

# **City of High Point**

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



## **Meeting Minutes**

**Monday, November 16, 2009**

**4:45:00 PM**

**Council Chambers**

*Rebecca R. Smothers, Mayor  
M. Christopher Whitley, Mayor Pro Tem  
Latimer B. Alexander, IV, William S. Bencini,  
Mary Lou Blakeney, Foster Douglas, John Faircloth,  
Michael D. Pugh, Bernita Sims*

**ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE**

Mayor Smothers offered the invocation; the Pledge of Allegiance followed.

Present: Mayor Smothers, Council Member Bencini, Council Member Sims, Council Member Blakeney, Council Member Douglas, Council Member Faircloth and Council Member Whitley  
Absent: Council Member Alexander and Council Member Pugh

**APPROVAL OF THE MINUTES FROM PREVIOUS MEETING**

**Upon motion by Council Member Sims, seconded by Council Member Whitley the following minutes were unanimously approved as submitted.**

Finance Committee; Monday, November 2nd @ 3:30 p.m.

Combined Meeting; Monday, November 2nd ! 4:45/5:30 p.m.

Public Safety Committee; Wednesday, November 4th @ 9:00 a.m.

Public Services Committee (Randleman Tour); Wednesday, November 4th @ 1:30 p.m.

**FINAL ACTION TAKEN AT THIS MEETING**

At the conclusion of the Committee of the Whole Session, and after all matters were heard by Council, **motion was made by Council Member Whitley and seconded by Council Member Sims to suspend the rules in order to take final action on these matters at tonight's meeting. The motion carried unanimously. [6-0 vote] [Council Members Alexander, Blakeney and Pugh were absent]**

**Motion was then made by Council Member Alexander, seconded by Council Member Whitley that all Committee recommendations stand as final action regarding these matters. The motion carried unanimously. [9-0 vote]**

**PRESENTATION OF ITEMS**

**FINANCE COMMITTEE - Council Member Whitley, Chair**  
**Committee Members: Bencini, Douglas and Alexander**

**(all present except Alexander)**

**Budget Ordinance Amendment - Parks & Recreation Trust Fund - Allen Jay Recreation Center**

**090276**

Adoption of a Capital Project Ordinance Amendment for North Carolina Parks and Recreation Trust Fund (PARTF) Funds in the amount of \$500,000 received for the construction of the Allen Jay Recreation Center.

This matter was briefly discussed during a Finance Committee Meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation for adoption.

Adopted Capital Project Ordinance Amendment for NC Parks and Recreation Trust Fund (PARTF) in the amount of \$500,000 received for the construction of Allen Jay

Recreation Center.

Ordinance No. 6655/09-55

Introduced 11/16/09

Adopted 11/16/09

Ordinance Book Volume XVI, Page 140

**A motion was made by Council Member Whitley, seconded by Mayor Pro Tem Bencini, that this matter be adopted. The motion carried unanimously.**

**Westside WWTP Phase 2 - Engineering Services for Contract Administration**

**090277**

Council is requested to approve amendment No. 6, Contract for Professional Engineering Services for Contract Administration on the Westside WWTP, Phase 2 project in an amount of \$758,914.00.

This matter was briefly discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation for approval.

Approved Amendment No. 6 to the Hazen and Sawyer, P.C. contract for Professional Engineering Services (contract Administration on the Westside WWTP, Phase 2 project) in the amount of \$758,914.00.

**A motion was made by Council Member Whitley, seconded by Mayor Pro Tem Bencini, that this matter be approved. The motion carried unanimously.**

**Contract - Bid No. 15 - Roadway Improvements -ARRA Funds**

**090287**

Approval of contract awarding Bid No. 15 for Roadway Improvements with ARRA funds. Purchasing and Engineering Services recommends that contract be awarded to Vecellio & Grogan, Inc. (Sharpe Brothers) in the amount of \$1,651,833.38 which is the lowest responsible and responsive bidder meeting specifications.

This matter was briefly discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

Approved contract for roadway improvements with Vecellio & Grogan, Inc. (Sharpe Brothers) in the amount of \$1,651,833.38 which is the lowest responsible and responsive bidder meeting specifications.

A motion was made by Council Member Whitley, seconded by Mayor Pro Tem Bencini, that this matter be approved. The motion carried unanimously.

### **Contract - Used Equipment Purchase - Refuse Truck**

#### **090288**

Approval of contract for the purchase of one demo (used) refuse truck to be used in the automated refuse collection program. Purchasing and Fleet Services recommend that contract be awarded to Amick Equipment company, Inc. in the amount of \$188,175.00 which is the lowest responsive and responsible bidder meeting specifications.

This matter was briefly discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

Approved contract with Amick Equipment Company, Inc. for the purchase of one demo (used) refuse truck for the amount of \$188,175.00 which is the lowest responsive and responsible bidder meeting specifications.

A motion was made by Council Member Whitley, seconded by Mayor Pro Tem Bencini, that this matter be approved. The motion carried unanimously.

### **Lease Agreement - City of Greensboro - 607 Idol Street Property**

#### **090286**

Council is requested to authorize the City Manager to enter into a ten (10) year lease agreement with the City of Greensboro for the proposed JobLink Center to be located at 607 Idol Street.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. It is being forwarded to the full Council without a recommendation from the committee.

Approved a ten-year lease agreement with the City of Greensboro for the proposed JobLink Center to be located at 607 Idol Street and authorized the city manager to execute same.

A motion was made by Council Member Sims, seconded by Member Blakeney, that this matter be approved. The motion carried by the following vote:

**Votes:** Aye: Mayor Smothers, Council Member Sims, Council Member Blakeney, Council Member Douglas and Council Member Faircloth  
Nay: Council Member Bencini and Council Member Whitley  
Absent: Council Member Alexander and Council Member Pugh

### **Purchase Agreement - 607 Idol Street - Workforce Development Board**

#### **090285**

Council is requested to authorize staff to proceed with the purchase of property located at 607 Idol Street in the amount of \$1,700,000.00.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. It is being forwarded to the full Council without a recommendation from the committee.

Authorized staff to proceed with the purchase of the property located at 607 Idol Street in the amount of \$1,700,000.00.

**A motion was made by Council Member Sims, seconded by Member Blakeney, that this matter be approved. The motion carried by the following vote:**

**Votes:** Aye: Mayor Smothers, Council Member Sims, Council Member Blakeney, Council Member Douglas and Council Member Faircloth  
Nay: Council Member Bencini and Council Member Whitley  
Absent: Council Member Alexander and Council Member Pugh

### **Pending Items**

#### **Revised Economic Incentive Policy**

**090050** Council is requested to adopt a revised economic incentive policy redirecting incentive dollars to the Core City and south High Point.

Note: This matter has been pending since March 5, 2009.

#### **PUBLIC SAFETY COMMITTEE - Council Member Faircloth, Chair Committee Members: Douglas, Pugh and Alexander**

**(Faircloth and Douglas present; Pugh and Alexander absent)**

#### **Ordinance - Vacate/Close Dwelling - 268 Dorothy Street**

**090278** Council is requested to adopt an ordinance ordering the housing inspector to effectuate the vacating and closing of a dwelling located at 268 Dorothy Street belonging to Shane and Sherri Kennedy.

Katherine Bossi, Local Codes Enforcement Supervisor, reviewed the information as contained in the staff report for the housing case at 628 Dorothy Street. [a copy of the staff report is hereby attached in Legistar as a permanent part of these proceedings]

Council Member Sims inquired about the relocation of the tenants. Cathy Gray of Community Development and Housing noted the occupant of the structure has been in contact with the Community Development Department and they are working on relocating them.

Council Member Whitley asked if staff has any intentions of issuing an order for demolition of the structure. Katherine Bossi explained that it doesn't meet the conditions for demolition and the property owners have indicated their intent to repair the structure. Council Member Whitley felt this case was a matter of the owner's attempt to force the tenant from the property. Mayor Smothers pointed out that the pictures indicate a total lack of investment and recommended staff flag the property.

Chairman Faircloth asked if there was anyone present who would like to speak regarding this housing case. There being no further comments, the Committee

recommended this matter be placed on Thursday's Agenda with a favorable recommendation for adoption.

Adopted Ordinance ordering the housing inspector to effectuate the vacating and closing of the dwelling located at 628 Dorothy Street.

**Ordinance No. 6656/09-56                      Introduced 11/16/09**  
**Adopted 11/16/09**  
**Ordinance Book Volume XVI, Page 141**

**A motion was made by Member Faircloth, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously.**

**PUBLIC SERVICES COMMITTEE -Council Member Sims, Chair**  
**Committee Members: Blakeney, Faircloth, Whitley and Alexander**

**(all were present except Alexander)**

There were no matters appearing on tonight's Agenda for consideration by the Public Services Committee.

**PLANNING & DEVELOPMENT COMMITTEE - Council Member Bencini, Chair**  
**Committee Members: Blakeney, Pugh, Sims and Faircloth**

**(**

**Pending Items**

**University Area Plan - City of High Point**

**090251**      A request by the City of High Point for consideration of the University Area Plan.

***Note: The public hearing for this matter was held on Monday, October 19, 2009 at 5:30 p.m. at which time the matter was continued to the Planning & Development Committee for further discussion.***

**Miscellaneous Item**

**Appointment- Historic Preservation Commission**

**090290**      Council is requested to confirm the appointment of Amy Lynn MacArthur as the Johnson Street representative on the Historic Preservation Commission. Ms. MacArthur will fill the unexpired term of Peary Coughenhour who has resigned. Appointment will be effective immediately and will expire 10/17/2010.

Approved the appointment of Amy MacArthur to the Historic Preservation Commission. Appointment effective immediately and will expire 10/17/2010.

**A motion was made by Council Member Whitley, seconded by Council Member Sims, that this matter be approved. The motion carried unanimously.**

---

**PUBLIC HEARINGS ON ITEMS****Planning & Development Committee - Council Member Bencini, Chair**  
**Committee Members: Blakeney, Pugh, Sims and Faircloth**

(all were present except Pugh)

**Resolution - Street Abandonment 09-21 - City of High Point****090280**

A request by the Technical Review Committee to abandon an unimproved portion of an unnamed right-of-way between Brentwood Street and New Street, lying east of the Gavin Drive and Brentwood Street intersection.

The public hearing regarding this matter was held as duly advertised on Monday, November 16, 2009 at 5:30 p.m.

Mark Schroeder of Planning and Development gave an overview of the staff report which is hereby incorporated in Legistar as a permanent part of these proceedings.

Council Member Faircloth questioned the rationale regarding the continuation of Gavin across the street. Mr. Schroeder explained that TRC reviewed this case in July and felt the width did not serve any purpose for potential future development.

Chairman Bencini opened the public hearing and asked if there was anyone present who would like to offer comment. There being no one present to speak for or against this street abandonment request, the public hearing was declared closed.

Following the conclusion of the public hearing, the Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation for adoption.

Adopted resolution authorizing the abandonment of an unimproved portion of an unnamed right-of-way between Brentwood Street and New Street, lying east of Gavin Drive and Brentwood Street intersection.

**Resolution No. 1565/09-93**

**Introduced 11/16/09**

**Adopted 11/16/09**

**Resolution Book Volume XVI, Page 207**

**A motion was made by Mayor Pro Tem Bencini, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously.**

**Resolution - Street Abandonment 09-22 - City of High Point****090281**

A request by the Technical Review Committee to abandon an unimproved portion of an unnamed alley located between N. Centennial Street and Fourth Street, lying north of Richardson Avenue.

The public hearing for this matter was held as duly advertised on Monday, November 16, 2009 at 5:30 p.m.

Council Member Sims asked to be recused due to a possible conflict of interest. Council Member Bencini moved to recuse Council Member Sims. Council Member Whitley made a second to the motion which carried unanimously.

Mark Schroeder of Planning and Development gave an overview of the staff report which is hereby attached as a permanent part of these proceedings.

Chairman Bencini opened the public hearing and asked if there was anyone present who would like to comment. There being no one present to offer comments, the public hearing was closed.

Following the conclusion of the public hearing, the Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation for approval.

Adopted resolution authorizing the abandonment of an unimproved portion of an unnamed alley located between N. Centennial Street and Fourth Street, lying north of Richardson Avenue.

**Resolution No. 1566/09-94                      Introduced 11/16/09**  
**Adopted 11/16/09**  
**Resolution Book Volume XVI, Page 208**

**A motion was made by Mayor Pro Tem Bencini, seconded by Council Member Whitley, that this matter be adopted. The motion carried by the following vote:**

**Votes:** Aye: Mayor Smothers, Council Member Bencini, Council Member Blakeney, Council Member Douglas, Council Member Faircloth and Council Member Whitley  
Absent: Council Member Alexander and Council Member Pugh  
Recused: Council Member Sims

### **Lambeth Enterprise, Inc. - Guilford County Landmark Application Commercial National Bank Building - Radio Building**

#### **090282**

Consideration of an ordinance establishing the building exterior, inclusive of land, and certain interior features of the Commercial National Bank Building, 164 S. Main Street, better known as the Radio Building, as a Guilford County Historic landmark.

The public hearing for this matter was held and duly advertised on Monday, November 16, 2009 at 5:30 p.m.

Bob Robbins of Planning & Development gave an overview of the staff report which is hereby incorporated and attached to Legistar as a permanent part of these proceedings.

Chairman Bencini opened the public hearing and asked if anyone was present who would like to comment regarding the Historic Landmark designation as requested by Lambeth Enterprise, Inc. for the Commercial National Bank Building (Radio Building). There was no one present to speak.

Following the conclusion of the public hearing, the Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation for adoption.

Adopted Ordinance establishing the building exterior, inclusive of land, and certain interior features of the Commercial National Bank Building, 164 S. Main Street, better known as the Radio Building, as a Guilford County Historic landmark.

**Ordinance No. 6657/09-57                      Introduced 11/16/09**  
**Adopted 11/16/06**  
**Ordinance Book Volume XVI, Page 142**

**A motion was made by Mayor Pro Tem Bencini, seconded by Member Faircloth, that this matter be adopted. The motion carried unanimously.**

**Ordinance - Text Amendment 09-12 - City of High Point re Market Overlay District**

**090283**

A request by the Planning and Development Department to amend Chapters 1, 4 and 5 of the Development Ordinance to establish the Market Overlay District.

Chairman Bencini asked to be recused from voting and discussion regarding this matter and related matter 090284 Ordinance- Rezoning Case 09-10- City of High Point- Market Overlay District due to a possible conflict of interest.

**Motion by Council Member Whitley, seconded by Council Member Faircloth and carried unanimously to recuse Council Member Bencini.**

Prior to the public hearing, the Mayor explained that Council has no intention of voting on this matter at tonight's meeting, but would like to receive the comments and suggestions as to how it could be amended or altered.

Mayor Smothers opened the floor for public comments and asked that comments from the floor be limited to three minutes.

Donald Sparrow, Attorney, 305 Pisgah Church Road, Greensboro, spoke on behalf of Slane Hoisery Mill located at 313 S. Centennial. He voiced concerns with Slane's property being located within the Market Overlay District and subject to the Site Compliance contained in the proposed ordinance. He noted that although they would be allowed to continue to operate, but expressed concerns about expansion restrictions for their operations. He felt it would be expensive and impractical for them to do so due to setback requirements. Slane would like to remain where it is located and, except for the expansion concerns, supports the Market Overlay District initiative.

He provided some text suggested by the Planning Department that would accomplish Slane's objectives and yet keep Slane's property within the Market Overlay District. Mr. Sparrow informed Council that if an agreement cannot be reached, Slane must oppose the inclusion of its property in the Market District Overlay and would vigorously pursue every remedy it has at its disposal to prevent its inclusion. He

requested Council delay voting until this problem could be addressed and hopefully solved.

Note: A copy of the letter on Sparrow Wolf & Dennis, PA letterhead dated November 16, 2009 will be attached to Legistar as a permanent part of these proceedings as well as the Planning Department's suggested text.

Jim Hooper, 404 Hobbs Road, Greensboro, President of Slane Hoisery Mills, also spoke. He informed Council that their business is doing really well and they would need to have the flexibility of expanding at this location. He thanked Council for their consideration and time for allowing him to speak.

Steven Johnson, who resides at 504 Samet Drive, High Point, and has a business located at 100 N. Centennial St. He conveyed that he enthusiastically supports the proposed Market Overlay District with the following exceptions:

1. Consideration should be given to existing showroom properties presently outside of the boundaries that have been showrooms for a number of years and try to figure out a way not to exclude them because of the tough economic times there could be some unintended consequences.
2. Likes the idea of concentrating the showrooms to an area, but with some restrictions in place such as types of buildings, and making some sense of place like public spaces, walkways, etc....
3. Buildings got built too fast in the past, wrongly and some were hazards and hopes this doesn't happen in the future.

Pam Stern, who owns a building located at 508 N. Hamilton Street in High Point, addressed Council. She expressed embarrassment at some of the negative comments made at the Planning & Zoning Commission meeting and noted many left outraged and felt there was miscommunication. She noted that the 100 block of N. Main has been showroom for a number of years, but is now proposed for retail. She expressed concerns that she purchased property behind the property at 508 N. Hamilton Street and was told it was in Showroom District #2 when she purchased it, but has since been told that it would not be if the Market Overlay District is approved. Ms. Stern pointed out part of her property is in and part out and she requested that all of her property be put in the Market Overlay District. She also owns property at 600 Main Street that is backed up to Stanford Furniture and hoped that this property could also be included in the Market Overlay District and she did not want to be told that it could be used for retail purposes.

Rod Townsend, address P.O. Box 138, Knoxville, TN 37901, local address is 410 English Road, High Point 27262 where the Union Square Building is located. He explained the only reason they purchased this building and spent \$2,000,000 renovating it was to use it as showrooms and there was very limited use for the building except for showrooms. He expressed concerns that the area basically bordered by Lindsay, running down English, Pine and then from Church over to Main-

-within this area there is vacant land, abandoned buildings and showrooms, but no other businesses in this area except for the taxi stand in the old bus station. He pointed out there was little or no vacant land included in the proposed plan, so if anyone were to express an interest in building in the future they wouldn't be any place to do it unless the plan is amended and exceptions made. He proposed amending the Market Overlay District to include the area on the map that he submitted as evidence. [a copy of the map will be incorporated and attached in Legistar as a permanent part of these proceedings]. He felt doing so would help solve a number of problems because:

1. It would provide some vacant land
2. It would steer people towards it to build showrooms should they want to
3. It maintains the 500,000 sq. ft. of showrooms in existence

Other issues he raised were:

1. The yellow shaded area on the map he presented is closer to the core point than almost 50% of the land that is included in the proposed plan and the purpose of the plan was to make the area more walkable, more concentric, more densely populated and to provide a better pedestrian access;
2. He felt his map rounds out the district and nothing would be given up by including this area, but a tremendous amount would be gained.

He again asked for Council's consideration to include this area by amending the plan and pointed out that the *High Point Enterprise* in a November 1st editorial also endorsed his proposal to include this area.

Cathy Hinson, 1925 Chestnut Street, High Point, also addressed Council on behalf of Union Square Properties. She expressed concerns about some negative comments were made at the Planning & Zoning Committee meeting about the Furniture Market and that folks should be grateful that the city has the furniture industry and the business men should not be insulted. She also informed Council that they were told at this meeting that if they were to put in a restaurant or a night club on their first floor, that they could be added into the City Core by petitioning the Planning & Zoning Commission. She pointed out that plans are in the works to include a music venue in the Natalli building and asked for consideration of extending the City Core over to Lindsay adding four more blocks.

Carl Wright, 906 W. Ray Avenue, High Point, appearing on behalf of Main Street Holding at 101 N. Main Street, distributed a list of approximately 40+ showrooms currently being taxed that are not included in the proposed Market Overlay District. He explained Main Street Holdings was concerned because of their recent \$500,000 investment of their property just north of the market district. He expressed opposition to the Market Overlay District as proposed and expressed the following concerns:

1. Felt the city was trying to do too much of putting a showroom market and economics into a bottle that it doesn't fit into,
2. By doing this, the city is dangerously eroding the perceptions that High Point has

with the rest of the industry.

Mr. Wright suggested Council might want to consider the boundaries be expanded in some reasonable fashion and encouraged expansion of the grandfather clause because of the current economic climate.

Tony Sink, who resides at 318 S. Myers Road in Thomasville, owner of a business located at 658 N. Main Street, addressed Council. He asked if the taxes for the areas not in the market area would be reduced because the property would not be as valuable. He felt like they were getting the short end of the stick because although they abut the showroom district, they cannot get included. He also pointed out that the rules were amended for the Eastchester Corridor eventually allowing a showroom and questioned whether the proposed rules would have to be followed until someone comes in wanting to change it.

Rod McClain, representing Stickley Furniture, address 1 Stickley Drive, Manlius, NY 13104, was recognized for comment. He explained that Stickley Furniture has been an exhibitor in High Point for 35+ years and they own a house on Historic Johnson Street and own a 30,000 sq. ft. showroom at 225 N. Elm Street adjacent to the Natalli building in Union Square, leased an 18,000 sq. ft. space in the Natalli building, and own two factories in High Point. He asked for Council's consideration in moving the present showroom boundaries out three blocks to incorporate room for future expansion, room for opportunities to rid the city of undesirable property and to continue the entrepreneurial effort to connect to the market. He felt the exclusion of the Stickley market showroom from the proposed market district would adversely impact the image of their company and would also marginalize their otherwise impressive presence in High Point and they be allowed to grow and prosper in High Point.

Randy Short, with Stanford Furniture, mailing address P.O. Box 69, Claremont, NC 28610, showroom address 435 N. Wrenn Street, addressed Council. He expressed dismay due to the boundary line going up the middle of Wrenn Street and because their property is on the outside of Wrenn Street, they were excluded from the proposed market overlay district. He mentioned an alternative plan that Council may want to consider and suggested efforts be made to recruit monthly trade shows in High Point because he felt the district the district as proposed confines High Point showrooms. He pointed out this would impact downtown in a very positive way and provide more economic development opportunities.

J. C. Thompson, 3819 Briarwood Avenue, High Point, who manages three spaces at 114 E. Kivett expressed concerns that this property has been excluded from the overlay. He mentioned that they are only two blocks from the proposed district and they do have quite a bit of walk-in traffic during the Market. He explained that although they would fall under the grandfather clause, it could cause problems because sometimes their spaces empty and there is no demand other than showroom for the property. He distributed a copy of a recent article appearing in the *High Point Enterprise* and asked Council to read it. He felt there was a danger of some of the showroom spaces emptying out because they won't meet the requirements of the

two-year restriction that is proposed. He asked Council to consider these comments and take a good look at it before a decision is made.

At this time, Council Member Blakeney asked to be excused from the remainder of the meeting due to a prior commitment. **Council Member Faircloth made a motion to excuse Council Member Blakeney, with Council Member Sims making a second to the motion. The motion carried unanimously.**

Charles Simmons, 101 Creekside Drive, High Point, made the comment that imposing the Market Overlay District boundaries was almost like condemning property. He encouraged Council to listen to the comments folks were sharing on this "hot" topic.

Alan Cousins, 1406 Westchester Drive, owner of buildings located at 305 and 240 W. Russell Avenue, addressed Council. He informed Council that the proposed overlay cuts him out of the district and if it does pass, he requests to be included. He didn't think the idea was advantageous to High Point because it discourages future investment in High Point and discourages a downtown area.

Christina Prentzas, who resides at 4115 Quarterstaff, High Point, spoke on behalf of her father James Nicopoulos who was also present. Mr. Nicopoulos' resides at 1204 Brookfield Court, High Point and owns property at 106 Kivett Drive that was a showroom up to October and they were asking that it be grandfathered in. They also own a business at 204 N. Main Street. She felt there were not enough people to support retail businesses presently and asked staff look at deeper things other than not allow buildings to be showrooms and felt more incentives for showrooms and businesses were needed.

Aaron Clinard, 803 W. Farris Avenue in High Point, was present representing the City Project. He complimented Lee Burnette and the planning staff on the tremendous amount of work put into the proposal. He pointed out that most of the comments tonight were from property owners whose property is not currently in the proposed market overlay district, but desire it to be. He encouraged Council to approve the market overlay district and to feel free to tweak the boundaries if needed. He felt the grandfather clause was adequate and felt consideration should also be given to the buyers. Mr. Clinard endorsed Randy Short to become part of the process and felt like he had some great ideas.

Tom Terrell, 529 W. Parkway, High Point, proposed that it be looked at in a different way because it wasn't about furniture showrooms, but all the other uses that High Point has to have in order to be a vibrant city the other 48 weeks of the year. He encouraged Council to see this as nothing but a refinement of the containment of showrooms to a certain geographical area.

Jay Wagner, 229 Edgedale Drive, High Point, Vice Chair of the City Project, pointed out there were many folks who want to have their property included in the market overlay district, but it was problematic because there would be no downtown if this were the case. He felt it all comes down to the question as to whether or not High Point is going to have a downtown that is going to be available and used by the citizens of High Point during the times of the year when the Furniture Market is not in

town. He looked at this as an opportunity to carve out the area downtown for the citizens between market to stimulate alternative uses. He also pointed out that this proposed market overlay district would only affect future showrooms.

Libby Cheek, 1102 Gatehouse Road, High Point, owner of the property located at 300 Church Avenue, informed Council that her property consists of 17,000 sq. ft. and this limits potential buyers for this property and was not likely to become a retail space. She asked Council to please consider all aspects of the overlay when making the decision on whether or not to implement the market overlay district.

Angie Hebert, 5103 Grandover Parkway, Greensboro, representing Arash Yaraghi, Principal Safavieh, who owns property at the corner of Lindsay and Kivett, read a letter from Mr. Yaraghi into the record. He requested the overlay district be modified to include his property rather than retroactively preventing its intended use as a showroom. [a copy of the letter and architectural rendering of the proposed High Point Pavilion will be incorporated and attached to Legistar as a permanent part of these proceedings]

George Holbrook, 1513 Johnson Street, High Point, who owns a 22,000 sq. ft. building one block south of the proposed showroom district. He stated there could be a reverse effect by shrinking the district and consideration needs to be given to the impact the boundaries would have in the future. He also believed the success of downtown High Point would be more retail, but maybe retail in wholesale furniture. He stated the city should proceed with caution as to how this is defined--if showrooms would be primary and retail would be secondary.

Elijah Lovejoy, 917 Avalon Acres Court, High Point, felt the question was how could the existing downtown area which is mainly furniture showrooms exist in a reasonably compatible way with the local community. He felt the answer to this question was Main Street, a demographically diverse area with 25,000+ folks driving on it per day. He requested Council give Main Street a wide birth and perhaps make it even wider in some areas because this area would be most naturally used by most of the community and trade shows could use the downtown area. He agreed with the idea of having trade shows every month out of the year, but pointed out a potential downside would be that trade shows are typically for industries outside the area and felt there needed to be a mutually compatible way that fits the local community to make them desire to reengage in their community.

Jim Corey, 2715 Red Run Court, High Point, pointed out that the Furniture Market is in operation only one month out of the year, does not function the other eleven months and if a retail operation is developed, there would need to be some activity twelve months out of the year. He felt the idea of the trade shows would certainly warrant investigation, with a great degree of competitiveness associated with them.

Mayor Smothers asked if there was anyone else present who would like to comment regarding this matter. There being none, the Committee recommended the public hearing for this matter be continued to Monday, December 7, 2009 at which time Council would continue the public hearing to a date and time certain.

Continued public hearing to December 7, 2009.

**A motion was made by Mayor Smothers, seconded by Council Member Whitley, that this matter be continued. The motion carried by the following vote:**

**Votes:** Aye: Mayor Smothers, Council Member Sims, Council Member Douglas, Council Member Faircloth and Council Member Whitley  
Absent: Council Member Alexander, Council Member Blakeney and Council Member Pugh  
Recused: Council Member Bencini

**Ordinance - Rezoning Case 09-10 - City of High Point - Market Overlay District**

**090284**

A request by the City Council to apply the Market Overlay District to approximately 249 acres in downtown High Point.

The public hearing for this matter and related matter 090283 Ordinance- Text Amendment 09-12- City of High Point re Market Overlay District was duly held as advertised on Monday, November 16, 2009 at 5:30 p.m.

Note: For specific comments made at the public hearing for this matter, please refer to **090283 Ordinance- Text Amendment 09-12- City of High Point re Market Overlay District**.

The Committee recommended the public hearing for this matter and **090283 Ordinance- Text Amendment 09-12- City of High Point re Market Overlay District** be continued to Monday, December 7, 2009 at which time it will be continued to a date and time certain.

Continued the public hearing to Monday, December 7, 2009.

**A motion was made by Mayor Smothers, seconded by Council Member Whitley, that this matter be continued. The motion carried by the following vote:**

**Votes:** Aye: Mayor Smothers, Council Member Sims, Council Member Douglas, Council Member Faircloth and Council Member Whitley  
Absent: Council Member Alexander, Council Member Blakeney and Council Member Pugh  
Recused: Council Member Bencini

**For Information Only:**

**Meeting Reminders:**

**Planning & Development Committee**

**Chairman Bencini announced that the Planning & Development Committee would meet on Tuesday, November 17th at 2:30 p.m.**

Maurice "Mo" Green, Superintendent for Guilford County Schools, addressed Council

regarding the Guilford County Schools Strategic Plan 2012. [a summary of the plan will be attached as a permanent part of these proceedings in Exhibit Book X, Page 45]. He also provided a status update on the Guilford County Strategic Plan Academic Goals in the past year since he has been Superintendent. The Achieving Educational Excellence plan has three themes:

Academic Excellence  
Character Education  
Concept of Excellence (raising the level)

The plan focuses on the following areas:

Mission  
Vision: Achieving Education Excellence  
Area I- Improving Academic Achievement & Major Strategies  
Area II- Supportive Family & Community Involvement & Major Strategies  
Area III- Strategic Human Resource Manager & Major Strategies  
Area IV- Respectful & Responsive Service & Major Strategies  
Area V- Safe Schools & Character Development & Major Strategies  
Area VI- Optimal Operations & Major Strategies  
Area VII- Transformational Technology & Major Strategies  
Area VIII- Clear Baseline & Equitable Standards & Major Strategies

Mr. Green focused on a couple of items on their academic status update. They had one school at the end of the 2008 year that was considered to be an honor School of Excellence. To achieve this designation, 90% of the students must perform at or above grade level and have expected growth. The plan projects that there will be five by the end of the 2012 school year. At the end of this year, they projected to have two, but actually have ten. On the flip-side he pointed out there were 9 out of 120 low performing schools in the district at the end of the 2008 school year and are projecting no low-performing schools at the end of the year 2012. He also called Council's attention to the Status Snapshot as of September 17, 2009 handout that gives a quick glance of where the school system is at with the various initiatives. Mr. Green pointed out that more detailed information could be obtained on the Guilford County Schools website.

He noted that a critical part of the Strategic Plan was regionalization. There are four geographic regions and one region referred to as the Enrichment region that has schools throughout the district. At this time, Mr. Green introduced Mr. Angelo Kidd, who is the Western Region Superintendent.

Mr. Kidd offered comments and introduced the following school personnel and asked them to stand:

Dr. Terry Worrell, Central Region Superintendent  
Heather Bare, Principal- Oakview Elementary  
Garriott Rose, Principal -The Academy at Central  
Dennis Foster, Principal- Shadybrook Elementary

Dr. Bryan Johnson, Principal- Parkview Elementary  
Scott Winslow, Principal- Northwood Elementary  
Alan Parker, Principal- Southwest High School  
Revonda Johnson, Principal- High Point Central  
Amy Pendergrass, Curriculum Facilitator, representing James McNeil from Florence Elementary  
Dr. Sara Roberts, Principal- Oak Hill Elementary  
Jennifer Topper, Principal- GTCC Middle College (High Point)  
Rhonda Copeland, Principal- Fairview Elementary  
Naquita McCormick, Principal- Kirkman Park Elementary  
Vernon Trent, Principal- Johnson St. Global Studies Elementary and Middle School

He also introduced personnel at the High Point Administrative Offices located at 900 English Road.

Sandy Culmer, Executive Director  
Lillie Tucker, Formative Assessment Coach  
Charlisa Hall, Instructional Technology Coach

Mr. Kidd reiterated their goals were excellence, excellence, excellence with no low-performing schools. He mentioned there are three schools in the western region benefiting from the 2008 bond referendum: Southwest High School, High Point Central and Kirkman Park Elementary. He noted that the western region office wants to embed itself into the community so they can work together to provide educational excellence for all students.

Following Mr. Kidd's comments, Mayor Pro Tem Bencini asked if there was an attempt by the school administration to encourage regional administrators to live in community they serve. Mr. Kidd noted that although he doesn't live in High Point, he does reside in Guilford County and spends most of his waking hours in High Point. Mayor Pro Tem Bencini also asked about strategies for facilities. Mr. Green pointed out this information could be found in the hand-out, Area VI- Optimal Operations and more detailed information could be obtained on the GCS website. Mayor Pro Tem Bencini also inquired about when the track for Ferndale and High Point Central would be repaired, replaced, etc... Mr. Green replied that he did not have that information, but would make sure that Angelo Kidd responds with an answer.

Council Member Faircloth thanked them for attending the meeting, sharing the information and showing an interest in High Point. He asked if they could comment regarding the progress made for safety/order in the schools. Mr. Green explained that perception doesn't equal reality, but this didn't mean that there weren't issues that need to be dealt with in each and everyone of the schools. Mr. Green noted some positive enforcement being done to combat these issues were positive behavior support and trying to provide alternative opportunities for those students who violate the code of conduct so they can continue learning, and vamping up their character education initiative.

Council Member Sims echoed Council Member Faircloth's comments and asked Mr.

Green what the Council, as elected officials in the community, could do to help Guilford County Schools in the initiatives and strategic planning to help bring it forward. Mr. Green noted that although he didn't come with a formal request, he shared that:

1. He was trying to get out in the communities so there would be a better understanding for what they are doing and what they are about.
2. Communication as to what's going on in the schools, presence in the schools.
3. Hopes the community will feel comfortable enough to start going to Angelo Kidd, the Western Region Superintendent
4. The educators need Council to be a voice to other community members to be involved with the children and to hold them accountable for delivery.

The Mayor thanked Mr. Green for taking the time to attend this meeting and all the other numerous times he's had a presence in High Point.

## ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:30 p.m. upon motion duly made and seconded.

Respectfully Submitted,

---

Rebecca R. Smothers, Mayor

Attest:

---

Lisa B. Vierling, MMC  
City Clerk