDM based on City comments and submit five (5) final hard copies and one (1) CD with an electronic copy in PDF format of the Final PDM.

C. Final Design

1. Preparation of Plans and Specifications – FNI will prepare construction drawings, technical specifications, and an opinion of probable construction cost. Contract and bidding documents will be prepared under a separate agreement at a later date. Documents will be submitted to the City for progress review at the 60% and 90% level. FNI will conduct design review workshops with the City's staff as part of each progress submittal.

2. Based on City comments and coordination, FNI will prepare final construction plans, specifications and updated opinion of probable construction cost for the project. The plans and specifications will be used for the Bidding and Construction Phase at a future date.

3. Permitting – FNI will prepare permit applications and coordinate with the review agencies. It is anticipated that a Sediment and Erosion Control Permit will be obtained from NCDEQ and environmental permits will be required from USACE and NCDEQ for stream impacts. It is anticipated that the City will pay all permitting fees.

D. Topographic Survey

FNI will prepare a limited topographic survey of the project area. The intent of the survey is to provide adequate information to complete the design and will be supplemented with record drawing information (if available) and information obtained as part of the site visit noted above and SUE information noted below. The survey will include basic topography of the area including survey of visible surface feature and inverts of sanitary sewer and storm drain. The final limits will be determined upon completion of the Preliminary Design Phase.

E. Subsurface Utility Engineering

FNI will subcontract with a SUE firm to provide the following SUE services:

1. SUE Quality Level "A" (QLA) – Provide QLA information for a total of eight (8) test hole locations along various points throughout the pipeline alignment. QLA services will be in accordance with ASCE Publication CI/ASCE 38-02 (Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data). Subconsultant will excavate test holes by means of non-destructive vacuum excavation methods. Subconsultant will produce a summary sheet containing the coordinates and elevation to the top of the utility at each test hole location with test holes incorporated in the surveyor's topographic survey file.

2. SUE Quality Level "B" (QLB) – Designate horizontal location information for the sections of force main in the vicinity of each river crossing, railroad crossing and other bored crossing. For purposes of this scope, it is anticipated that QLB services will be provided for up to 2,000 linear feet of the alignment. This information is obtained through the application and interpretation of appropriate non-destructive surface geophysical methods. A variety of electromagnetic equipment will be used to complete the process. Residential services and irrigation systems will not be mapped,

commercial services will be mapped should they cross or parallel the alignment. Un-locatable lines will be depicted as per records from the utility if available.

TIME OF COMPLETION

FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services in accordance with the following schedule:

1. Preliminary Design – Completed within 90 days from Notice to Proceed
2. 60% Submittal – Completed within 60 days from approval of PDM
3. 90% Submittal – Completed within 30 days from receipt of comments on 60% Submittal
4. Final Submittal – Completed within 15 days from receipt of comments on 90% Submittal

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to adjust contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in Owner or regulatory reviews, delays on the flow of information to be provided to FNI, governmental approvals, etc.

COMPENSATION

FNI shall perform professional services as outlined the Scope of Services for a not to exceed fee of Two Hundred Six Thousand Five Hundred Eighty Dollars ($206,580) broken down as follows:

- Kickoff/Data Review/Site Visit - $4,800
- Develop 2D Model - $16,330
- Alternatives Analysis for the System - $19,700
- Alternatives Analysis for the Channel - $6,400
- Prepare Preliminary Design Report and Workshop - $16,900
- Final Design (60%, 90% and Final) - $78,530
- Permitting (S&EC, USACE) - $18,770
- Topographic Survey - $18,950
- SUE Level B - $18,200
- SUE Level A - $8,000

Details concerning the fee are included in Attachment CO.

ATTACHMENT CO

COMPENSATION

Compensation to FNI for the Scope of Services shall be computed on the basis of the Schedule of Charges, but shall not exceed Two Hundred Six Thousand Five Hundred Eighty Dollars ($206,580); If FNI sees the Scope of Services changing so that services are needed in addtion to those services described, FNI will notify OWNER for OWNER's approval before proceeding. Compensation to FNI for such services shall be computed based on the Schedule of Charges.

Schedule of Charges:

Position	Rate
Professional - 1	107
Professional - 2	130
Professional - 3	146
Professional - 4	169
Professional - 5	197
Professional - 6	200
Construction Manager - 1	85
Construction Manager - 2	111
Construction Manager - 3	131
Construction Manager - 4	164
CAD Technician/Designer - 1	91
CAD Technician/Designer - 2	117
CAD Technician/Designer - 3	145
Corporate Project Support - 1	87
Corporate Project Support - 2	105
Corporate Project Support - 3	139
Intern/ Coop	53

Rates for In-House Services

Travel

Standard IRS Rates

Bulk Printing and Reproduction

	B&W	Color
Small Format (per copy)	$0.10	$0.25
Large Format (per sq. ft.)		
Bond	$0.25	$0.75
Glossy / Mylar	$0.75	$1.25
Vinyl / Adhesive	$1.50	$2.00
Mounting (per sq. ft.)	$2.00	
Binding (per binding)	$0.25	

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.10. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office and other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These rates will be adjusted annually in February.

1022015

CITY OF HIGH POINT
AGENDA ITEM

Title: Electric Bucket Truck

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments: Formal Bid Recommendation

Meeting Date: September 17, 2018

Advertising Date /
Advertised By: N/A

PURPOSE:
The Electric Department has a 2010 Ford F750 with a Terex bucket in need of replacement due to hours and condition. Using the Sourcewell (former NJPA) Contract 012418-ALT a International truck with Altec Model AA55 body is being recommended for council approval.

BACKGROUND:
The Electric Department is currently using a 2010 Ford F750 with a Terex bucket that is twelve years old and in need of replacement. The new International truck with a Altec AA55 body has been demonstrated and will meet their needs. The price of $200,762 is for the truck, training, and delivery. The estimated delivery is 240-360 days.

BUDGET IMPACT:
Funds are available in 2018-19 budget

RECOMMENDATION / ACTION REQUESTED:
The Fleet Services Department recommends purchasing the new International truck with a Altec AA55 body from Altec. Recommendation also includes declaring the old truck as surplus and disposing through the online auction process.

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Fleet Services

COUNCIL AGENDA DATE: September 17, 2018

BID NO.: Sourcewell (NJPA) CONTRACT NO.: 012418-ALT DATE OPENED:

DESCRIPTION:

International truck with Altec Model AA55 body

PURPOSE:

The Electric Department is currently using a 2010 Ford F750 with a Terex bucket that is twelve years old and in need of replacement.

COMMENTS:

The new International truck with a Altec AA55 body has been demonstrated and will meet their needs. The price of $200,762 is for the truck, training, and delivery. The estimated delivery is 240-360 days.

RECOMMEND AWARD TO: Altec AMOUNT: $ 200,762

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the Sourcewell (NJPA) contract

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			$ 200,762
TOTAL BUDGETED AMOUNT				$ 200,762

DEPARTMENT HEAD: Gary L. Smith Digitally signed by Gary L. Smith DN: cn=Gary L. Smith, o=City of High Point, ou=Fleet Services, email=gary.smith@highpointnc.gov, c=US Date: 2018.08.23 14:41:13 -04'00' DATE: Aug 23, 2018

The Purchasing Division concurs with recommendation submitted by the Fleet Services and recommends award to the lowest responsible, responsive bidder Altec in the amount of $ 200,762.00.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti DN: cn=Erik Conti, o, ou, email=erik.conti@highpointnc.gov, c=US Date: 2018.08.24 09:35:43 -04'00' DATE: Aug 24, 2018

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A. Moore Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2018.08.27 12:26:07 -04'00' DATE: Aug 27, 2018

CITY MANAGER: Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o=High Point, ou=High Point, email=greg.demko@highpointnegov, c=US Date: 2018.08.27 13:31:16 -04'00' DATE: Aug 27, 2018

BK: R 8087
PG: 2399-2402
RECORDED:
09-19-2018
03:28:00 PM
BY: SHERRY W FARMER
DEPUTY-HP
2018049545
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE $26.00

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7448 / 18-77

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

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 17th day of September, 2018; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **September 17, 2018**.

ANNEXATION DESCRIPTION
Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee)
Annexation Case 18-02 (AN-18-02) - Guilford County Tax Parcels 0196595 & 0196580.

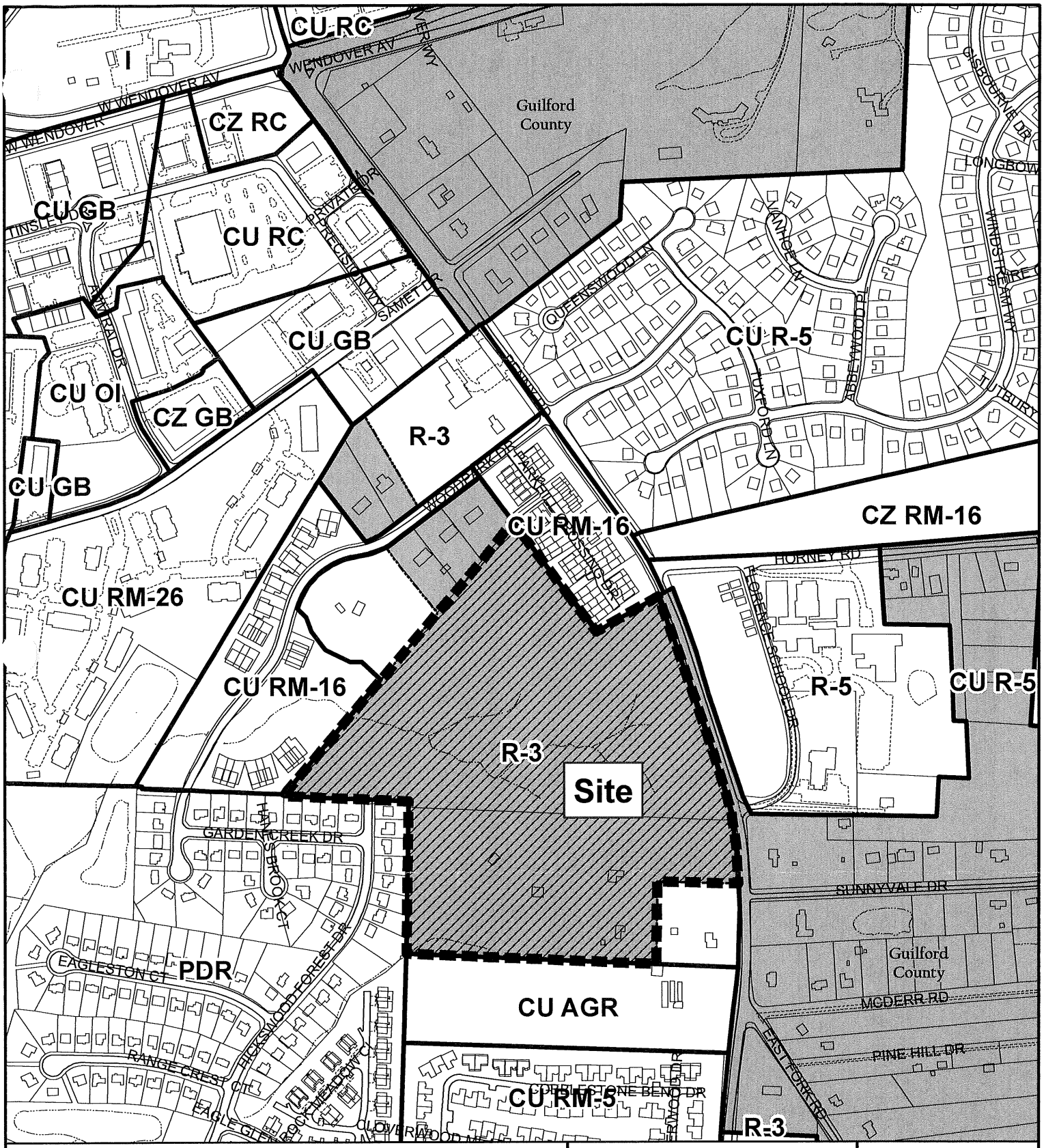
BEGINNING at a point on the western right of way line of Penny Road, the southeast corner of Parkhill Townhomes, Phase 4 as shown on Plat Book 162 Page 20, said point lying on the current High Point City Limit line; THENCE, with the City Limit Line N52°52'19"E, 14.94 feet to a point; THENCE, a line along the current western right of way of Penny Road, the following four (4)

calls: 1) S22°00'41"E, 199.95 feet to a point; 2) S17°31'41"E, 620.99 feet to a point; 3) S09°28'59"E, 287.76 feet to a point and S01°27'43"E, 58.30 feet to a point, the northeast corner of Benjamin Briggs, Plat Book 119, Page 125, a corner of the current High Point City Limit line; THENCE, with Briggs and the current City Limit Line, the following two (2) calls: 1) N86°45'51"W, 308.95 feet to a point and 2) S02°21'10"W, 311.24 feet to a point, a corner in the northern line of Haren Raley & Susan Holmes, Plat Book 115, Page 49; THENCE, with Raley & Holmes, and the City Limit line, N87°40'05"W, 946.97 feet to a point, a corner in the eastern line of the Hickswood Forest Subdivision (Phase IV), Plat Book 143, Page 142; THENCE, with the Hickswood Forest Subdivision, and the City Limit line, the following two (2) calls: 1) N01°34'50"E, 579.08 feet to a point and 2) N87°38'46"W, 478.71 feet to a point, a corner with Castle Pines at Hickwood Forest, Plat Book 155, Page 104, in the northern line of Hickwoods Forest; THENCE, with Castle Pines and the City Limit line, N40°25'29"E, 568.89 feet to a point, a corner of Castle Pines and Edward H. Jordan, Deed Book 2398, Page 617; THENCE, with Jordan, N40°35'38"E, 355.69 feet to a point, a corner of the current High Point City Limit line; THENCE, the following three (3) calls: 1) N40°35'38"E, 137.15 feet, 2) N40°35'38"E, 137.15 feet and 3) N40°35'38"E, 154.68 feet to a point in the western line of Parkhill Townhomes, said point on the current High Point City Limit line; THENCE, with the Parkhill Townhomes and the City Limit Line, the following two (2) calls: 1) S37°07'05"E, 527.13 feet to a point and N52°52'19"E, 262.64 feet to the Point of Beginning; having a total area of 38.099 acres, more or less.

SECTION 2. Upon and after **September 17, 2018** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted by City Council,
this the **17th** day of **September, 2018**.
Lisa B. Vierling, City Clerk



ANNEXATION REQUEST AN-18-02

Applicant: Briggs Development Trust, E Leroy Briggs & Benjamin Briggs II Trustees

Area: 39.08 acres (approximate)

Existing Zoning Boundary ———

Subject Property Boundary - - - - -

Planning & Development Department

City of High Point

N

Scale: 1'= 500'

G:\Planning\Secure\BAC\Anx\2018\MXDs\an18-02

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on September 17, 2018 and upon approval by City Council will be recorded in Book 93 of the Official Minute Books and Ordinance Book XX 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 18th day of September 18, 2018.

City of High Point North Carolina

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

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

WITNESS my hand and official Notarial Seal, this 18th day of September 2018.

Cynthia C. Duncan-Smith, Notary Public

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC

Commission Expires: 1/18/2020

DELIVER - WILL PICK UP ~~CPT ENGINEERING AND SURVEYING, INC. 4400 TYNING STREET HIGH POINT, NORTH CAROLINA 27265~~ City of High Point

PLAT BOOK 198 PAGE 50

FC JJ (7-31-18)

State of North Carolina ..... Guilford County
I, JEFFERY L. CAISON, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 5694, page 997); that the boundaries not surveyed are clearly indicated as drawn from information found in book as page shown; that the ratio of precision or positional accuracy as calculated is 1:10,000+; that this plat was prepared in accordance with GS 47-30 as amended.

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exemption or exception to the definition of subdivision.

Witness my original signature, license number,

and seal this 10th day of Sept, 2018.

Professional Land Surveyor - Jeffery L. Caison
L-4403
License Number

NORTH CAROLINA PROFESSIONAL SEAL L-4403 LAND SURVEYOR JEFFERY L. CAISON

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

Approval for Recordation
Approved for recordation by the City of High Point, North Carolina on the 19th day of Sept, 2018, pursuant to the City of High Point Development Ordinance.

Robert L. Robbins
Director of Planning & Development

City Council Annexation Approval
The Annexation Ordinance for this property was approved by High Point City Council on SEPT. 17, 2018 with the effective date of annexation being SEPT. 17, 2018 and the following ordinance number 7448/18-77

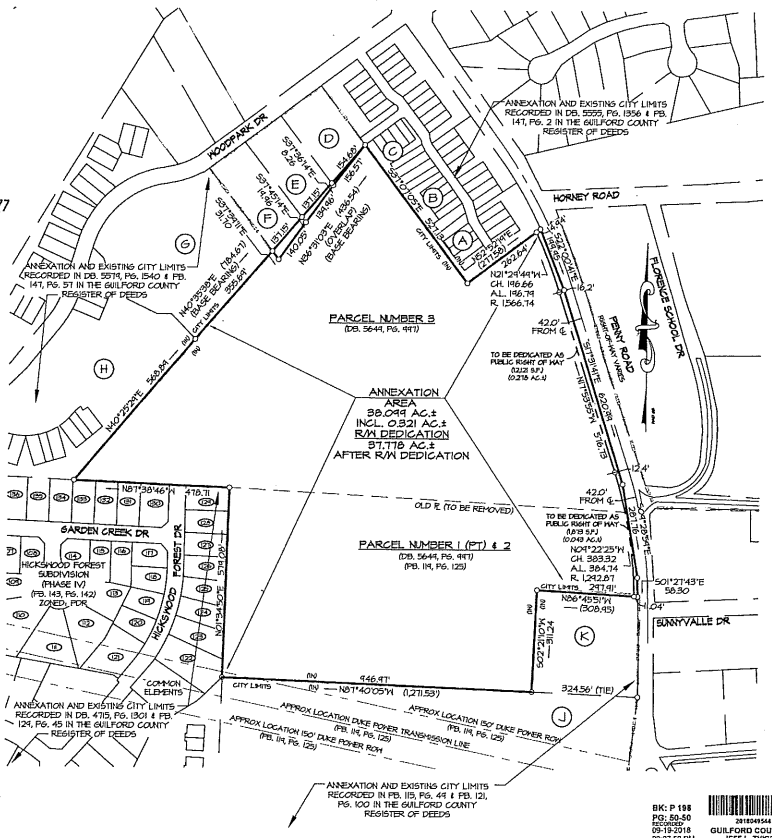
Signed: [illegible]
Mayor

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

Signed: CAPITAL BANK TRUSTEE
Briggs Development Trust - Title

Witness: Melissa Pierce

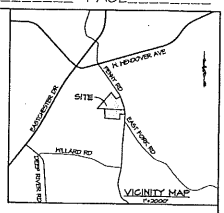
Statement of Acceptance of Dedication:
Through the approval and recordation of this plat, the City of High Point hereby accepts the dedication to the public of the public right-of-way for all public streets, alleys, and sidewalks, utility easements, and parks or other sites shown and dedicated to the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



GRAPHIC SCALE
200 100 0 200 400
1 INCH =200FEET

LEGEND

- EP ○ ..... EXISTING IRON PIPE
- ER ○ ..... EXISTING IRON ROD
- NP ● ..... NEW IRON PIPE
- CP ○ ..... COMPUTED POINT
- ℄ ..... CENTERLINE
- ℄ ..... PROPERTY LINE
- R/W ..... RIGHT-OF-WAY
- FC ..... FACE OF CURB



ADJACENT OWNER INFORMATION

(A) 3512 RI PARKHILL CROSSING DR
PARKHILL HOA, INC
PARCEL: 0215640
PIN: 7812642366
DB. 6423, PG. 417
PB. 162, PG. 20
ZONED: CU RM-16
AREA: 0.44 AC.±

(B) 3523 RI PARKHILL CROSSING DR
PARKHILL HOA, INC
PARCEL: 0215634
PIN: 7812642572
DB. 6936, PG. 2312
PB. 161, PG. 85
ZONED: CU RM-16
AREA: 0.12 AC.±

(C) 3537 RI PARKHILL CROSSING DR
PARKHILL HOA, INC
PARCEL: 0215637
PIN: 7812642672
DB. 6484, PG. 1562
PB. 154, PG. 63
ZONED: CU RM-16
AREA: 0.35 AC.±

(D) 1604 HOODPARK DR
JERI STEP-SCHNEPF
PARCEL: 0196582
PIN: 7812587144
DB. 7127, PG. 434
ZONED: R-3
AREA: 0.68 AC.±

(E) 1611 HOODPARK DR
ZEBA ANNAR & AFZALUDDIN KHAN
PARCEL: 0196583
PIN: 7812596634
DB. 7125, PG. 1841
ZONED: R-3
AREA: 0.82 AC.±

(F) 1613 HOODPARK DR
J.M. CAUSEY
PARCEL: 0196584
PIN: 7812595595
DB. 1558, PG. 647
ZONED: R-3
AREA: 0.88 AC.±

(G) 1619 HOODPARK DR
EDWARD H. JORDAN
PARCEL: 0196620
PIN: 7812593328
DB. 2348, PG. 611
ZONED: R-3
AREA: 3.87 AC.±

(H) 1814 NEAR HOODPARK DR
CASTLE PINES HOA, INC
PARCEL: 0196622
PIN: 7812498046
DB. 6132, PG. 624
FB. 155, PG. 104
ZONED: CU RM-16
AREA: 7.58 AC.±

(J) 1731 PENNY RD
HAREN RALEY & SUSAN HOLMES
PARCEL: 0197191
PIN: 7812675104
DB. 6424, PG. 2864
PB. 15, PG. 49
ZONED: CU AGR
AREA: 4.62 AC.±

(K) 1753 PENNY RD
BENJAMIN BRIGGS
PARCEL: 0196544
PIN: 7812685199
DB. 4412 PG. 1279
PB. 114, PG. 125
ZONED: R-3
AREA: 2.01 AC.±

SITE INFORMATION:

1. PIN 7812599166 (23.912 AC. ±)
   7812681313 (14.187 AC. ±)
2. PARCEL: 0196590 (23.912 AC. ±)
   0196595 (14.187 AC. ±)
3. CURRENT OWNER:
   BRIGGS DEVELOPMENT TRUST ET AL
   1753 PENNY ROAD
   HIGH POINT, NC 27260
4. DEED REFERENCE: DB. 5694, PG. 997
5. PLAT REFERENCE: P.B. 119, PG. 125 (PARCEL 0196595)
6. AREA: 23.912 AC.± (PARCEL: 0196590)
   - 0.273 AC.± (R/W DED)
   23.639 AC.± NET AREA
   14.187 AC.± (PARCEL: 0196595)
   - 0.043 AC.± (R/W DED)
   14.144 AC.± NET AREA
   37.778 AC.± TOTAL NET AREA TO BE ANNEXED
7. EXISTING USE: VACANT
8. TOTAL LOTS: 2

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. ALL BEARINGS ARE GRID BEARINGS.
3. AREA COMPUTED BY COORDINATE GEOMETRY.
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/ STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON; ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/ STRUCTURES.
5. UNDERGROUND UTILITIES WERE MARKED BY SUPERIOR LOCATE. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR LOCATION OF THE UTILITIES. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
6. ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

BK: P 198
PG: 50-50
RECORDED
09-19-2018
03:27:53 PM
BY SHERRY W FARMER
DEPUTY-AP
2018049544
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE $21.00

DEVELOPER:
KEYSTONE GROUP, INC.
3708 ALLIANCE DRIVE
GREENSBORO, NC 27407
CONTACT: SCOTT WALLACE
336-856-0111
336-369-1336 (FAX)

ANNEXATION MAP
OF
1761 & 1781 PENNY ROAD
HIGH POINT TOWNSHIP ~ GUILFORD COUNTY
HIGH POINT ~ NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8000 ~ FAX: (336) 812-8180

DATE: SEPT. 10, 2018
PROJECT: 1546-18
SCALE: 1" = 200'
DRAWN BY: JJ

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on **August 28, 2018** and before the City Council of the City of High Point on **September 17, 2018** regarding **Zoning Map Amendment Case 18-09 (ZA-18-09)** 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 **August 19, 2018**, for the Planning and Zoning Commission public hearing and on **September 5, 2018** and **September 12, 2018**, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **September 17, 2018**.

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 39 acres and lying west of the intersection of Penny Road and Florence School Drive. The property is also known as Guilford County Tax Parcel Parcels 0196595 & 0196580.

SECTION 2
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

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

Part II. CONDITIONS:

A. Development and Dimensional Requirements.
A 100-foot wide Perimeter Compatibility Area shall be established along the northwestern and southwestern boundary of the zoning site (See Exhibit #1 for Perimeter Compatibility Areas A and B). The following development standards shall apply for any non-single family detached dwelling use type developed within these areas.

1. Compatibility Area A *(100-foot wide area at northwestern boundary of site)*

   a. Landscaping: An average 15-foot wide Perimeter Landscape Yard, planted at a Type B rate, shall be installed in this area.

   b. Building Setback: A minimum 25-foot building setback shall be required for structures in this area.

2. Compatibility Area B *(100 foot wide area at southwestern boundary of site)*

   a. Prohibited Uses within 100-foot wide compatibility area:
      i. Multifamily structures (principal and accessory structures) and parking associated with a multifamily use.
      ii. Outdoor courts and Swimming pools associated with a Common Element Recreation Uses.

   b. Landscaping: An average 15-foot wide Perimeter Landscape Yard, planted at a Type B rate, shall be installed in this area.

   c. Building Setback: A minimum 25-foot building setback shall be required for structures in this area.

   d. Building Heights: Structures located within Compatibility Area B shall be restricted to a maximum building height of 50 feet.

3. Revocation: The above noted standards shall not apply in the event the use on the parcel(s) abutting the compatibility area are changed to a non-single family detached dwelling use type.

B. Transportation Conditions.

1. Access: A maximum of two (2) access points shall be permitted to Penny Road.

2. Improvements: The Improvements listed below shall be installed concurrent with all site driveway construction.
   a) Penny Road at Florence School Drive (Site Access 2)
      i. Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.
      ii. Provide separate left and right egress lanes.

b) Penny Road at Site Access 1
   i. Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.
   ii. Provide southbound right turn lane of 100 feet of storage and appropriate taper.
   iii. Provide separate left and right egress lanes.

3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

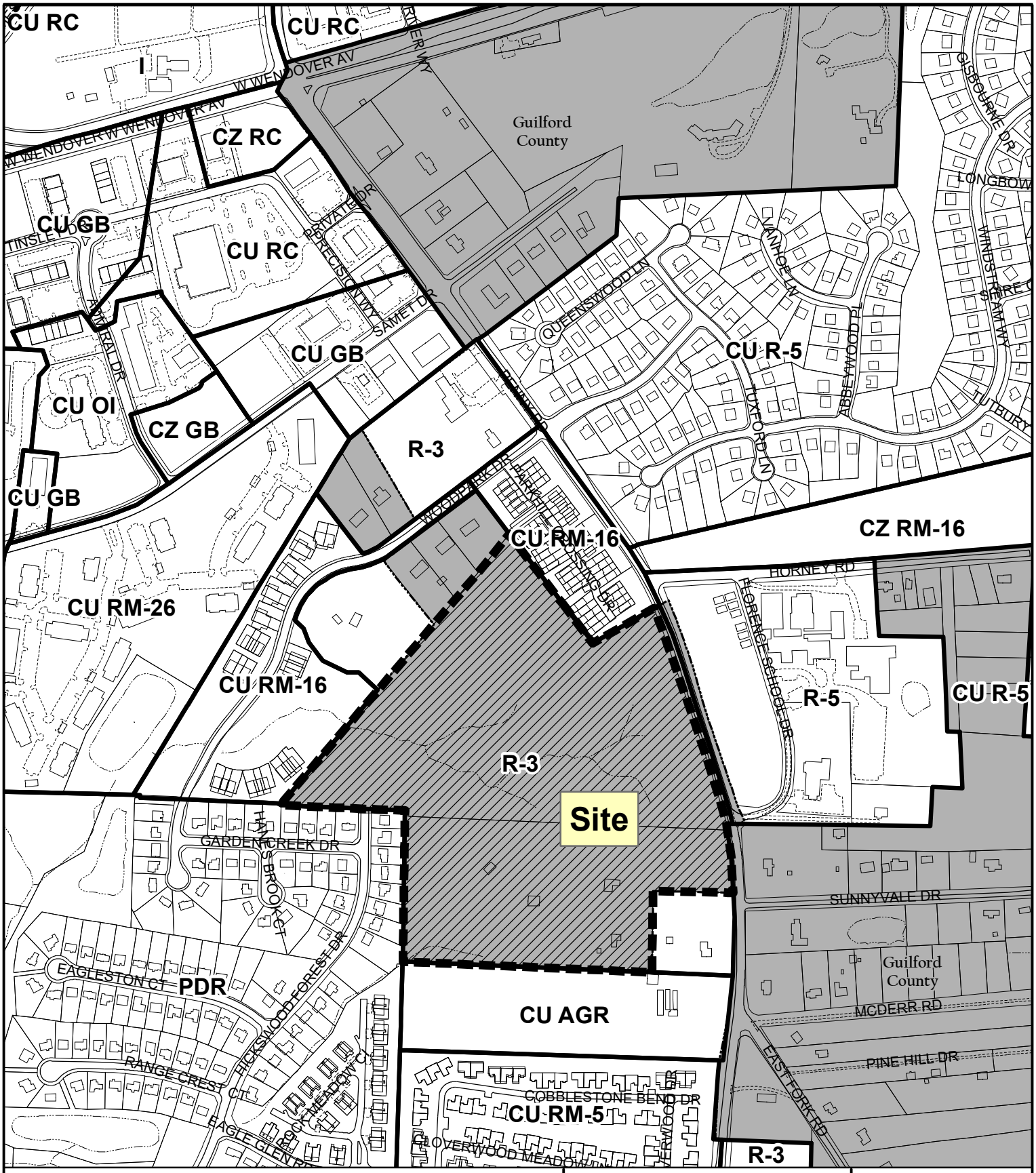
SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved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

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

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

SECTION 6.
This ordinance shall become effective upon the date of adoption.
17th day of September, 2018.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-18-09

From: Residential Single Family-3 (R-3)
To: Conditional Zoning Residential Multifamily-16 (CZ RM-16)

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

N

Scale: 1'= 500'

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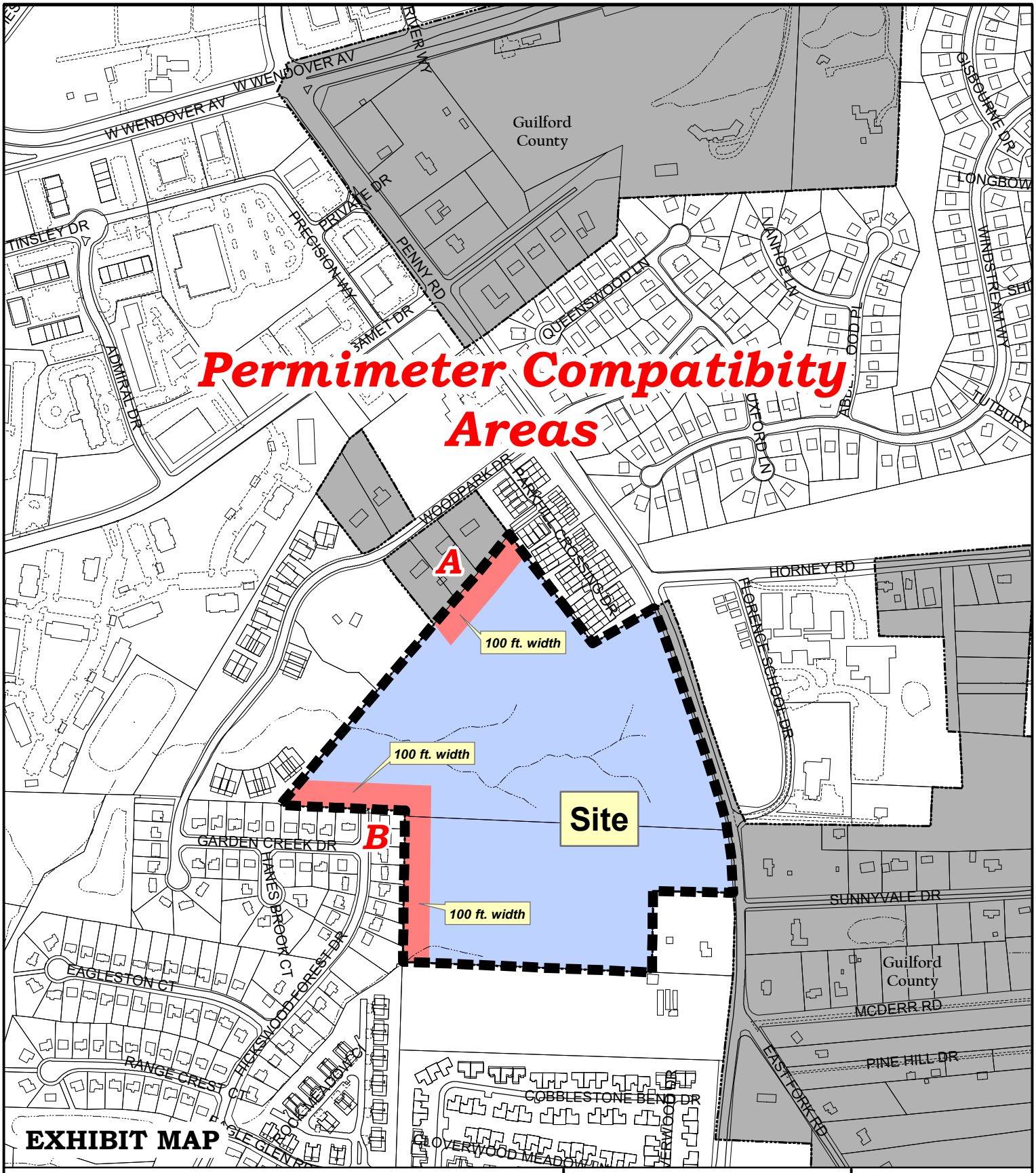

ZONING MAP AMENDMENT ZA-18-09

From: Residential Single Family-3 (R-3)
To: Conditional Zoning Residential Multifamily-16 (CZ RM-16)

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

N

Scale: 1'= 500'

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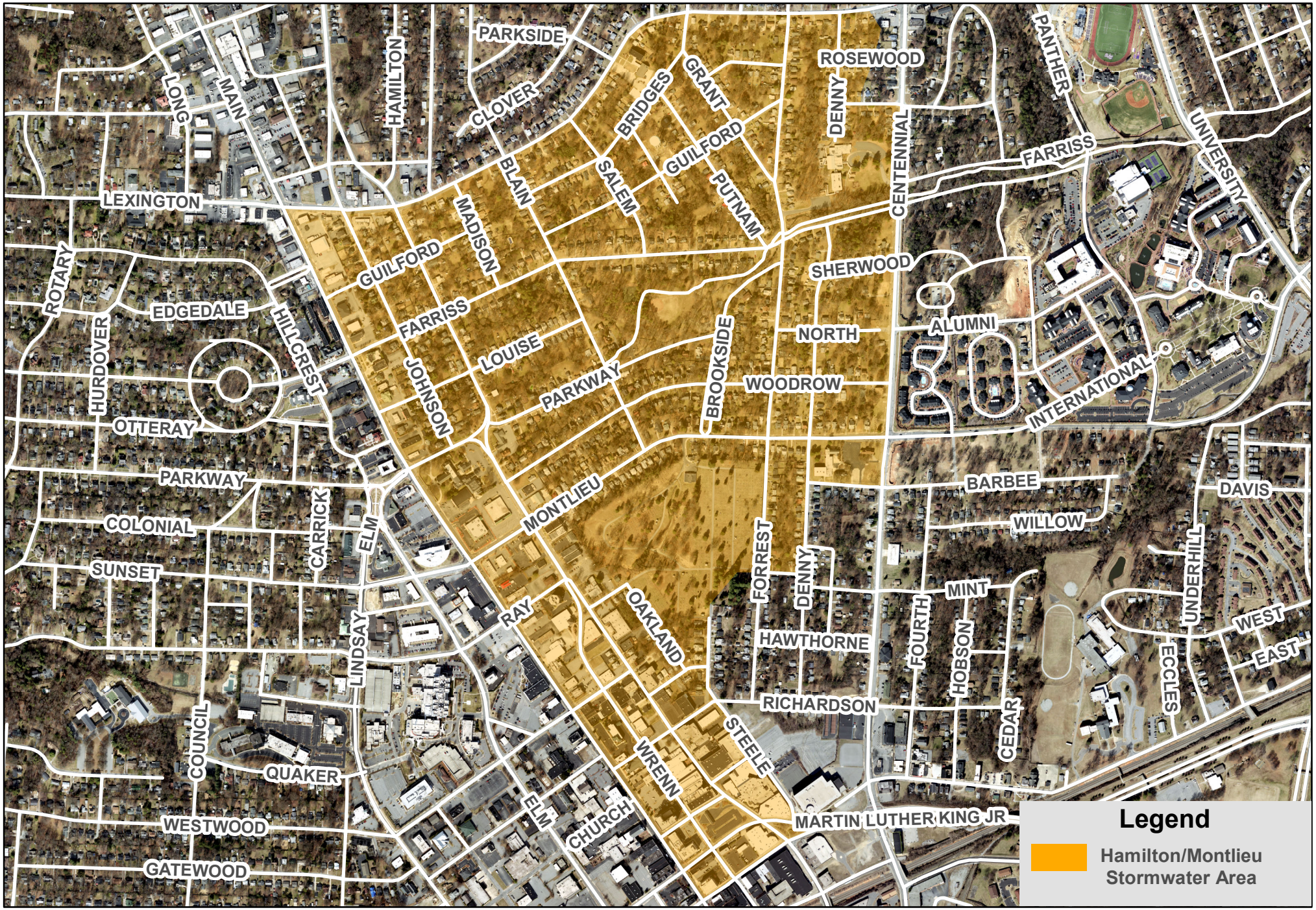
Hamilton/Montlieu Stormwater Area



CITY OF HIGH POINT
AGENDA ITEM

Title: Interlocal Agreement between City of High Point and Guilford County for Family Justice Center

From: Kenneth J. Shultz, Police Chief

Meeting Date: February 5, 2018

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: Interlocal Agreement

PURPOSE:
Request to enter into an Interlocal Agreement for development of Family Justice Center (FJC) in High Point.

BACKGROUND:
As part of a wholistic approach to addressing crime, the High Point Police Department has historically partnered with service providers, advocates and other professionals to attend to the needs of crime victims as they go through the legal process and to then ensure they have the necessary support to aid in recover from experienced trauma. This effort was greatly expanded upon when we began our initiative to reduce Domestic Violence several years ago. With the aid of Community Foundation support, grants and other sources we then started a Victim's Justice Center which focused on helping victims of domestic violence. This effort has seen much success and has greatly benefitted our citizens.

In partnership with the County, we now have the opportunity to expand upon the services offered and thereby support more High Point citizens. Services will still address domestic violence but will expand to include other family matters as well as elderly care. Additionally, through this partnership, we will be able to relocate to the High Point Court House which will increase functionality and accessibility. This partnership will also help us address funding sustainability and staffing issues which have been a constant challenge. As a benefit to High Point Citizens, we are seeking approval to enter into this agreement.

BUDGET IMPACT:
Through the interlocal agreement, the City of High Point will provide a one-time contribution not to exceed $500,000 to aid in renovation and upstart cost for the FJC to be located at 505 E. Green Drive in High Point, NC. The first installment of $250,000 will be paid after the COUNTY completes 50% of the renovation project. The second installment of up to $250,000 will be paid upon the completion of the project. COUNTY will invoice the CITY for each installment. $250,000 is to be allocated from our current budget and the remaining amount is to be charged to the 2019 Budget.

RECOMMENDATION / ACTION REQUESTED:
The Police Department is requesting that City Council approve this request to enter into an Interlocal Agreement with Guilford County and that the required funding be provided.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY HIGH POINT, NC; AND COUNTY OF GUILFORD, NC FOR THE DEVELOPMENT OF A FAMILY JUSTICE CENTER TO BE LOCATED IN THE CITY OF HIGH POINT

BE IT RESOLVED, that the High Point City Council hereby authorizes the City Manager and the City Clerk to execute the attached Interlocal Agreement between Guilford County and the City of High Point regarding a one-time contribution of $500,000 from the City of High Point for the sole purpose of aiding in the renovation costs for the Guilford County Family Justice Center to be located on the second floor of the Guilford County Courthouse, located at 505 East Green Street, High Point, North Carolina 27260, subject to pre-audit certificate thereon by the Finance Director.

Adopted this the 5th day of February, 2018.

Lisa B. Vierling
High Point City Clerk

DocuSign Envelope ID: 71702F5B-C403-4C78-8838-93F165A84855

Guilford County Contract #688
INTERLOCAL AGREEMENT

THIS AGREEMENT is hereby made and entered into this 15th day of January, 2018, by and between, the CITY OF HIGH POINT, a municipal corporation of the State of North Carolina, acting by and through its governing body, the CITY Council, hereinafter to as the "CITY," and **GUILFORD COUNTY**, a body politic and corporate of the State of North Carolina, acting by and through its governing body, the Guilford COUNTY Board of Commissioners, hereinafter referred to as the "COUNTY," and collectively referred to as the "PARTIES."

WITNESSETH:

WHEREAS, the COUNTY, CITY and community partners have designed a public safety initiative to be known as the Guilford COUNTY Family Justice Center, hereinafter referred to as "FJC," for aligning professionals in a sole location to provide coordinated services to victims of domestic violence, sexual assault, child maltreatment, and elder abuse: and

WHEREAS, in its collaborative approach to fight family violence, the COUNTY has partnered with area non-profit organizations, private sector resources, and law enforcement agencies to streamline assistive services into a "one-stop-shop," to foster a safe and supportive environment for family violence victims: promote effective and efficient communication between service providing entities: increase the number of successful prosecutions: and reduce the rate of family violence and offender recidivism: and

WHEREAS, the FJC location in High Point requires renovation to successfully meet the needs of the partner organizations in providing services to family violence victims: including the relocation of detectives from the CITY Police Department, resulting in specific modifications associated with law enforcement to more effectively provide these vital services to its citizens: and

WHEREAS, the PARTIES enter the Agreement for the one-time request of COUNTY for funding support from CITY in an amount not to exceed **$500,000.00,** solely for the aid in renovation and upstart costs for the FJC to be located at **505 East Green Street, High Point NC 27260** as described in Exhibit "A" attached hereto and incorporated by reference; and

NOW, THEREFORE, in consideration of the premises and fulfillment of the terms of this Agreement, the PARTIES hereby agree as follows:

1. CITY will provide COUNTY a one-time contribution not to exceed **$500,000.00,** for the sole purpose of aiding in the renovation costs for the FJC. This contribution will be paid in 2 installments. The first installment of $250,000.00 will be paid after the COUNTY completes 50% of the renovation project. The second installment of up to $250,000.00 will be paid upon the completion of the project. COUNTY will invoice the CITY for each installment.

2. COUNTY will keep an accurate account of how each $250,000.00 installment from the CITY is spent and provide a detailed report of those expenditures to the CITY.

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3. PARTIES agree that if the total cost of the renovation project is less than the projected $500,000.00, the COUNTY shall exhaust its $250,000.00 contribution first and shall invoice the CITY for the remainder, only up to the actual amount spent. PARTIES agree that if the total cost of the renovation project is more than the projected $500,000.00, the COUNTY shall pay the remainder.

4. PARTIES acknowledge and agree that CITY's one-time contribution associated with facility renovations does not create an ownership interest by CITY in the FJC or its premises.

5. COUNTY will actively solicit in-kind support from other partnerships including but not limited to Guilford COUNTY, Guilford COUNTY Sheriff's Office, Guilford COUNTY District Attorney's Office, High Point Police Department, Family Services of the Piedmont, Legal Aid, and the Children's Law Center of Central NC.

6. In the event, financial and in-kind support from other sources is insufficient to cover the renovations and operations of the FJC project, and the FJC project is abandoned within the term of this Agreement as determined by the CITY in its sole discretion, the COUNTY shall return the balance of any unused portion to the CITY'S donation and shall release the CITY from its obligation.

7. The terms and conditions of this Agreement may only be modified or amended with a written Contract Amendment executed by the PARTIES.

8. This Agreement may be terminated by mutual consent of both PARTIES. Moreover, this Agreement shall terminate upon thirty (30) days from completion of the renovation and final payment under this Agreement or one (1) year from the date of execution whichever occurs earlier. The PARTIES agree that this Agreement is subject to the jurisdiction and laws of the State of North Carolina.

9. If any provision of this Agreement is held unenforceable, then such provision will be modified to reflect the PARTIES' intention. All remaining provisions of this Agreement shall remain in full force and effect.

10. COUNTY agrees to indemnify and hold the CITY, its officers, employees, agents, and contractors harmless against all liabilities and losses of whatever nature including, without limitation, the payment of any costs and attorney fees arising from or in connection with the renovations of the FJC.

11. By entering into this Agreement, the PARTIES do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

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12. All notices pursuant to this Agreement shall be in writing and delivered personally or mailed by certified mail, registered mail, postage prepaid, with return receipt requested, at the addresses appearing below, but each party may change such address by written notice in accordance with this paragraph. Notices delivered personally will be deemed communicated as of actual receipt. Mailed notices will be deemed communicated as of three (3) days after mailing. Notices should be sent to the attention of the current COUNTY Manager or CITY Manager.

Marty K. Lawing, COUNTY Manager
GUILFORD COUNTY
P.O. Box 3427 (27402)
301 West Market Street
Greensboro, NC 27401

Greg Demko, CITY Manager
CITY OF High Point
P.O. Box 230 (27261)
211 S. Hamilton Street
High Point, NC 27261

13. This Agreement, including the Exhibits and/or Attachments, if any, sets forth the entire Agreement between the PARTIES. All prior conversation or writings between the PARTIES hereto or their representatives are merged within and extinguished.

(The remainder of this page has been intentionally left blank.
Signatures of the PARTIES appear on the following page)

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WITNESS the following signatures and seals all pursuant to authority duly granted, effective as of the day and year first above written.

GUILFORD COUNTY

_____

Marty K. Lawing Date
Guilford County Manager

ATTEST:

_____

Robin B. Keller Date
Guilford County Clerk to Board

(COUNTY SEAL)

CITY OF HIGH-POINT

_____

Greg Demko, Date
High Point City Manager

ATTEST/WITNESS:

_____

Date

Print Name/Title: _____

(CORPORATE SEAL)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

City of High Point Finance Director Date

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EXHIBIT "A"

The renovations include the upfit of a designated segment of the second floor of the Guilford County Courthouse located at 505 E. Green St., High Point, North Carolina, 27260. The work includes, but is not limited to, upfitting offices spaces, toilets, and establishing a separate entrance for individuals seeking FJC partner agency services. The areas outside of the renovation space must remain operational during construction activities. Care must be taken during construction to coordinate activities with the requirements of those spaces that are currently occupied.

CITY OF HIGH POINT
AGENDA ITEM

Title: Public hearing for Cambrex High Point Inc.

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

Meeting Date: September 17, 2018

Public hearing: yes

Advertising Date: September 6, 2018
Advertised by: High Point EDC

Attachments: legal notice

PURPOSE:
City Council will consider a request from Cambrex High Point Inc. to authorize up to $428,400 in performance-based incentives for the company's potential expansion in High Point.

BACKGROUND:
Cambrex High Point Inc.

- The company is a Contract Development and Manufacturing Organization CDMO serving the Pharmaceutical Industry.
- The company is currently considering expanding at 4180 and 4170 Mendenhall Oaks Parkway.
- The company is also considering Charles City, Iowa or a west coast facility.
- The project will involve the investment of over $30,000,000 in real and personal property.
- The project also involves the creation of 78 new jobs between 2019 to 2022. The positions are Process Chemists, Analytical Chemists, QA Scientists, Process Technicians, Process Engineers and Admin positions (Finance, HR, IT).
- Average wage for the proposed new jobs are $78,438/year.

BUDGET IMPACT:

- If the company meets the benchmarks outlined in its performance agreement, it could receive up to $428,400 in total paid in installments. The source of that funding would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

RECOMMENDATION / ACTION REQUESTED:
The High Point EDC staff recommends that the City Council:

- Authorize up to $428.400 in performance-based incentives for the Cambrex High Point Inc. project and
- Authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

PA-18-04
Resolution # 1786/18-48

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 August 28, 2018 and before the City Council of the City of High Point on September 17, 2018, regarding this proposed amendment (PA 18-04) to said *Land Use Plan for the High Point Planning Area*.

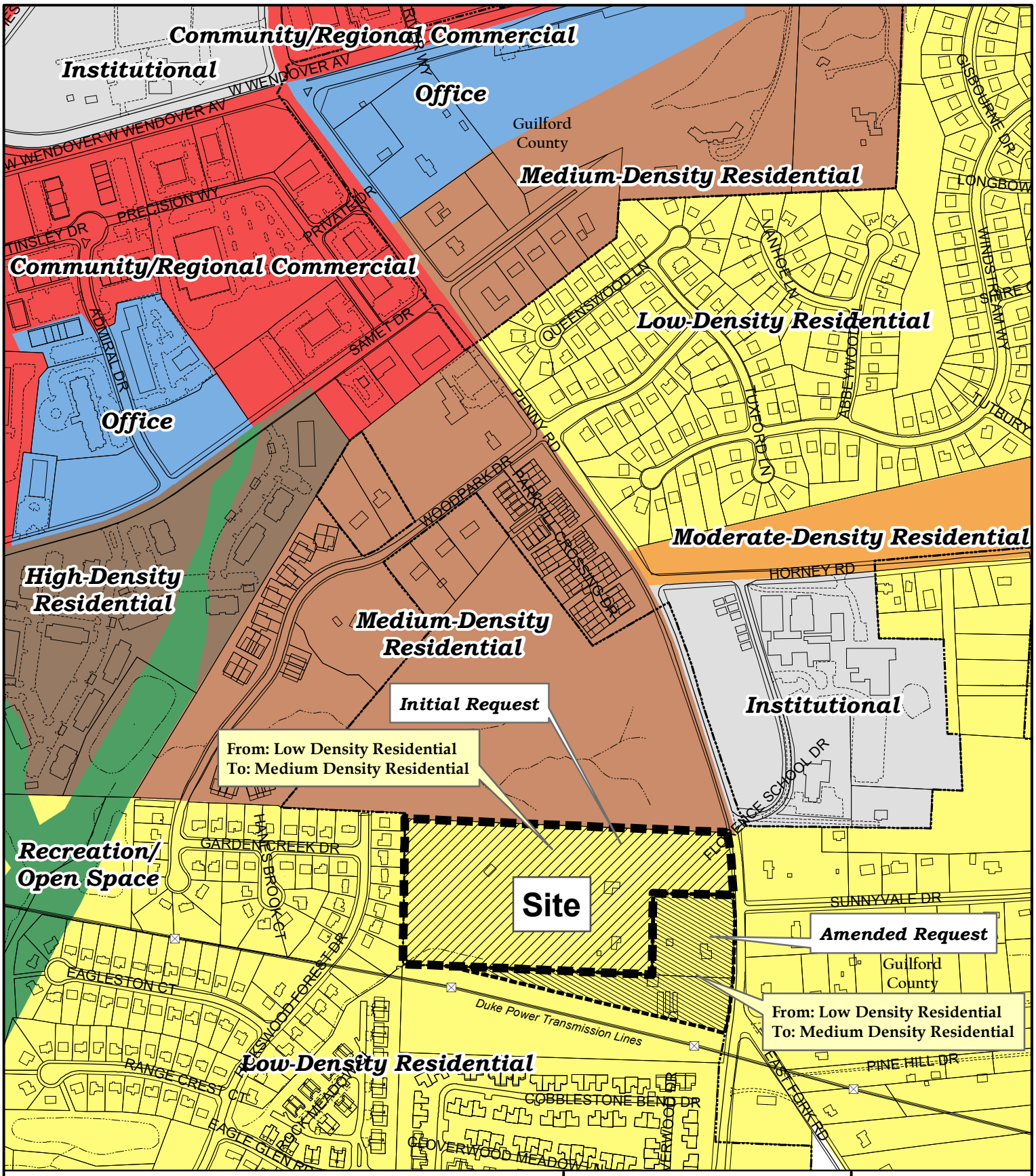
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 20 acres (as shown on the attached map) from Low Density Residential to Medium 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 17th day of September 2018
Lisa B. Vierling, City Clerk



PLAN AMENDMENT PA-18-04

Land Use Plan

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

N

Scale: 1'= 500'

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