

City of High Point

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



Meeting Agenda

Monday, August 19, 2019

5:30 PM

Council Chambers

City Council

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

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**

- [2019-355](#) Proclamation - National Recovery Month
Mayor Wagner will present a proclamation to Caring Services, Inc. recognizing the 30th anniversary of the Recovery Month observance and designating the month of September as "National Recovery Month"
Attachments: [National Recovery Month 2019](#)

CONSENT AGENDA ITEMS**FINANCE COMMITTEE - Council Member Moore, Chair**

- [2019-356](#) Agreement - Kimley Horn - Transportation Study - High Point (MPO) City of Lexington
Council is requested to approve a supplemental agreement with Kimley-Horn and the High Point Metropolitan Planning Organization (MPO) on behalf of the City of Lexington in the amount of \$105,000 for a transportation study for the area generally located at the Interstate 85/NC 8 interchange. A City of Lexington match of 20% is required and will be reimbursed to the MPO.
Attachments: [1. KHA Lexington Transportation Study](#)
- [2019-357](#) Contract - Core + Main LP - Fire Hydrant
Council is requested to award a contract to Core + Main LP for the purchase of fire hydrants in the annual amount of \$56,014.05 for a total contract award of \$168,042.15. The fire hydrant contract will run from September 1, 2019 through August 30, 2022 (3-year contract) with the option to renew for two (2) additional one (1) year periods if terms and pricing are agreeable to both parties.
Attachments: [2. Fire Hydrant - Core & Main](#)
- [2019-358](#) Contract - Garney (CMAR) - Appling Way - Change Order #4
Council is requested to approve a change order with Garney Companies, Inc. in the amount of \$2,584,160.20 for the construction of Appling Way. The project will include the construction of a new public road that will connect N. Elm Street and Pine Street and include the construction of sidewalk, streetscaping, curb and gutter, water/sewer utility lines, and storm drainage system.
Attachments: [3. Construction Manager At Risk CMAR Contract - Change Order #4th](#)
- [2019-359](#) Contract - Sink Farm Equipment - Slope Mower
Council is requested to award a contract to Sink Farm Equipment in the amount of \$99,580.45 for the purchase of a Kubota M5-111HDC12 tractor

with Terrain King mower and declare the old tractor with mower as surplus and disposing through the online auction process.

Attachments: [4. Slope Mower](#)

[2019-360](#)

Contract - Piedmont Truck Center - Tactical Equipment Vehicle
Council is requested to award a contract to Piedmont Truck Center in the amount of \$121,143.00 for the purchase of a Ford F550 with enclosed body to replace a 1997 Ford Econoline E350 equipment van and also declare the old van as surplus and disposing through the online auction process.

Attachments: [5. Tactical Equipment Vehicle](#)

[2019-379](#)

2018 Edward Byrne Memorial Justice Assistance Grant Funding - JAG
Council is requested to establish a public hearing date of Monday, September 16, 2019 at 5:30 p.m. for the purpose of receiving public comments on the funding for the 2018 Edward Byrne memorial Justice Assistance Grant Funding (JAG).

Attachments: [8. PD 2018 JAG Set Public Hearing](#)

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member Moore, Chair

[2019-361](#)

Public Hearings & Adoptions of Bond Orders
Council is requested to hold three individual public hearings on the following three bond orders and adopt the bond orders as introduced at the meeting of the City Council held on July 15, 2019 meeting.

1. "Bond Order authorizing the issuance of \$22,000,000 General Obligation Streets and Sidewalk Bonds of the City of High Point, North Carolina;" and
2. "Bond Order authorizing the issuance of \$21,500,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina;" and
3. "Bond Order authorizing the issuance of \$6,500,000 General Obligation Housing Bonds of the City of High Point, North Carolina."

Attachments: [6. Bond Hearings Adopt Orders](#)

[2019-362](#)

Resolution - Setting Special Bond Referendum
Council is requested to approve a RESOLUTION SETTING A SPECIAL BOND REFERENDUM AND DIRECTING THE PUBLICATION OF NOTICE OF A SPECIAL BOND REFERENDUM AND NOTIFICATION OF THE BOARDS OF ELECTIONS for the following Bond Orders:

1. "Bond Order authorizing the issuance of \$22,000,000 General Obligation Streets and Sidewalk Bonds of the City of High Point, North Carolina;" and
2. "Bond Order authorizing the issuance of \$21,500,000 General

Obligation Parks and Recreation Bonds of the City of High Point, North Carolina;" and

3. "Bond Order authorizing the issuance of \$6,500,000 General Obligation Housing Bonds of the City of High Point, North Carolina."

Attachments: [7. Setting Referendum Memo 2019](#)

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

[2019-363](#)

2019-2020 Affordable Housing Program Procedures HUD
Council is requested to approve the Affordable Housing Procedures required by HUD and authorize the appropriate City official to execute all necessary documents.

Attachments: [Affordable Housing SOP - overview of changes Aug 2019](#)

[CoHP AffHsg SOP_Draft for Council - Aug 2019](#)

PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams, Chair

[2019-364](#)

Resolution of Intent - Annexation 19-07
Approval of a Resolution of Intent to establish a public hearing date of September 16, 2019, to consider a voluntary contiguous annexation of approximately 28 acres located west of Dillon Road, approximately 350 feet north of Bales Chapel Road. The property is addressed as 3411 and 3411-R Dillon Road and also known as Guilford County Tax Parcel 160602 and 228590.

Attachments: [1. Resolution of Intent AN-19-07](#)

[2019-365](#)

Resolution of Intent - Annexation 19-08
Approval of a Resolution of Intent to establish a public hearing date of September 16, 2019, to consider a voluntary contiguous annexation of an approximate 1.23-acre parcel located south of E. Martin Luther King Jr. Drive, approximately 725 feet east of Dillon Road. The property is addressed as 3314 E. Martin Luther King Jr. Drive and also known as Guilford County Tax Parcel 161162.

Attachments: [2. Resolution of Intent AN-19-08](#)

[2019-366](#)

Authorization to extend water services to the new Guilford County Animal Shelter

A request to authorize the extension of water service to the new Guilford County Animal Shelter located at 980 Guilford College Road. The site is located on the northwest side of Guilford College Road, southwest of Interstate 73 and north of W. Wendover Avenue.

Attachments: [3. Authorization to extend Water \(GC Animal Shelter-Guilford College Rd\)](#)

PUBLIC HEARINGS[2019-367](#)

Soulin and Som Put Pasit - Annexation 19-06

A request by Soulin and Som Put Pasit to consider a voluntary contiguous annexation of an approximate 1.6-acre parcel lying along the east side of Penny Road, approximately 650 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcel 227820.

Attachments: [4. Staff Report AN-19-06](#)

[2019-368](#)

Soulin and Som Put Pasit - Zoning Map Amendment 19-12

A request by Soulin Pasit and Som Put Pasit to rezone an approximate 1.6-acre parcel 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 east of Penny Road, approximately 650 feet south of Eagle Glen Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [5. Staff Report \(ZA-19-12\)](#)

[2019-369](#)

Cathy Jean Hedgecock - Annexation 19-04

A request by Cathy Jean Hedgecock to consider a voluntary contiguous annexation of approximately 15.3 acres lying approximately 350 feet west of Skeet Club Road and surrounded on three sides by the Joyce Circle right-of-way. The property is also known as Forsyth County Tax Parcels 6892-19-2761.00 and 6892-19-5337, and a portion of Guilford County Tax Parcel 1990147.

Attachments: [6. Staff Report AN-19-04](#)

[2019-370](#)

RIMAR LLC - Zoning Map Amendment 19-09

A request by RIMAR LLC to rezone approximately 22.2 acres from the Residential Single Family-3 (R-3) District and the Residential Single Family-20 (RS-20) District, within Forsyth County's jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site lies along the west side of Skeet Club Road and surrounded on three sides by the Joyce Circle right-of-way. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [7. Staff Report \(ZA-19-09\)](#)

[2019-371](#)

High Point University - Plan Amendment 19-01

A request by High Point University to change the Land Use Map classification for approximately 33 acres from Low Density Residential, Local/Convenience Commercial and Recreation/Open Space to an Institutional classification. The site lies approximately 150 feet west of Panther Drive and is bounded by N. Centennial Street, E. Lexington Avenue and E. Farriss Avenue.

Attachments: [8. Staff Report PA-19-01](#)

[2019-372](#)

High Point University - Zoning Map Amendment 19-11

A request by High Point University to rezone approximately 37 acres from the Residential Single Family-5 (R-5) District, the Residential Multifamily-16 (RM-16) District, the Limited Business District (LB) District, a Conditional Zoning Limited Business (CZ-LB) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.

Attachments: [9. Staff Report \(ZA-19-11\)](#)

[2019-373](#)

City of High Point - Zoning Map Amendment 19-13.

A request by the Planning and Development Department to rezone 31 properties, totaling approximately 47 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located at various locations along the N. Main Street corridor (north Eastchester/Westchester Drive), along the E. Parris Avenue corridor, and along the Old Winston Road corridor. The request proposes to rezone these parcels to the Transitional Office (TO) District, the Limited Business (LB) District and the General Business (GB) District.

Attachments: [10. Staff Report ZA-19-13](#)

GENERAL BUSINESS AGENDA

[2019-374](#)

Agreement - Easement Dedication to NCDOT - Deep River Road Bridge Replacement

Council is requested to approve the dedication of the two drainage Utility Easements located at 1800-1898 Deep River Road and 1854 Deep River Road for the Deep River Road Bridge Replacement project.

Attachments: [NCDOT Easement](#)

[2019-375](#)

Reappointment - Parks & Recreation Commission - Marshall Newsome
Mayor Wagner is recommending the reappointment of Marshall Newsome to the Parks & Recreation Commission. This appointment will be effective immediately and will expire July 1, 2022.

Attachments: [Reappointment to Parks Recreation Commission-Newsome](#)

[2019-380](#)

Appointment - Planning & Zoning Commission - Terry Venable
Council Member Jones is recommending the appointment of Terry Venable to the Planning & Zoning Commission. This appointment will be effective immediately and will expire July 1, 2020.

Attachments: [Appointment to P & Z Commission- Venable](#)

[2019-376](#)

Minutes To Be Approved

Finance Committee Meeting; Thursday, August 1st @ 4:00 p.m.

Special Meeting; Monday, August 5th @ 4:00 p.m.

Regular Meeting; Monday, August 5th @ 5:30 p.m.

Community Housing, Neighborhood Dev. & Public Safety Committee;

Tuesday, August 6th @ 10:00 a.m.

Prosperity & Livability Committee; Wednesday, August 7th @ 9:00 a.m.

- Attachments:** [1. August 1 2019 Finance Committee Minutes.pdf](#)
[2. August 5 2019 High Point City Council Special Meeting Minutes.pdf](#)
[3. August 5 2019 High Point City Council Minutes.pdf](#)
[4. August 6 2019 CH ND & PS Committee Meeting Minutes.pdf](#)
[5. August 7 2019 P & L Committee Meeting Minutes.pdf](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Slope Mower

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments:

Meeting Date: August 19, 2019

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Streets Division of Public Services has a slope mower in need of replacement based on age and overall condition. Using the Sourcewell Procurement contract # 052417-AGI, a new Kubota M5-111HDC12 tractor with Terrain King mower is being recommended for council approval.

BACKGROUND:

The Streets Division has a 2009 John Deere 6230 with an Alamo mower in need of replacement based on age and overall condition. Maintenance costs have steadily increased and as a result, we believe this tractor and mower have reached the end of their useful life. Kubota M5-111HDC12 tractor with Terrain King mower is similar to the other ones they are currently using and will meet their needs. The price of \$99,580.45 is for the tractor with mower, training, and delivery. Estimated delivery is 60-120 days.

BUDGET IMPACT:

Funds are available in the 2019-20 budget.

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing one Kubota M5-111HDC12 tractor with Terrain King mower from Sink Farm Equipment. Recommendation also includes declaring the old tractor with mower as surplus and disposing through the online auction process.



Sourcewell Sales Order & Quote Form Information Page (Customer)

ALL 3 PAGES OF THIS FORM MUST BE SIGNED, DATED AND SUBMITTED FOR EACH ORDER OR QUOTE

Bill To Information		
Name: City of High Point		
Address: 3524 Triangle Lake Rd.		
City: High Point	State: North Carolina	Zip: 27261
Contact Name: Gary Smith		
Contact Number: 336.883.6699		
Contact Email: gary.smith@highpointnc.gov		
Ship To Information		
Name: Sink Farm Equipment		
Address: 1840 US Hwy 64 West		
City: Lexington	State: North Carolina	Zip: 27295
Contact Name: Alan Davis		
Contact Number: C: 336.309.1748		
Contact Email: alandavis@sinkfarmequipment.com		
Enduser Information		
Agency: City of High Point	Contact Name: Gary Smith	
Address: 3524 Triangle Lake Rd.		
City: High Point	State: North Carolina	Zip: 27261
Phone: 336.883.6699		
Email: gary.smith@highpointnc.gov		
Confirmation Email Addresses		
Dealer E-Mails for Order Confirmations: alandavis@sinkfarmequipment.com		
Dealer Emails for Advance Shipment Notices (if different from above):		
Dealer Emails for Invoices (if different from above):		
Dealer Emails for Warranty Registrations (if different from above):		
Order Type		
☒ Sourcewell #052417-AGI Member#		

Dealer Initials _____ Date _____

TERMS & CONDITIONS

Securwell

ALTERATION OF TERMS AND CONDITIONS NOT PERMITTED. This Sales Order and Quote Form ("Quote") constitutes an offer by Terrain King ("Seller") to the buying party named on page 1 of this Quote ("Buyer") for the sale of products set forth in the Quote. The offer made in this Quote by Seller is subject to the terms and conditions set forth below. Buyer may accept this offer by providing Seller with an official purchase order or other written confirmation citing the quotation number on page 1. Seller's acceptance of Buyer's order, and Seller's offer, is expressly conditioned on Buyer's agreement to these Terms and Conditions. Seller objects to and rejects any conflicting or additional terms and conditions proposed by Buyer in any form whatsoever. Seller expressly rejects any provisions that dictate that Buyer's terms control or any additional or different provisions in Buyer's electronic business portal. Buyer's acceptance of items described in the accompanying Quote sold hereunder will manifest Buyer's consent to these Terms and Conditions. If Buyer requests shipment based on telephone or purchase order, Buyer does so with the understanding that these Terms and Conditions apply. No variation, addition, termination, or waiver of any term or condition will be binding on Seller unless in writing and signed by Seller's duly authorized representative. Seller's failure to object to any provision or terms from Buyer will not be a waiver or amendment of any of the provisions of these Terms and Conditions.

ACCEPTANCE OF THIS QUOTE MEANS THAT BUYER HAS FULLY ACCEPTED AND UNDERSTANDS THE TERMS & CONDITIONS SET FORTH IN THIS QUOTE. ANY DIFFERENT OR ADDITIONAL TERMS FROM THOSE SET FORTH IN THIS QUOTE SHALL BE VOID. This Quote automatically expires ninety (90) calendar days from the date issued unless sooner terminated by notice.

DELIVERY. Unless otherwise agreed to in writing, delivery of equipment shall be made F.O.B. place of shipment and delivery of equipment to a carrier at any of Seller's plants or such other shipping points as Seller may designate shall constitute delivery to Buyer; and regardless of freight payment, title and all risk of loss or damages in transit shall pass to Buyer at that time. Great care is taken in packing the Seller's equipment. Seller cannot be held responsible for breakage after having received "in good order" receipts from the transportation company. All claims for loss and damage must be made by Buyer to the carrier. Claims for shortages or other errors must be made in writing to Seller within 30 days after receipt of shipment, and failure to give such notice shall constitute unqualified acceptance and a waiver of all such claims by Buyer. Method and route of shipment will be at the discretion of Seller unless Buyer shall specify otherwise, and any additional expenses of the method or route of shipment specified by Buyer shall be borne by Buyer. Seller reserves the right to make delivery in installments, unless otherwise expressly stipulated in the contract for sale and all such installments, when separately invoiced, shall be paid for when due per invoice without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Buyer of its obligations to accept remaining deliveries. Seller shall not be liable for any damage as a result of any delay due to any cause beyond the Seller's reasonable control, including without limitation, an act of God; act of Buyer, embargo or other governmental act, regulation or request; fire; accident; strike; slow down; war; riot; delay in transportation; or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost by reason of the delay.

TAXES AND OTHER CHARGES. Any manufacturer's tax, retailer's occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or other tax, fee or charge of any nature whatsoever, imposed by any governmental authority, on or measured by any transaction between the Seller and Buyer, shall be paid by Buyer in addition to the prices quoted or invoiced. In the event Seller shall be required to pay any such tax, fee or charge, Buyer shall reimburse Seller therefore, or, in lieu of such payment, Buyer shall provide Seller at the time the order is submitted, with an exemption certificate of other document acceptable to the authority imposing the same.

WARRANTIES. Seller warrants for one year from the purchase date to the original non-commercial, governmental, or municipal purchaser and warrants for six months to the original commercial or industrial purchaser that the goods purchased are free from defects in material or workmanship. Seller will replace for Buyer any part or parts found, upon examination at one of its factories, to be defective under normal use and service due to defects in material or workmanship. This limited warranty does not apply to any part of the goods which has been subjected to improper or abnormal use, negligence, alteration, modification, or accident, damaged due to lack of maintenance or use of wrong fuel, oil, or lubricants, or which has served its normal life. This limited warranty does not apply to any part of any internal combustion engine or expendable items such as blades, shields, or guards except as specifically found in your Operator's Manual. Except as provided herein, no employee, agent, Dealer, or other person is authorized to give any warranties of any nature on behalf of Seller. If after examining the goods and/or parts in question, Seller finds them to be defective under normal use and service due to defects in material or workmanship, Seller will: (a) repair or replace the defective goods or part(s) or (b) reimburse Buyer for the cost of the part(s) and reasonable labor charges (as determined by Seller) if Buyer paid for the repair and/or replacement prior to the final determination of applicability of the warranty by Seller. The choice of remedy shall belong to Seller. Buyer is responsible for any labor charges exceeding a reasonable amount as determined by Seller and for returning the goods to Seller, whether or not the claim is approved. Buyer is responsible for the transportation cost for the goods or part(s) to the designated factory.

LIMITATION OF LIABILITY. SELLER DISCLAIMS ANY EXPRESS (EXCEPT AS SET FORTH HEREIN) AND IMPLIED WARRANTIES WITH RESPECT TO THE GOODS INCLUDING, BUT NOT LIMITED TO, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SELLER MAKES NO WARRANTY AS TO THE DESIGN, CAPABILITY, CAPACITY, OR SUITABILITY FOR USE OF THE GOODS. EXCEPT AS PROVIDED HEREIN, SELLER SHALL HAVE NO LIABILITY OR RESPONSIBILITY TO BUYER ANY OTHER PERSON OR ENTITY WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THE GOODS INCLUDING, BUT NOT LIMITED TO, ANY INDIRECT, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES RESULTING FROM THE USE OR OPERATION OF THE GOODS OR ANY BREACH OF THIS WARRANTY. NOTWITHSTANDING THE ABOVE LIMITATIONS AND WARRANTIES, SELLER'S LIABILITY HEREUNDER FOR DAMAGES INCURRED BY BUYER OR OTHERS SHALL NOT EXCEED THE PRICE OF THE GOODS. NO ACTION ARISING OUT OF ANY CLAIMED BREACH OF THIS WARRANTY OR TRANSACTIONS UNDER THIS WARRANTY MAY BE BROUGHT MORE THAN TWO (2) YEARS AFTER THE CAUSE OF ACTION HAS OCCURRED.

ASSIGNMENT. Neither party may assign or transfer this Quote or any interest therein without the written consent of the other party, except that Seller may assign this Quote and its interest therein to any affiliated corporation, or to any corporation succeeding to Seller's business without the consent of Buyer.

LAW. This Quote shall be construed according to the laws of the State of Texas, exclusive of conflicts of laws principles. Venue shall be in Guadalupe County, Texas.

Dealer Initials _____ Date _____



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Fleet Services**

COUNCIL AGENDA DATE: **August 19, 2019**

BID NO.: **Sourcewell** CONTRACT NO.: **052417-AGI** DATE OPENED:

DESCRIPTION:

Kubota M5-11HDC12 Tractor with Terrain King mower

PURPOSE:

The Streets Division has a 2009 John Deere 6230 with a Alamo mower in need of replacement based on age and overall condition. Maintenance costs have steadily increased and as a result, we believe this tractor and mower have reached the end of their useful life.

COMMENTS:

The price of \$99,580.45 is for the tractor with mower, training, and delivery. Estimated delivery is 60-120 days.

RECOMMEND AWARD TO: **Sink Farm Equipment** AMOUNT: **\$ 99,580.45**

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the NC State contract. The new Ford F550 with enclosed body will allow for much better storage and organization of equipment.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$ 99,580.45
TOTAL BUDGETED AMOUNT				\$ 99,580.45

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: 2019.08.08 13:45:23 -04'00' DATE: **August 8, 2019**

The Purchasing Division concurs with recommendation submitted by the **Fleet Services** and recommends award to the lowest responsible, responsive bidder **Sink Farm Equip.** in the amount of \$ **99,580.45**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
Date: 2019.08.08 14:31:06 -04'00' DATE: **August 8, 2019**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn
Date: 2019.08.08 14:41:07 -04'00' DATE: **August 8, 2019**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
Date: 2019.08.09 12:50:51 -04'00' DATE: **August 9, 2019**

CITY OF HIGH POINT

AGENDA ITEM



Title: Fire Hydrant Contract - Core + Main LP

From: Terry Houk – Public Services Director
Derrick Boone – Asst. Director Public Services

Meeting Date: August 19, 2019

Public Hearing: No

Advertising Date: July 10, 2019
Advertised By: Purchasing

Attachments: Attachment A – Bid Tabulation

PURPOSE:

For the procurement of fire hydrants for the Water and Sewer Mains Division of the Public Services Department.

BACKGROUND:

The Water and Sewer Mains Division purchases fire hydrants on an as needed basis to replace existing hydrants in the water distribution system.

Bids for fire hydrants were received on July 25, 2019. Core + Main LP is the low bidder.

BUDGET IMPACT:

Funds are available in the annual 2019-2020 budget.

RECOMMENDATION / ACTION REQUESTED:

City Council is requested to award a contract to Core + Main LP for the purchase of fire hydrants in the annual amount of \$56,014.05 for a total contract award of \$168,042.15. The fire hydrant contract will run from September 1, 2019 through August 30, 2022 (3-year contract) with the option to renew for two (2) additional one (1) year periods if terms and pricing are agreeable to both parties.

**BID TABULATION-BID NO. 02-072519
FIRE HYDRANTS-MAINS**

Vendor		Ferguson Waterworks		Core + Main LP		Fortiline Water Works	
DESCRIPTION	QTY	EACH	TOTAL	EACH	TOTAL	EACH	TOTAL
2.5' Hydrant	5	\$ 1,700.00	\$ 8,500.00	1,482.62	7,413.10	1,584.00	7,920.00
3.0' Hydrant	5	\$ 1,700.00	\$ 8,500.00	1,512.15	7,560.75	1,616.00	8,080.00
4.5' Hydrant	5	\$ 1,798.00	\$ 8,990.00	1,600.35	8,001.75	1,709.00	8,545.00
5.0' Hydrant	10	\$ 1,831.00	\$ 18,310.00	1,629.87	16,298.70	1,741.00	17,410.00
5.5' Hydrant	5	\$ 1,864.00	\$ 9,320.00	1,659.40	8,297.00	1,772.00	8,860.00
6.0' Hydrant	5	\$ 1,897.00	\$ 9,485.00	1,688.55	8,442.75	1,804.00	9,020.00
Shipping	1	-	-		-		-
TOTAL BID			63,105.00		56,014.05		59,835.00
Brand Offered		American Flow Control MK73		Clow Valve Co Medallion		Kennedy Valve	

		Raleigh Winter Water		Consolidated Pipe & Supply Inc		Carolina Water Systems Supply	
DESCRIPTION	QTY	EACH	TOTAL	EACH	TOTAL	EACH	TOTAL
2.5' Hydrant	5	1,530.00	7,650.00	1,645.00	8,225.00	1,615.00	8,075.00
3.0' Hydrant	5	1,560.00	7,800.00	1,679.00	8,395.00	1,645.00	8,225.00
4.5' Hydrant	5	1,650.00	8,250.00	1,773.00	8,865.00	1,740.00	8,700.00
5.0' Hydrant	10	1,680.00	16,800.00	1,805.00	18,050.00	1,770.00	17,700.00
5.5' Hydrant	5	1,710.00	8,550.00	1,837.00	9,185.00	1,800.00	9,000.00
6.0' Hydrant	5	1,740.50	8,700.00	1,868.00	9,340.00	1,830.00	9,150.00
Shipping							
TOTAL BID			57,750.00		62,060.00		60,850.00
Brand Offered		M & H Valve Company		Mueller A421		Muller A421 w/bronze	



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services; Water and Sewer Mains**

COUNCIL AGENDA DATE:

BID NO.: **02-072519** CONTRACT NO.: DATE OPENED: **Jul 25, 2019**

DESCRIPTION:

Various lengths of fire hydrants

PURPOSE:

Annual bid for fire hydrants

COMMENTS:

3-Year Contract (\$56,014.05 / year)

RECOMMEND AWARD TO: **Core + Main LP** AMOUNT: **\$168,042.15**

JUSTIFICATION:

Lowest bidder.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
621754	526101			\$168,042.15
TOTAL BUDGETED AMOUNT				\$168,042.15

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: 2019.08.08 15:20:59 -0400 DATE: **Aug 8, 2019**

The Purchasing Division concurs with recommendation submitted by the **Public Services** and recommends award to the lowest responsible, responsive bidder **Core + Mains LP** in the amount of \$ **168,042.15**.

PURCHASING MANAGER: **Erik Conti** Digitally signed by Erik Conti
Date: 2019.08.08 15:31:19 -04'00' DATE: **Aug 8, 2019**

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn
Date: 2019.08.08 15:48:46 -04'00' DATE: **Aug 8, 2019**

CITY MANAGER: **Greg Demko** Digitally signed by Greg Demko
Date: 2019.08.09 12:49:30 -04'00' DATE:

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-09
(RIMAR LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by RIMAR LLC to rezone approximately 22.2 acres from the Residential Single Family-3 (R-3) District and the Residential Single Family-20 (RS-20) District, within Forsyth County's jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site lies along the west side of Skeet Club Road and surrounded on three sides by the Joyce Circle right-of-way. 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 July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-09. The Planning & Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 4-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

RIMAR LLC

Zoning Map Amendment 19-09

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 22.2 acres to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. All members of the Commission were present except for Ms. Angela McGill. Prior to the commencement of the public hearing Mr. Walsh requested to be recused due to a conflict of interest. The Commission accepted his recusal and Mr. Walsh exited the dais. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking on behalf of the applicant was Ms. Judy Stalder, Zoning Consultant, 665 N Main Street, High Point. Ms. Stalder provided an overview of the applicant proposal to develop a 119-unit mixed residential subdivision on this site consisting of single family homes and townhomes. She noted that the development will have less density than the Land Use Plan permits for this area; that the entire project is separated from adjacent property by the rights-of-way and there will be no direct access to the development from Skeet Club Road. In conclusion, she explained this proposed development will not generate enough trips to require a Traffic Impact Analysis.

Speaking in opposition to the request were Alan Aulgur, 3928 Tanglebrook Road; Deborah Dalton, 118 Wyndham Court; Glenn Meredith, 126 Wyndham Court; Beth Hawks, 120 Wyndham Court; Candice Williams, 3928 Tanglebrook Road and Myrna Wigley, 3901 Cornish Glen Ct., High Point. These speakers raised the following concerns:

- Traffic & Safety: Speakers noted that this is already a dangerous intersection and many motorists exceed the posted 45 mph speed limit. The additional traffic will pose a threat to safety with the potential for more accidents at this intersection.
- Density & Property Values: The proposed development is at a higher density than most of the adjacent residential developments and will have an adverse impact on the property value of existing homes that have large lots.

A question was posed by the Commissioners to the Transportation Department regarding the potential to install a stoplight at this intersection. Mr. Greg Venable, Transportation Planning Administrator, responded that as part of future improvement to Skeet Club Road, studies will be conducted to determine the most appropriate locations to install traffic signals along the Skeet Club Road corridor.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-09, as recommended by staff, by a vote of 4-0.

Consistency & Reasonableness Statements

The Commission vote 4-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because, as conditioned, the proposed CZ RM-16 zoning is consistent with the Medium Density Residential classification, and policies of the Land Use Plan and Northwest Area Plan. Furthermore, the request is reasonable and in the public interest because the rezoning site abuts a thoroughfare planned for improvement, is immediately west of a residential multifamily district and can be adequately served by municipal services to support the proposed development. Mr. Wheatley seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 4-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-09
July 23, 2019**

Request	
Applicant: RIMAR LLC	Owner: Cathy Jean Hedgecock
Zoning Proposal: To rezone approximately 22.2 acres	From: R-3 Residential Single Family-3 District RS-20 Residential Single Family-20 District (Forsyth County)
	To: CZ RM-16 Conditional Zoning Residential Multifamily-16 District

Site Information	
Location:	The site lies along the west side of Skeet Club Road and surrounded on three sides by Joyce Circle.
Tax Parcel Numbers:	Guilford County Tax Parcels 199015 & 199014 and Forsyth County Tax Parcels 6892-19-2761.00 & 6892-19-5337
Site Acreage:	Approximately 22.2 acres
Current Land Use:	Two single family dwellings and one undeveloped parcel.
Physical Characteristics:	The site is heavily wooded with a gentle to moderately sloping terrain.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Skeet Club Road. A new sanitary sewer outfall was approved to be installed along the Rich Fork Creek stream corridor, approximately 450 feet west of the site.
General Drainage and Watershed:	The site drains in a westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the size of the site and proposed development intensity, stormwater controls may be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	R-3 RS-20	Residential Single Family – 3 District Residential Single Family – 20 District (Forsyth County)	Single family detached dwellings and undeveloped parcels
South:	R-3 RS-20	Residential Single Family – 3 District Residential Single Family – 20 District (Forsyth County)	Undeveloped parcels
East:	R-3 CU RM-5	Residential Single Family – 3 District Conditional Use Residential Multifamily – 5 District	Single family detached dwelling and townhome subdivision
West:	RS-20	Residential Single Family – 20 District (Forsyth County)	Single family detached dwellings and undeveloped parcel

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 Medium-Density Residential land use designation. 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.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan:	<u>Northwest Area Plan:</u> This plan identified the site as being within an area that could eventually develop at the lower end of the 8-16 dwelling units per acre range of the Medium Density Residential land use classification. However, it recommended the Future Growth Area designation be retained until sewer service could be extended to the area. This occurred in 2014 with the construction of the Ralph Lauren distribution facility to the northwest, and the site was designated Medium Density Residential at that time. Two objectives identified in the plan relevant to this request are: • <u>Objective 2d:</u> Provide for residential development at a variety of densities and affordability levels. • <u>Objective 3a:</u> Maintain the transportation integrity of major thoroughfares through access control measures like restrictive driveway policies and the use of landscaped medians.
Zoning History:	There have been no recent zoning cases in this immediate area.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Skeet Club Road	Minor Thoroughfare	2,200 ft
	Joyce Circle	Local	3,500 ft
	Tanglebrook Road	Local	525 ft
Vehicular Access:	Access shall be from Joyce Circle.		
Traffic Counts: (Average Daily Trips)	Skeet Club Road	6,700 ADT (NCDOT 2017 traffic count)	
	Joyce Circle	N/A	
	Tanglebrook Road	N/A	
Estimated Trip Generation:	A 119-unit mixed-use residential subdivision would generate approximately 807 trips over of 24-hour time-period, with 62 trips in the AM peak-hours and 77 trips in the PM peak hours.		

Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	
Conditions:	1. The property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Skeet Club Road, along the entire frontage of the zoning site. 2. No access to Skeet Club Road.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment				
Guilford County School District (27 single family homes and 2 twinhome units)				
Local Schools:	Enrollment: 2018 – 2019 (20 th day of class)	Design / Built Capacity: (2019 – 2020)	Mobile Classrooms:	Projected Additional Students:
Shadybrook Elementary	385	720	10	8-10
Ferndale Middle School	722	1272	0	4-6
High Point Central High	1,369	1,217	0	4-6
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.				
Forsyth County School District (90 dwelling units – twin homes and townhomes)				
Local Schools:	Enrollment: 2018 – 2019 (20 th day of class)	Design / Built Capacity: (2018 – 2019)	Mobile Classrooms:	Projected Additional Students:
Union Cross Elementary	665	626	154 *	68 *
Southeast Middle School	1,153	735	256 *	34 *
Glenn High	1,596	1,615	0	27 *
School District Remarks: *The projected numbers listed above number are based on potential over five years. Factors that will impact these numbers are unit size ratio and price range.				

Details of Proposal
The subject 22.2-acre site straddles the Guilford/Forsyth County line. The eastern 7.6 acres are in Guilford County and within the City of High Point's corporate limits. The western 14.6 acres are in Forsyth County and requested to be annexed into the City of High Point to have access to City utilities and services. This Zoning Map Amendment application proposes to establish a Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District over this area to facilitate development of a 119-unit mixed residential subdivision consisting of single family detached dwellings and townhome dwellings. Included with this application is a conditional zoning ordinance in which the applicant has offered conditions to dedicate right-of-way, restrict vehicle access and provide road improvements.

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. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

As conditioned, the proposed CZ RM-16 zoning is consistent with the Medium Density Residential classification, and policies of the Land Use Plan and Northwest Area Plan.

Reasonableness/Public Interest:

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

The rezoning site abuts a thoroughfare planned for improvement, is immediately west of a residential multifamily district and can be adequately served by municipal services to support the proposed development.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The site, as conditioned, will allow for residential development consistent with adopted City plans.
 - ❖ Joyce Circle and its right-of-way provides separation between the proposed development and other adjacent residential properties.
 - ❖ The Development Ordinance and the RM-16 District contain standards to ensure the character of the proposed development is compatible with adjacent residential development; including standards for building height, maximum number of attached townhome units, exterior lighting and landscaping.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	The Development Ordinance requires single family attached development to provide open space areas based on the number of units developed.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat.
	The site is within the Yadkin Pee-Dee (non-water supply) watershed. If development, grading and site improvements exceeds one-acre in area, then watershed regulations may require stormwater controls to be provided.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.
	❖ The site is within an area currently served by City of High Point utilities and municipal services, including a new sanitary sewer outfall that is to be installed approximately 450 feet west of the site. ❖ The applicant has offered conditions to prohibit access to Skeet Club Road and to require improvements to Joyce Circle at proposed access points. Furthermore, the State plans improvements to Skeet Club Road, from Johnson Street southward to N. Main Street. ❖ The applicant has offered a condition that in the event development produces more than 150 trips in the AM or PM peak hours, a Traffic Impact Analysis is to be conducted. Improvements required by the TIA shall be installed by the owner to mitigate any adverse impact to streets.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	The requested RM-16 District maintains the residential use pattern of this area as envisioned by the Land Use Plan and the Northwest Area Plan. Immediately to the east is a CU RM-5 District which allows similar land uses as the proposed district.

Supportive Changes in the Area

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

- ❖ Land use policies established in 2011 with the adoption of the Northwest Area Plan and the subsequent 2014 Land Use Plan amendment to establish a Medium Density land use classification both support mixed residential development and higher development densities on lands along the west side of Skeet Club Road.
- ❖ Lands lying along the west side of Skeet Club Road have been limited to rural or large lot (over one acre) residential development. The extension of a sewer outfall for the Ralph Lauren warehouse & distribution facility provides the opportunity for higher density residential uses to be developed on land along the west of Skeet Club Road.

Promotes a Preferred Development Patterns

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

The proposed CZ RM-16 District is consistent with development pattern envisioned for this area by the Northwest Area Plan.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 22.2-acre area to the CZ RM-16 District. As conditioned, the requested the CZ RM-16 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

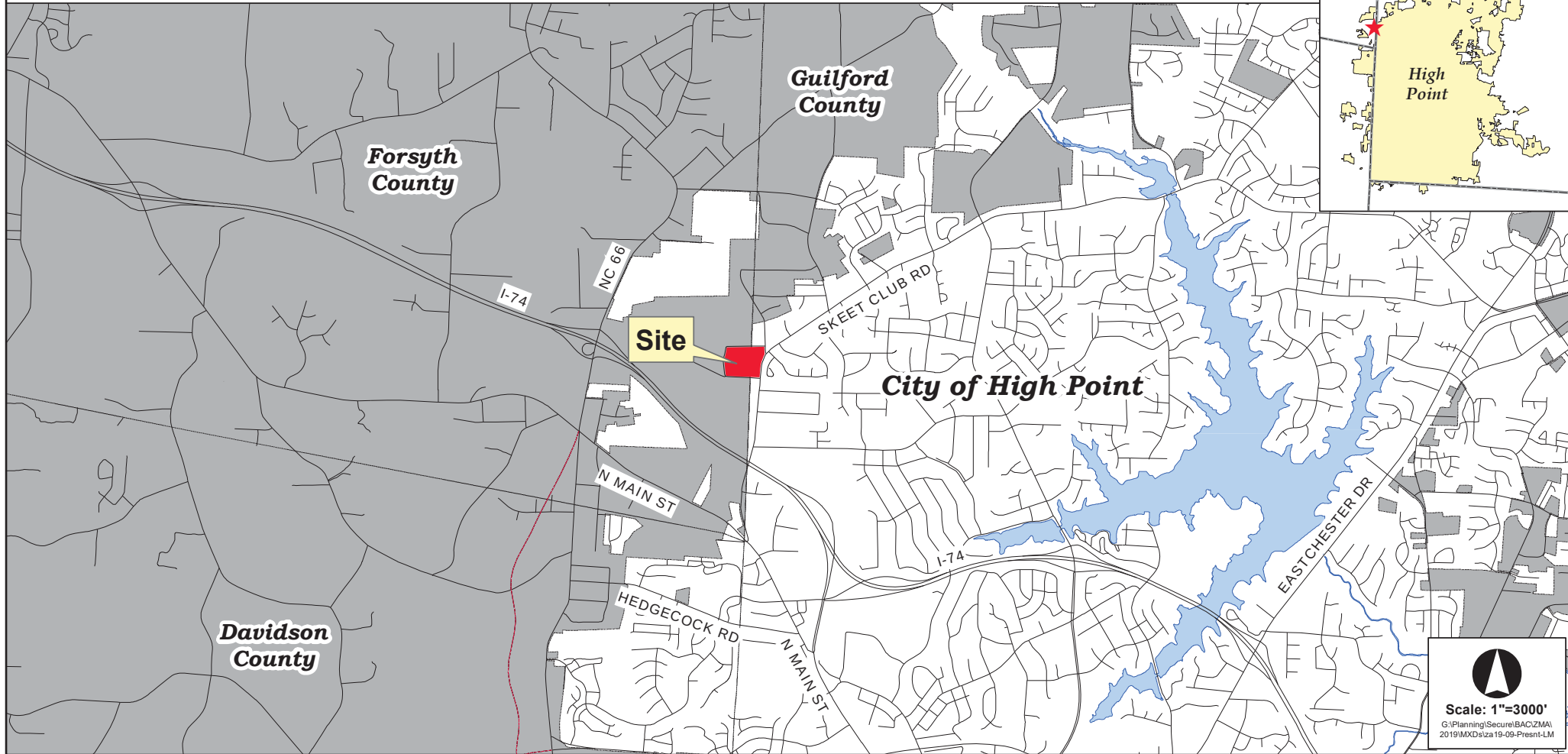
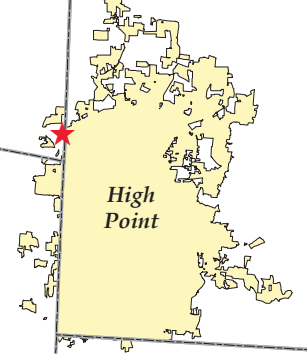
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-09

Applicant: RIMAR LLC

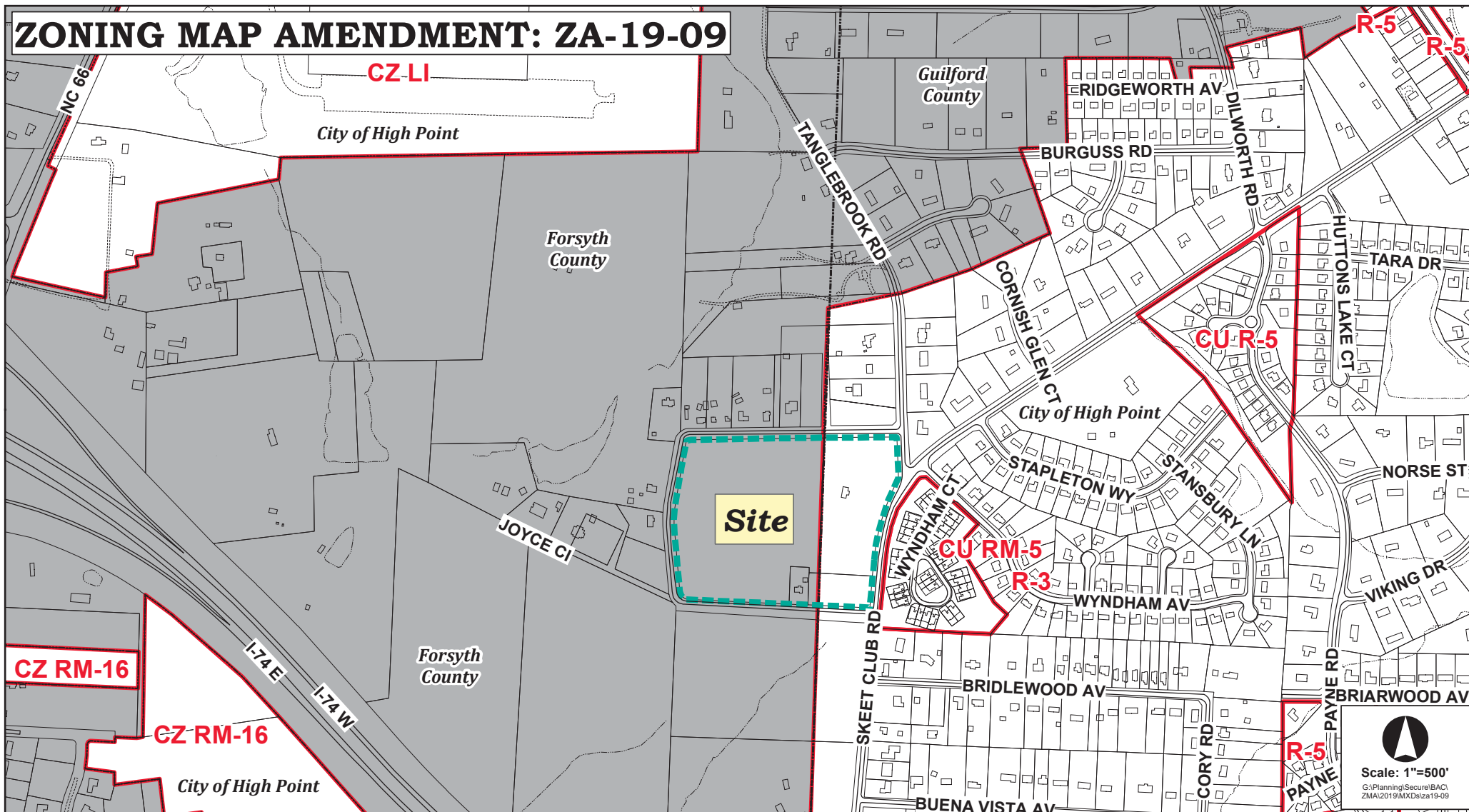
Vicinity Map



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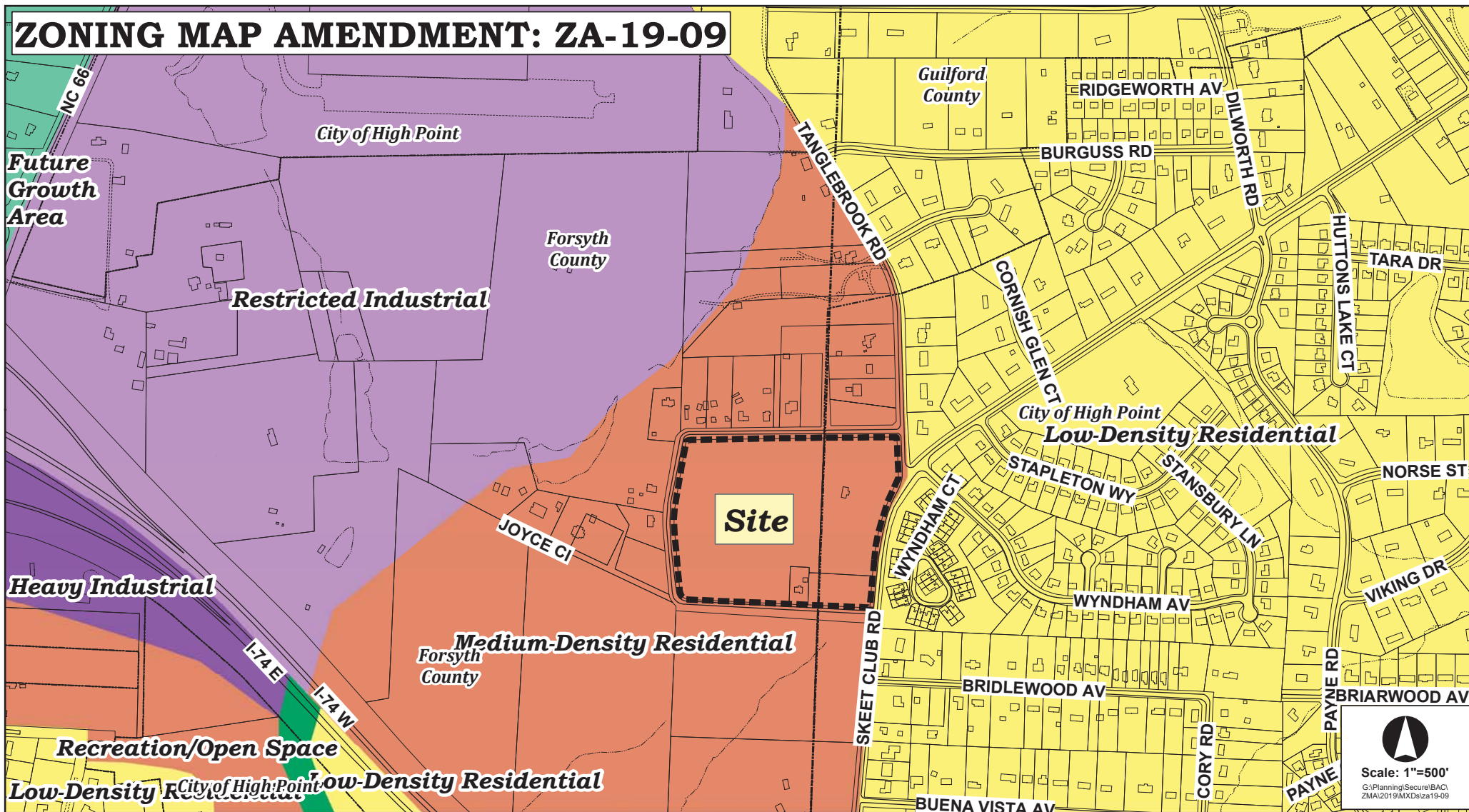
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ZONING MAP AMENDMENT: ZA-19-09

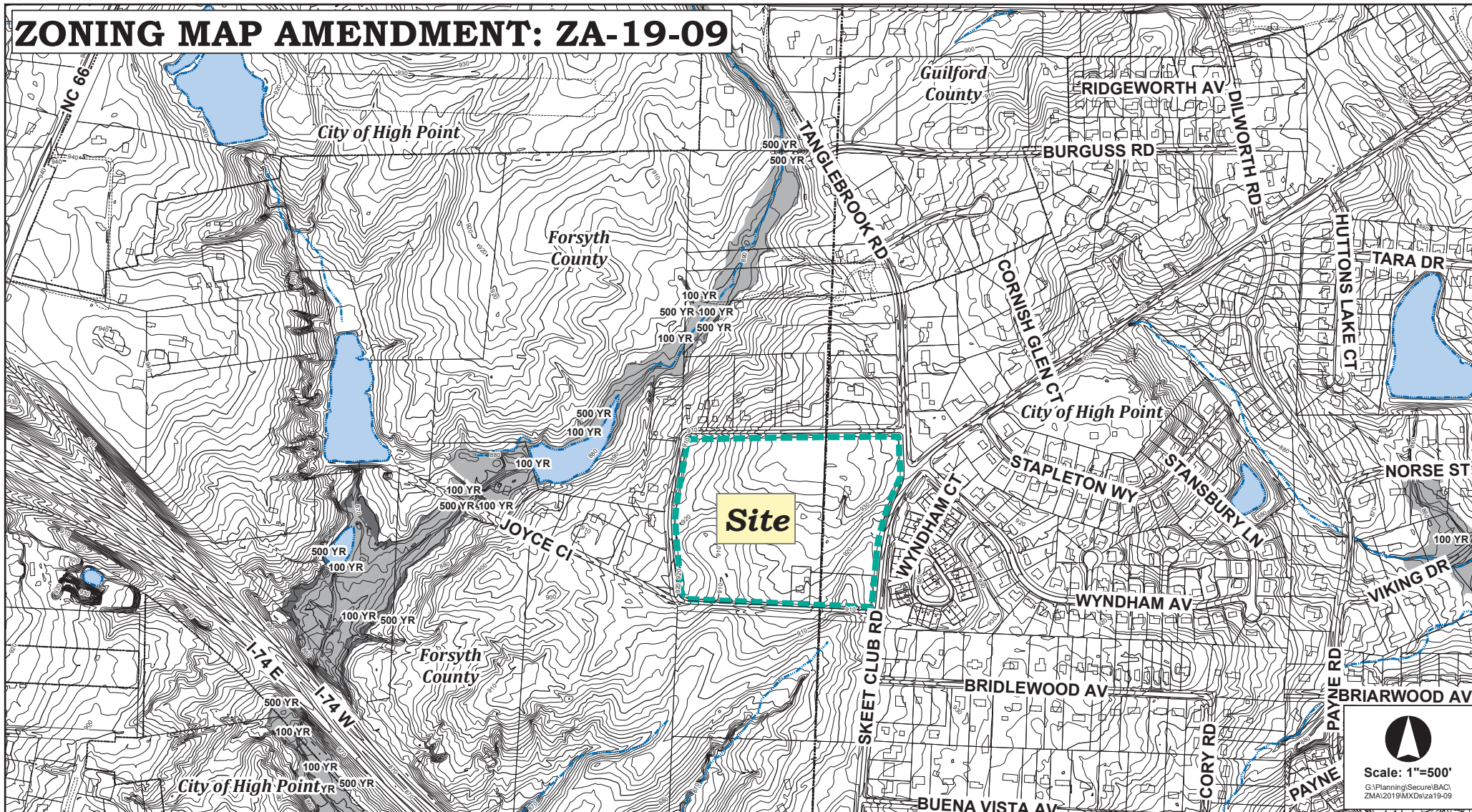


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ZONING MAP AMENDMENT: ZA-19-09



ZONING MAP AMENDMENT: ZA-19-09



ZONING MAP AMENDMENT: ZA-19-09



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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-09 (ZA-19-09)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 **August 19, 2019**.

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 22.2 acres and lying along the west side of Skeet Club Road and surrounded by Joyce Circle. The property is also known as Guilford County Tax Parcels 199015 & 199014 and Forsyth County Tax Parcel 6892-19-2761.00 & 6892-19-5337.

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. Transportation Conditions.

1. Right-of-way Dedication: As a part of the Land Development Permit approval the property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Skeet Club Road, along the entire frontage of the zoning site.
2. Access: No vehicular access shall be permitted to the zoning site from the Skeet Club Road right-of-way.
3. Improvements
 - a. A Traffic Impact Analysis (TIA) shall be required to be submitted and approved by the City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) for development on the zoning site producing more than 150 trips in the AM or PM peak hours. As a part of the Land Development Permit approval all improvements required by the TIA, City of High Point Director of Transportation and NCDOT shall be installed prior to exceeding the 150 trip threshold.
 - b. Joyce Circle Improvements
 - i. Joyce Circle (southern portion of right-of-way)
As a part of the Land Development Permit approval the property owner shall improve Joyce Circle, from Skeet Club Road to the zoning sites southern access point to Joyce Circle.
 - ii. Joyce Circle (northern portion of right-of-way)
As a part of the Land Development Permit approval the property owner shall improve Joyce Circle, from the Joyce Circle/Tanglebrook Road intersection to the zoning sites northern access point to Joyce Circle.
 - iii. Joyce Circle (western portion of right-of-way)
The City of High Point Director of Transportation shall determine if additional improvements are required to the Joyce Circle right-of-way in conjunction with any access to the western portion of this right-of-way. Any required improvements shall be installed as part of Land Development Permit approval.
4. Other Transportation Conditions
The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all transportation construction 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, 2019.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-09

Submitted by: Judy Stalder
Development Consultant

Citizen Information Meeting Report

Zoning Case ZA-19-09

The Citizen Information meeting for Zoning Case ZA-19-09 was held at the Keller Williams Building, 665 North Main Street, High Point NC 27260 on Thursday, June 27 from 6:00 to 7:00 pm. A notification letter dated June 18 was sent by US Mail to 54 addresses 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 4 property owners in attendance:

Patti Bitner, 3902 Tanglebrook Road, High Point NC 27265

Debra Lewallen, 3902 Tanglebrook Road, High Point NC 27265

Ray Deal 3906 Tanglebrook Road, High Point NC 27265

Sharon Deal, 3906 Tanglebrook Road, High Point NC 27265

Also, in attendance were Mark Walsh of RIMAR Development LLC and representative, Judy Stalder.

At the meeting a 24" x 36" illustrative site plan was presented showing how the property might develop under the requested zoning. This was the same plan that was reviewed by High Point TRC on Wednesday, June 19.

Judy Stalder presented the current zoning case and the illustrative map so that property owners could see how RIMAR envisions the property developing. She also pointed out the location of the properties owned by those attending the meeting. The following observations were made:

- 1) The requested zoning designation is RM-16 to allow the development of a variety of housing.
- 2) A site plan presented is an illustration of how the property may develop and is not part of the zoning request.
- 3) The homes closest to Skeet Club Road will be single family detached. Further into the development there will be twinhomes and townhomes.
- 4) The density will be restricted to a maximum of 6 homes per acre.
- 5) The first public hearing is scheduled for the Planning and Zoning Commission at 6:00 pm on Tuesday, July 23. The hearing will be held in Council Chambers, on the third floor at 211 South Hamilton Street.

Mark Walsh presented information about RIMAR Development LLC and some of their current projects. He stated that RIMAR is a local company and proud of all its developments.

Questions and comments from the attendees:

1) How many total homes will be developed? *Around 119.*

2) Will Tanglebrook Road lose access to Skeet Club Road? *The development of this property will not affect the access of Tanglebrook Road to Skeet Club Road.*

- 3) How many new driveways will be on Skeet Club Road? *No driveways will access Skeet Club Road.*
- 4) Will there be sewer service available to our properties as a result of this development? *Not likely, but we will know better after the engineer completes utility plans.*
- 5) When will construction start? *Late fall, early winter.*
- 6) What is the price range for the homes? *The price will be determined by the builder, but based on lot price, homes will probably start at \$230,000 to \$250,000.*
- 7) How big of a house can you put on these small lots? *That will be up to the builder, but the lots will support housing sizes typical in this area.*

Submitted by Judy Stalder

The Stalder Group LLC
665 North Main Street
High Point North Carolina 27262
336.688.2204
jstalder@northstate.net

June 18, 2019

Dear Neighbor,

This letter is to notify you of a Citizen Information Meeting concerning a request for rezoning of the Hedgcock property bounded by Joyce Circle and Skeet Club Road. The meeting will be held on Thursday, June 27 from 6:00 until 7:00 at the Keller Williams Building, 665 North Main Street, High Point NC 27260. Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

RIMAR Development LLC is planning to develop the property with a neighborhood of single family homes, twinhomes and townhomes. We have applied to the City of High Point for annexation and zoning of the property to allow no more than 6 homes per acre. A preliminary site plan for illustrative purposes will be presented at the Citizen Information Meeting.

At the meeting you will be able to learn more about our plans and ask any questions you may have. Mark Walsh from RIMAR Development 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. If you would prefer to meet at another time more convenient for you, just let me know.

Sincerely,

Judy Stalder
Development Consultant

Forsyth County Property Owners

Bencini Realty Ltd
PO BOX 1130
High Point, NC 27261

Davis Tanya Glidewell
701 Joyce CIR
High Point, NC 27265

Hedgecock Ruby Joyce
619 Skeet Club RD
High Point, NC 27265

Joyce Harry Lee; Joyce Keith Eugene
713 Joyce CIR
High Point, NC 27265

Ridge Billy Earl
811 Joyce CIR
High Point, NC 27265

Ridge John Daniel
805 Joyce CIR
High Point, NC 27265

Ridge Robert W
1080 Carls Way RD
Pinnacle, NC 27043

Ridge Robert W; Ridge Nancy
1080 Carls Way RD
Pinnacle, NC 27043

Ridge Rosemary P
803 Joyce CIR
High Point, NC 27265

Tesh Johnny Ray
795 Joyce CIR
High Point, NC 27265

Guilford County Property Owners

ADAMS, KENTON L; ADAMS, VICKY L
502 SKEET CLUB RD
HIGH POINT NC 27265

AUSTIN, JOYCE H
116 WYNDHAM CT
HIGH POINT NC 27265

BAKER, WALTER L; CATOR, DOLORES P
166 WYNDHAM CT
HIGH POINT NC 27265

BARRETT, DOROTHY J; BARRETT, GREGORY D
177 WYNDHAM AVE
HIGH POINT NC 27265

BARRIER, MERILLA L
182 WYNDHAM CT
HIGH POINT NC 27265

BARWICK, ROBERT; BARWICK, JAN
174 WYNDHAM CT
HIGH POINT NC 27265

BENCINI REALTY LTD
PO BOX 1130
HIGH POINT NC 27261

BIXBY, BONNIE L; BIXBY, KEVIN
178 WYNDHAM CT
HIGH POINT NC 27265

BROOME W, CAROLINE SUE
144 WYNDHAM CT
HIGH POINT NC 27265

CATES, SYLVIA SMITH
164 WYNDHAM CT
HIGH POINT NC 27265

CHAPMAN, DALLAS E
162 WYNDHAM CT
HIGH POINT NC 27265

CHILDRESS, R LARRY; CHILDRESS, ELAINE A
173 WYNDHAM AVE
HIGH POINT NC 27265

CLODFELTER, GENE
148 WYNDHAM CT
HIGH POINT NC 27265

CORTESE, PETER A; CORTESE, LINDA D
132 WYNDHAM CT
HIGH POINT NC 27265

DALTON, DEBORAH FOX; DALTON, OTIS GARY
118 WYNDHAM CT
HIGH POINT NC 27265

DANZIS JR, HAROLD R; DANZIS, ALBERTA J
167 WYNDHAM AVE
HIGH POINT NC 27265

DEAL, RAYFORD LYNN; DEAL, SHARON M
3906 TANGLEBROOK RD
HIGH POINT NC 27265

DEPARTMENT OF TRANSPORTATION
PO BOX 14996
GREENSBORO NC 27415

FLAGG, CATHERINE L
170 WYNDHAM CT
HIGH POINT NC 27265

FRAZIER JR, HENRY THOMAS; FRAZIER, JUDY
GARRETT
140 WYNDHAM CT
HIGH POINT NC 27265

FREEMAN, NOEL HARDING; FREEMAN, VICKIE
LEWIS
130 WYNDHAM CT
HIGH POINT NC 27265

GUTHRIE, DALE H; GUTHRIE, DONNA R
3910 TANGLEBROOK RD
HIGH POINT NC 27265

HALEY, CLARENCE; HALEY, SYLVIA
103 BRIDLEWOOD AVE
HIGH POINT NC 27265

HAWKS, ELIZABETH L
120 WYNDHAM CT
HIGH POINT NC 27265

HEDGECOCK, DONALD R; HEDGECOCK, CATHY
JEAN
619 SKEET CLUB RD
HIGH POINT NC 27265

HORNE, MICKEY K L/T; NC DEPT OF
TRANSPORTATION
136 WYNDHAM CT
HIGH POINT NC 27265

HOVORKA, THOMAS F; HOVORKA, REBECCA Y
106 HEDRICK DR
KERNERSVILLE NC 27284

JANE H HINKLE REVOCABLE TRUST; HINKLE,
JANE H TRUSTEE
126 WYNDHAM CT
HIGH POINT NC 27265

JOHNSON, RONALD EDWARD; JOHNSON,
BRENDA S
122 WYNDHAM CT
HIGH POINT NC 27265

KING, ARTHUR E; KING, RUTH M
128 WYNDHAM CT
HIGH POINT NC 27265

M & P DEVELOPERS LLC
1716 TROWBRIDGE CT
HIGH POINT NC 27265

MARJORIE A HEATH LIVING TRUST; HEATH,
MARJORIE A TRUSTEE
180 WYNDHAM CT
HIGH POINT NC 27265

MEREDITH, CONNIE;MEREDITH, GLENN
176 WYNDHAM CT
HIGH POINT NC 27265

NICHOLS, DONALD RAY; NICHOLS, CAROL H
138 WYNDHAM CT
HIGH POINT NC 27265

RAUEN, NICHOLAS
4396 CROWNE LAKE CR 1-F
JAMESTOWN NC 27282

REDDING, PENNY L
142 WYNDHAM CT
HIGH POINT NC 27265

RIDGE, SYLVIA S
3905 TANGLEBROOK RD
HIGH POINT NC 27265

RITTER, MARY B
172 WYNDHAM CT
HIGH POINT NC 27265

SCRIBNER, NANCY C
114 WYNDHAM CT
HIGH POINT NC 27265

SHERWOOD, NICODEMUS
709 SKEET CLUB RD
HIGH POINT NC 27265

SNYDER, DEBBIE MCKENZIE
146 WYNDHAM CT
HIGH POINT NC 27265

THOMAS, HAZEL B
3902 TANGLEBROOK RD
HIGH POINT NC 27265

TURNER, JEANNE D
168 WYNDHAM CT
HIGH POINT NC 27265

WAINER, HERBERT S; WAINER, PEGGY T
124 WYNDHAM CT
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 filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

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

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

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

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

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

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

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

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

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

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

EXTRACTS FROM MINUTES OF CITY COUNCIL

* * *

A regular meeting of the City Council of the City of High Point, North Carolina (the “*City Council*”) was duly held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 5:30 p.m. on August 19, 2019:

Members Present: Mayor Jay W. Wagner, Mayor Pro Tem Jason P. Ewing, Council Member Jeffrey J. Golden, Council Member Wesley Hudson, Council Member Victor A. Jones, Council Member Monica L. Peters, Council Member Donald A. Scarborough, Council Member Christopher Williams

Members Absent: Council Member Britt W. Moore

* * *
* * *

Mayor Pro Tem Jason P. Ewing introduced the following resolution, a summary of which had been provided to each Councilmember, a copy of which was available with the City Clerk and which was read by title:

RESOLUTION SETTING A SPECIAL BOND REFERENDUM AND DIRECTING THE PUBLICATION OF NOTICE OF A SPECIAL BOND REFERENDUM AND NOTIFICATION OF THE BOARDS OF ELECTIONS

WHEREAS, the City Council of the City of High Point, North Carolina has adopted the following bond orders and such bond orders should be submitted to the voters of the City of High Point, North Carolina for their approval or disapproval in order to comply with the constitution and laws of North Carolina:

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 GENERAL OBLIGATION STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 GENERAL OBLIGATION HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

NOW, THEREFORE, be it resolved by the City Council (the “*City Council*”) of the City of High Point, North Carolina, as follows:

(1) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Streets and Sidewalk Bonds of the City authorized by said bond order,

which indebtedness shall be secured by a pledge of the City's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(2) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Parks and Recreation Bonds of the City authorized by said bond order, which indebtedness shall be secured by a pledge of the City's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(3) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Housing Bonds of the City authorized by said bond order, which indebtedness shall be secured by a pledge of the City's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(4) The City Clerk is hereby authorized and directed to publish a notice of said referendum which shall be in substantially the form entitled "**CITY OF HIGH POINT, NORTH CAROLINA NOTICE OF SPECIAL BOND REFERENDUM,**" attached hereto. Said notice of referendum shall be published at least twice. The first publication shall be not less than 14 days and the second publication shall be not less than 7 days before the last day on which voters may register for the special bond referendum.

(5) The Guilford County Board of Elections, the Forsyth County Board of Elections, the Davidson County Board of Elections and the Randolph County Board of Elections are hereby requested to print and distribute the necessary ballots and to provide the equipment for the holding of said referendum and to conduct and to supervise said referendum.

(6) The ballots to be used at said referendum will indicate that it is being held on behalf of the City of High Point, North Carolina and will contain the following words:

"*SHALL* the order authorizing \$22,000,000 of bonds plus interest to provide funds to pay capital costs of providing streets and sidewalks, including without limitation bridges, viaducts, causeways, overpasses, underpasses, alleys and bicycle lanes; paving, grading, resurfacing, and widening streets; sidewalks, curbs and gutters, culverts, and drains; traffic controls, signals, and markers; lighting; and grade crossings and the elimination thereof and grade separations; streetscaping, landscaping and pedestrian improvements; transit stop improvements; and the acquisition of land therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled "**YES**" and "**NO**" beneath or beside such words in which squares the voter may record his or her choice on the question presented; and

"*SHALL* the order authorizing \$21,500,000 of bonds plus interest to provide funds to pay capital costs of providing for the acquisition, construction, renovation, improvement, expansion, furnishing and equipping of parks and recreation facilities, including without limitation senior centers, athletic fields, parks, playgrounds, recreation centers, shelters and pool facilities and the acquisition of land therefor, and providing that additional taxes

may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled **"YES"** and **"NO"** beneath or beside such words in which squares the voter may record his or her choice on the question presented;

"SHALL the order authorizing \$6,500,000 of bonds plus interest to pay capital costs of providing housing projects for the benefit of persons of low income, or moderate income, or low and moderate income, including without limitation construction or acquisition of projects to be owned by the City or a housing authority, and loans, grants, interest supplements and other programs of financial assistance to persons of low income, or moderate income, or low and moderate income, and developers of housing for persons of low income, or moderate income, or low and moderate income, and the acquisition of land therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled **"YES"** and **"NO"** beneath or beside such words in which squares the voter may record his or her choice on the question presented; and

(7) The City Clerk shall mail or deliver a certified copy of this resolution to the Guilford County Board of Elections, the Forsyth County Board of Elections, the Davidson County Board of Elections and the Randolph County Board of Elections within three days after this resolution is adopted.

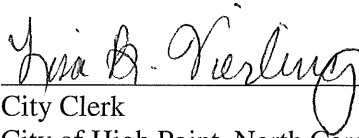
BE IT FURTHER RESOLVED that this Resolution shall become effective on the date of its adoption.

PASSED, ADOPTED AND APPROVED this 19th day of August, 2019.

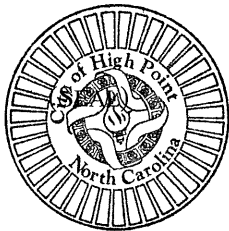
STATE OF NORTH CAROLINA)
)
CITY OF HIGH POINT) ss:

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of so much of the proceedings of the City Council as it relates to a resolution entitled “**RESOLUTION SETTING A SPECIAL BOND REFERENDUM AND DIRECTING THE PUBLICATION OF NOTICE OF A SPECIAL BOND REFERENDUM AND NOTIFICATION OF THE BOARDS OF ELECTIONS**” duly adopted by the City Council of the City of High Point, North Carolina, at a meeting held on the 19th day of August, 2019 and that such proceedings are to be recorded in the minute books of said City Council.

WITNESS my hand and the seal of the City of High Point, North Carolina, this the 19th day of August, 2019.



City Clerk
City of High Point, North Carolina



CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-12
(Soulin and Som Put Pasit)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Soulin Pasit and Som Put Pasit to rezone an approximate 1.6-acre parcel 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 east of Penny Road, approximately 650 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 July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-12. The Planning & Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 5-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Soulin and Som Put Pasit

Zoning Map Amendment 19-12

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 1.6-acre parcel to the Residential Single Family-3 (R-3) District. All members of the Commission were present except for Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant, Mr. Soulin Pasit, 211 Avondale Street, High Point, made himself available for questions.

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 19-12, as recommended by staff, by a vote of 5-0.

Consistency & Reasonableness Statements

The Commission vote 5-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because the R-3 District is consistent with Low-Density Residential designation of the Land Use Plan. Furthermore, the request is reasonable and in the public interest because the other properties in the City on the east side of this segment of Penny Road are also zoned R-3.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-12
July 23, 2019**

Request	
Applicant: Soulin and Som Put Pasit	Owners: Soulin and Som Put Pasit
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 east of Penny Road, approximately 650 feet south of Eagle Glen Road.
Tax Parcel Number:	Guilford County Tax Parcel 227820
Site Acreage:	Approximately 1.6 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is relatively flat 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:	R-3	Residential Single Family – 3 District	Single family detached dwelling
South:	R-3	Residential Single Family – 3 District	Single family detached dwelling
East:	PNR	Parks and Recreation District (Town of Jamestown)	Public park
West:	CU R-3	Conditional Use Residential Single Family – 3 District	Single family detached dwellings

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 Land Use Plan's goals and objectives, nor does it promote those goals and objectives.
Relevant Area Plan:	Not applicable
Zoning History:	The abutting property to the north was annexed and granted R-3 District zoning in 2018. The residential subdivisions along the west side of Penny Road, and parcels to the south were annexed and granted residential zoning (CU-RM-5, CU R-3 and R-3 Districts) in the mid-1990s.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Penny Road		Major Thoroughfare	216 ft.
Vehicular Access:	Driveway access from Penny Road.			
Traffic Counts: <i>(Average Daily Trips)</i>	Penny Road		11,000 ADT (2015 NCDOT Counts)	
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not applicable	

School District Comment				
Guilford County School District				
Local Schools:	Projected Enrollment: (2018 - 2019)	Maximum Design/ Built Capacity: (2019 – 2020):	Mobile Classrooms:	Projected Additional Students:
Florence Elementary	671	972	11	0 – 3
Welborn Middle School	436	690	0	0 – 2
Southwest Middle School (choice zone)	1,252	1,223	10	0
Andrews High School	711	1,254	0	0 - 2
Southwest High School (choice zone)	1,595	1,506	11	0
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 establish initial City zoning for this 1.6-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 conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The R-3 District is consistent with the Low Density Residential designation of the Land Use Plan.

Reasonableness/Public Interest:

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

The other properties in the City on the east side of this segment of Penny Road are also zoned R-3.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval to establish R-3 District zoning on this 1.6-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

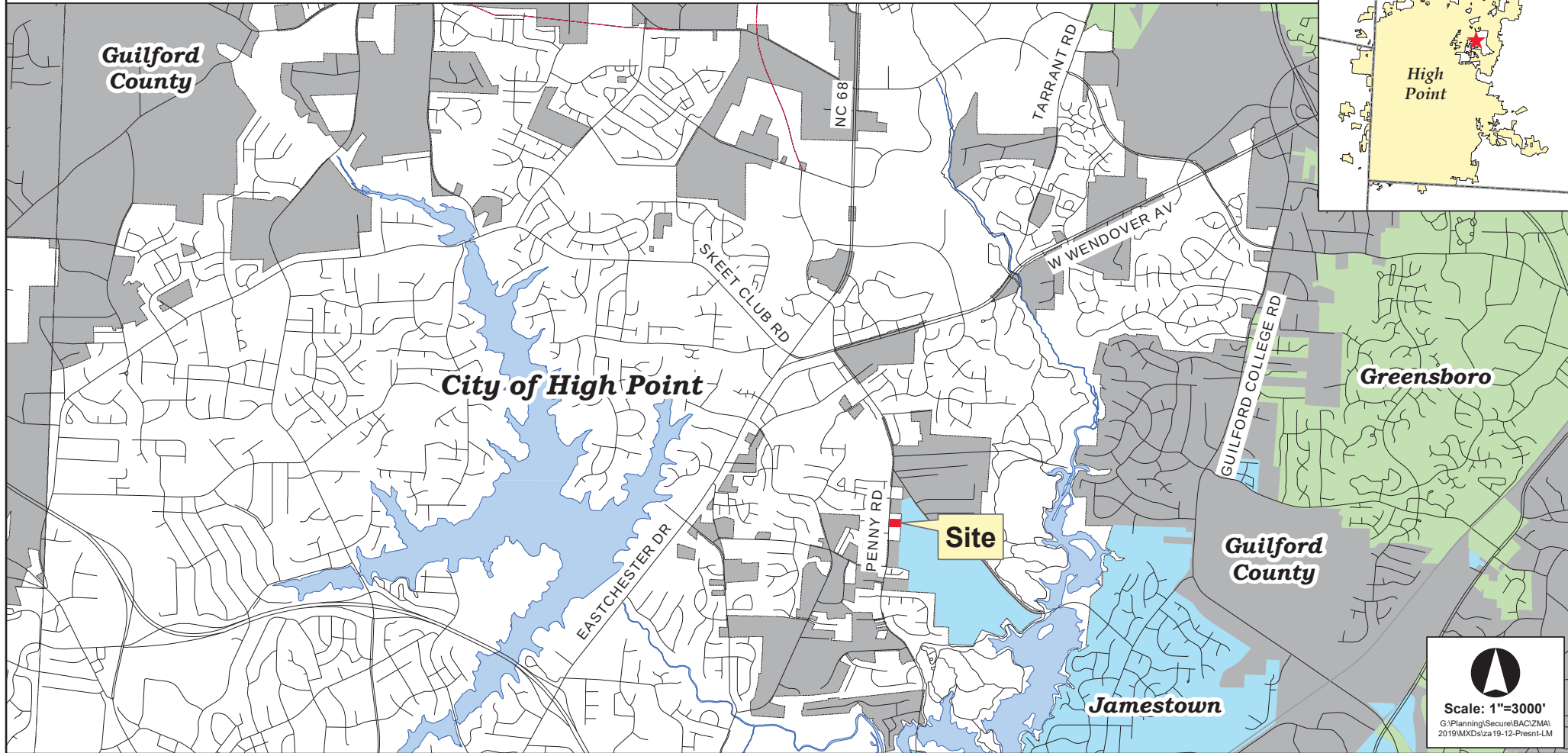
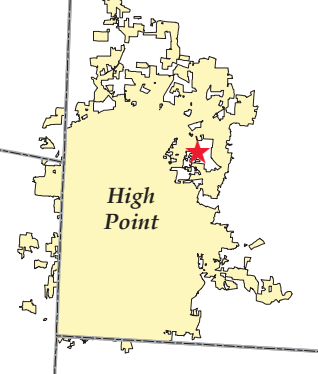
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-12

Applicant: Soulin Pasit & Som Put Pasit

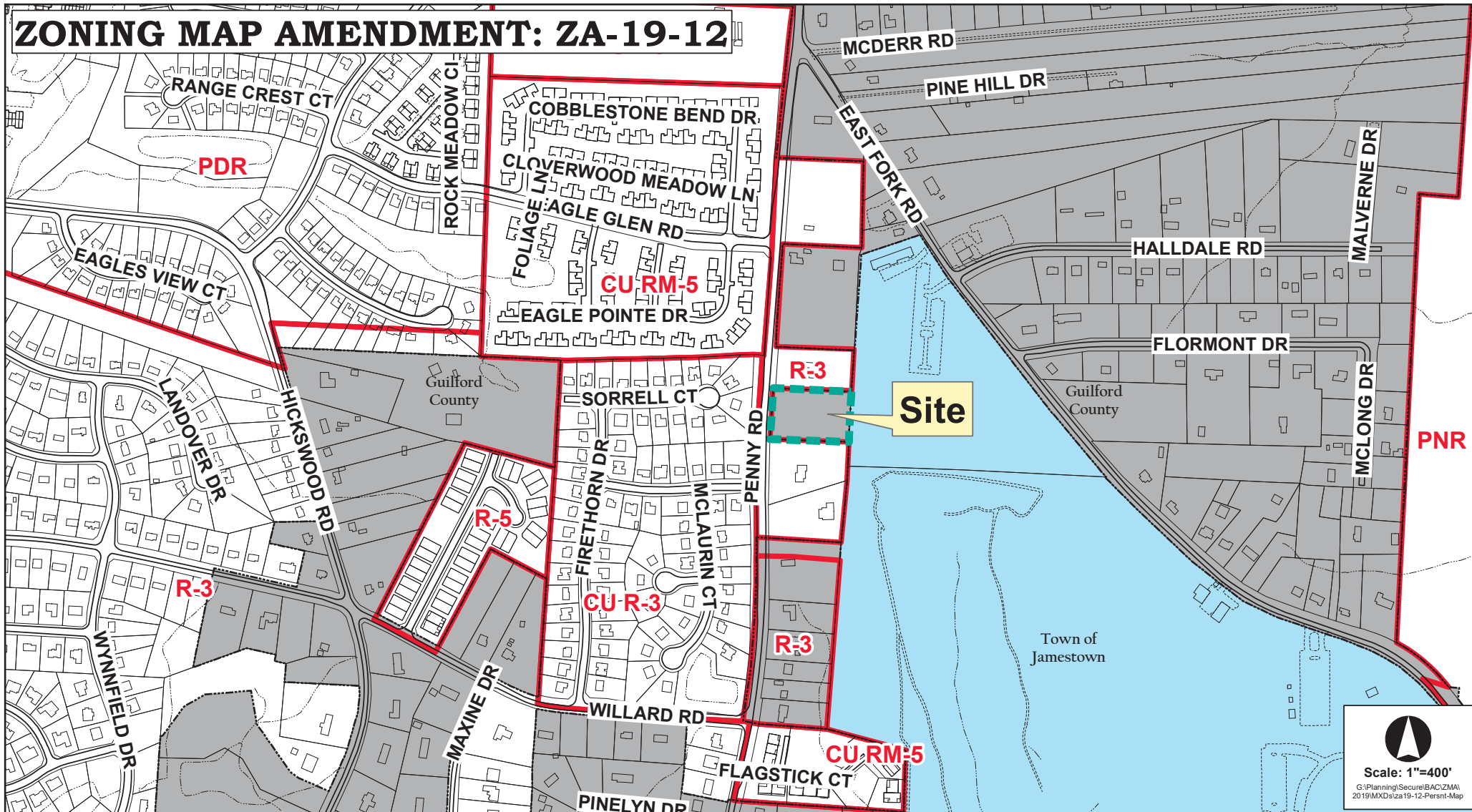
Vicinity Map



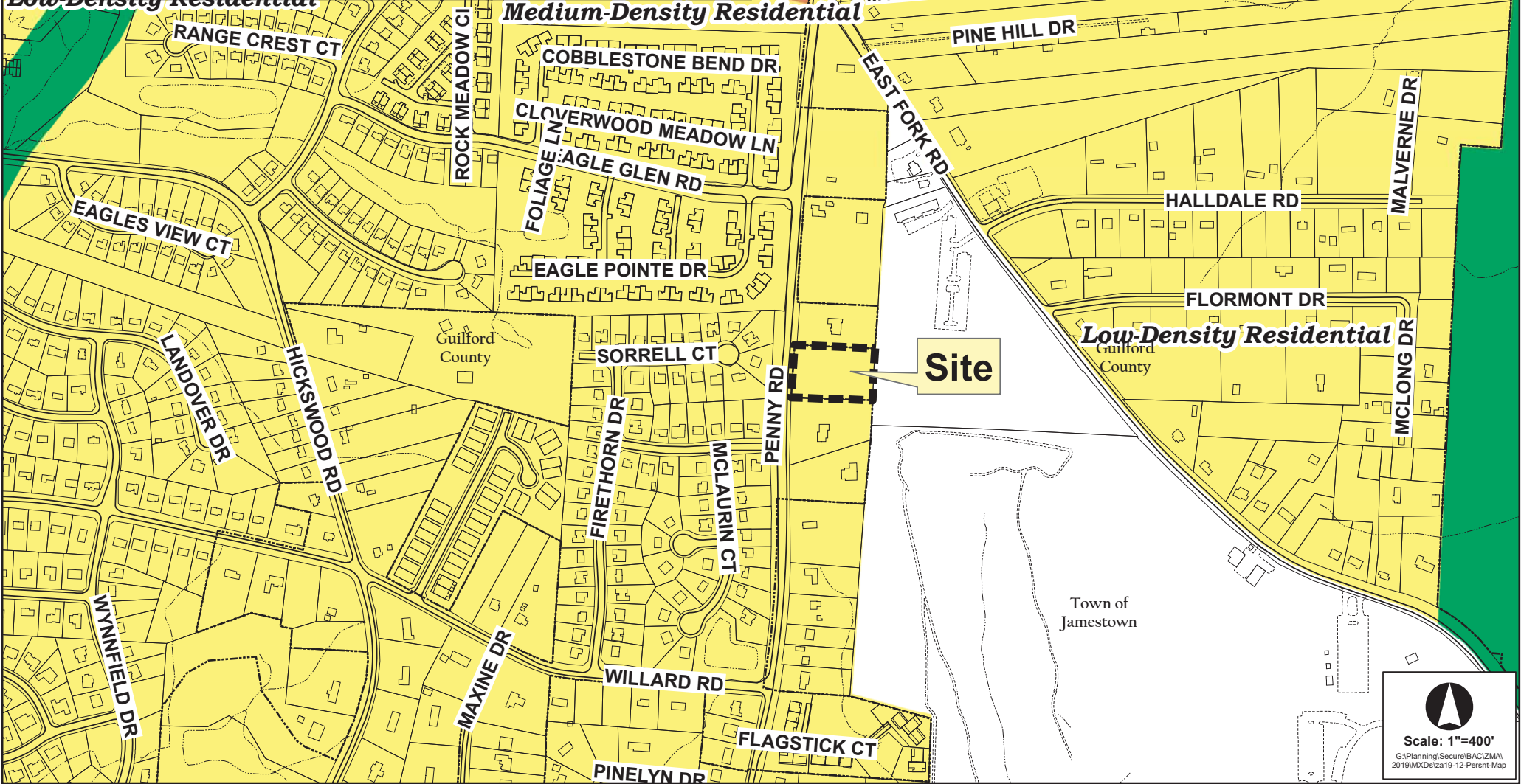
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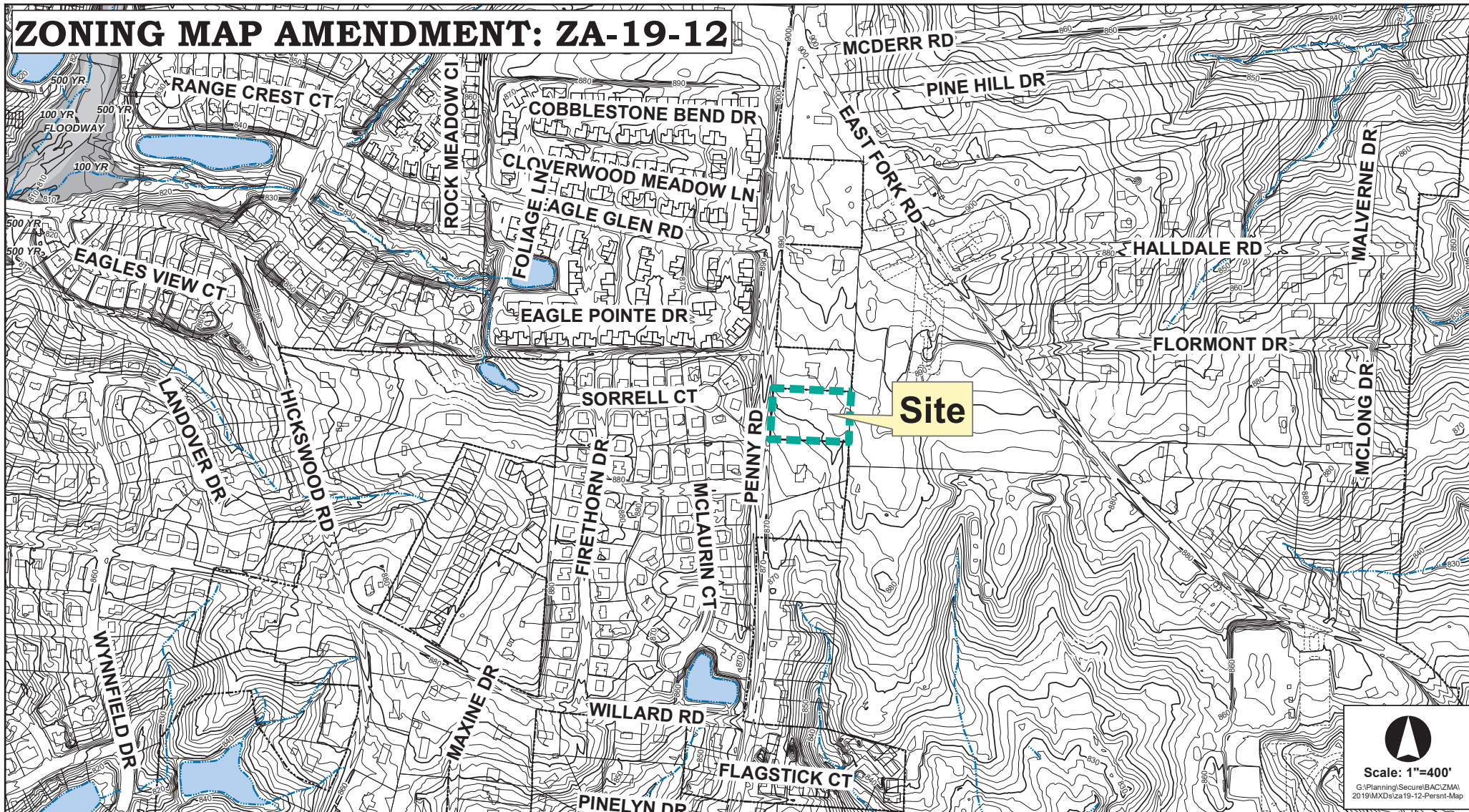
ZONING MAP AMENDMENT: ZA-19-12



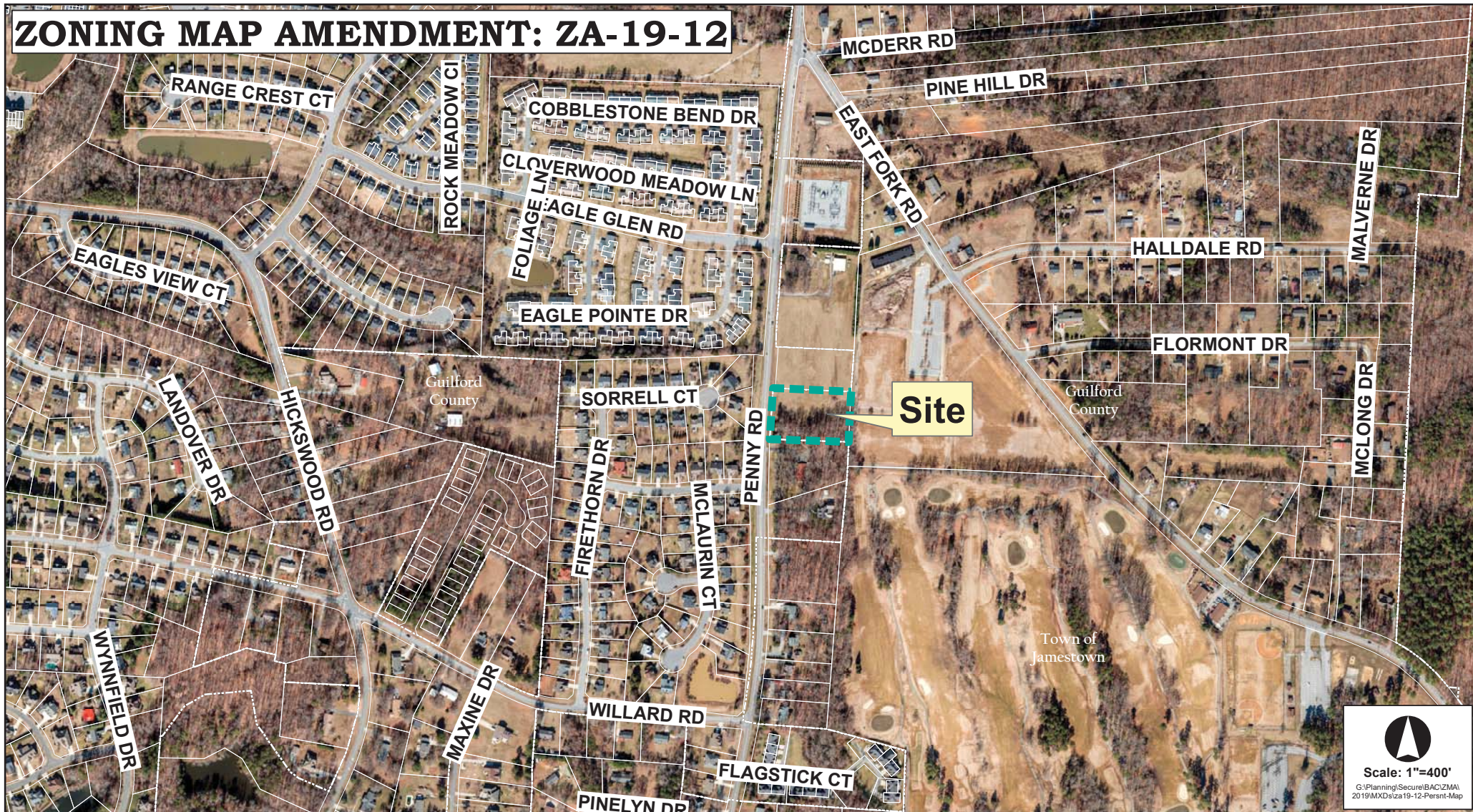
ZONING MAP AMENDMENT: ZA-19-12



ZONING MAP AMENDMENT: ZA-19-12



ZONING MAP AMENDMENT: ZA-19-12



Citizens Information Report

Zoning Map Amendment ZA-18-11

Submitted by Soulin Pasit

1626 penny road

SUMMARY OF NEIGHBORHOOD COMMUNICATION

- . In lieu of a neighborhood meeting the attached letter was sent on June 19, 2019 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 (July 8, 2019) I have not been contacted by any of the neighbors who were sent the attached letter.

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-12 (ZA-19-12)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 **August 19, 2019**.

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 District**. The parcel is approximately 1.6 acres and lies along the east side of Penny Road, approximately 650 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcel 227820.

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.

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

The xxxth day of xxxxxxxxxxxxxx, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
AUGUST 5, 2019 – 5:30 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Wagner called the meeting to order at 5:30 p.m. The Pledge of Allegiance followed with a Moment of Silence.

*Upon call of the roll, the following Council Members were **Present (9)**:*

Mayor Jay W. Wagner, Mayor Pro Tem Jason P. Ewing (Ward 6); Council Member Britt Moore (At Large), Council Member Donald A. Scarborough (At Large), Council Member Jeffrey J. Golden (Ward 1), Council Member Christopher Williams (Ward 2); Council Member Monica L. Peters (Ward 3), Council Member S. Wesley Hudson (Ward 4), and Council Member Victor A. Jones (Ward 5)

Mayor Wagner called for a Moment of Silence and asked everyone to remember the victims of the recent mass shootings in Texas and Ohio and also dedicated the Moment of Silence to Guilford County Chief District Judge Tom Jarrell who passed away on Saturday, August 3rd.

The Pledge of Allegiance followed.

RECOGNITIONS AND PRESENTATIONS

2019-327 Proclamation - National Night Out

Members of the High Point Police Department will be in attendance to accept a Proclamation from Mayor Wagner proclaiming Tuesday, August 6th as “National Night Out” in the City of High Point.

Mayor Wagner read the Proclamation into the record proclaiming Tuesday, August 6th as "National Night Out" in the city of High Point and presented it to Police Chief Ken Shultz.

Chief Shultz reported that there are approximately 30 communities that will be participating in the "National Night Out" and noted it is a partnership within the community getting out, making contact, and sharing information.

[applause, photo op followed presentation]

2019-328 Resolution - Toussaint L'Ouverture Masonic Lodge #524

Members of the Toussaint L'Ouverture Masonic Lodge #524 will be in attendance to accept a Resolution from Mayor Wagner recognizing their service and contribution to the community.

Mayor Wagner read the Resolution into the record recognizing Toussaint L'Ouverture Masonic Lodge #524 for their contribution and service to the community. Members of the Toussaint L'Ouverture Masonic Lodge #524 were present to accept the Resolution.

Chief Shultz mentioned some of the partnerships in the city and advised there are challenges and problems with youth being involved in activities that they shouldn't be and how this is a positive opportunity for the community to come together and interact with kids to show them the right way. He pointed out many churches have stepped up to assume this responsibility as well as the Masonic Lodge #524 and he challenged them to recruit others to follow in their steps.

[applause, photo op followed presentation]

STRATEGIC PLAN UPDATE

2019-342 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.

Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development & Public Safety Committee provided an update on some numbers as they relate to the Code Enforcement. He then shared numbers for the July 2019 activities as follows:

Minimum Housing Complaints	30
Active Minimum Housing Cases	302
Active Backlog Cases (270 originally)	1
City Demolished Houses	1
Public Nuisance Complaints	21
Active Public Nuisance Cases	113
City Abated Public Nuisance Cases	5
Owner Abated Public Nuisance Cases	19
Zoning Complaints (vehicles, signs, etc...)	11
Active Zoning Cases	97
Signs Collected	92

Lori Loosemore, Local Codes Enforcement Manager, shared some before and after photos of a success story where the owners of 1100 Bridges Avenue repaired the house after a fire caused major damage to the structure and reported that the owners do plan on living in the house.

PUBLIC COMMENT PERIOD

2019-343 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.

Mayor Wagner opened the Public Comment Period. The following individuals addressed Council during the Public Comment Period.

Paula Sieber, Executive Director of the Sustainability Resource Center, expressed appreciation to the City Council for the support given to Scott Jones and the Tiny Home Community Development housing projects. She stated they are partners in this endeavor and they have spent quite a bit of time in Greensboro and they are extremely excited to be starting projects in High Point. Additionally, she shared that Guilford County has also partnered with them and wants them to address these areas as well, so they are giving them properties to create things such as a teaching/edible playground type park for young folks. She advised that they would like to implement as much solar and sustainability as possible, as well as much blue and green technology.

She stated they would like to do an official groundbreaking the last week of August or first week in September for the Hay Street Tiny Home neighborhood that Mr. Jones and volunteers are developing in High Point and they would like to coordinate the timing with Council's schedules.

Mary Ann Cambruzzi, a resident at 2111 Foggy Lane, Charleston Woods, in High Point. She addressed Council regarding the bad condition of their road and the possibility of dissolving their homeowner's association. She advised there are 61 homes in Charleston Woods and they have a petition containing 49 signatures to request that the city maintain their road and dissolve the home owner's association. The road is a private road and the city uses the road to maintain the greenway. She pointed out their unpaved road is not a public street and they were told years ago that the city would not own it because it is not wide enough, and several years ago the city did pave Beaucrest which was of a lesser width than their street.

She shared a picture of a sign that has been erected on Beaucrest that maintenance stops at that point, but all of the cul-de-sac area has been paved. Ms. Cambruzzi informed Council that the drain in the curve of the cul-de-sac constantly gets blocked and has caused flooding on some of the homes which required repairs. She noted the years of neglect in road maintenance has caused enormous potholes and has caused the road to buckle making it very uneven. She asked Council to please repair the road and to dissolve their homeowner's association. Mayor Wagner recommended she provide her contact information to Deputy City Manager Randy McCaslin.

Rev. Rod Ingram, a resident at 1114 New Hampshire Drive in Jamestown, addressed Council on behalf of the High Point Peacemakers, a nonprofit group who, like High Point Community Against Violence, is interested in stamping out violence in the community. He spoke to how they are working with and mentoring youth and children at the Southside Recreation Center so they will not get themselves in situations that will lead to violence. He issued an invitation for Council to attend a "Community-Unity Back-to-School" event on August 24th from 3:00 p.m. to 7:00 p.m. at Washington Terrace Park and asked the city to partner with them in this endeavor to make sure that the citizens of High Point know that the city is standing with the Peacemakers to promote unity and peace within the community.

T. Dianne Bellamy-Small, the Guilford County Schools District 1 representative and vice chair, stated that she proudly represents three high schools, one middle school, and six elementary schools in High Point as well as ten other schools in Jamestown and Greensboro. She thanked Council for renewing support to the Greensboro Aquatic Center Guilford County Schools "Learn to Swim" program for second graders. This will mark their fourth year in providing the "Learn to Swim" program in High Point. Ms. Bellamy-Small added that all High Point schools will participate in the "Learn to Swim" program this year. She spoke to volunteer opportunities for the program and issued a personal invitation to Council to join the children in the pool. Since the beginning of the program, they have trained over 6,500 second graders in Guilford County. The graduation ceremony for High Point students was held at T. W. Andrews High School in June where they had ten schools and 624 graduates. The next graduation for High Point will be on June 1, 2020 at Andrews High School and issued an invitation for Council to attend that ceremony as well. She concluded her remarks by reiterating appreciation for the critical support in the lives of the children and provided a packet of information about what they do at Guilford County Schools and some extra copies of the GCS "Ignite" magazine.

She mentioned the Guilford County Schools Board meeting scheduled for September 10th that will be held in High Point and issued a personal invitation for Council to attend.

Larry Diggs, a resident at 1127 Biltmore Avenue in High Point, thanked the City Council and leadership for the positive things that are happening in High Point, especially for the stadium and development that is proposed around the stadium. He stated it was great to see new growth and new things in High Point. He shared that he volunteers at Communities for Schools and spoke to some of the sad things happening in the schools due to lack of funding from the Guilford County Commissioners. He expressed concern that many of the schools in High Point are not making their mark and asked Council to go and visit some of the schools to see what is happening and see what could be done to help improve the situation.

Khem D. Irby, a resident at 1414 Adams Farm Parkway in Greensboro, stated she was present to speak on behalf of herself and to comment regarding a statement that was made that High Point does not have any representation on the Guilford County School Board. She informed Council that she is one of three High Point representative on the Guilford County School Board and has been since she was elected in November 2018. She represents the Southwest "Cowboy" community, Florence, Northwood, Colfax, Oakview and Western schools and she expressed disappointment when she heard this comment that was made by an elected official. She stated elected officials should respect each other, especially in public forums. Ms. Irby shared that she works every day for all the schools in District 6 and is building great relationships with the principals, and she has been part of the High Point

community for the last seven years, and is a graduate of the Business High Point Leadership class of 2017. She noted that the Guilford County Commissioners did not fully fund the superintendent's budget. From this point forward, she asked that any concerns about her role and representation in High Point warrants a conversation with her. Ms. Irby concluded her remarks by asking for a public apology for the statement that was made in a public venue by another elected official regarding her role on the Guilford County School Board.

Kenneth Miles, a resident at 701 S. Elm Street in High Point, addressed Council regarding public transportation service in High Point. He shared that he moved to High Point in January 2018 from the City of Raleigh where their public transportation system is now great, although that has not always been the case. He expressed concerns that the bus service in High Point stops at 6:00 p.m. and spoke to how this affects patrons' livelihood because they cannot get transportation to and from their jobs which thwarts some from accepting jobs in the far reaches of the community and at the times that are necessary. He felt the City of High Point is not putting the necessary funding or the efforts into the transportation system as they should be. Mr. Miles mentioned the many evening activities/events that are going on in High Point, but a lot of people cannot attend or participate because of the lack of bus service at night. Mr. Miles concluded his remarks and provided a file folder to Council with information on the lack of bus service and the impact on patrons and bus riders and challenged them to consider that.

Kim Volkman, a resident at 503 Steele Street, reminded Council that she stood before them eight months ago asking for help with the uprise in violence and crime in their neighborhood. She spoke to how the last several months has been bittersweet with both victories and defeats and shared the following:

Victories:

- ✓ The house at 408 Steele Street was demolished in May by council vote.
- ✓ The house at Oakland Place was demolished by the owner in June.

She spoke to the anxiety that she and the neighbors experienced daily to see the gangs, drug dealers, vandals, just to hear voices coming from either of these properties and the feeling of helplessness that another phone call to the city or police would result in no change. She shared that she personally placed more than four dozen calls to the Police Department in hopes that they could arrive on time to interfere with whatever was taking place, just to see the criminal element leave and the police show up a minute too late.

Ms. Volkman heard there has been some discussion about the city discontinuing the blight program and urged Council to continue moving forward with the program as it is truly in the best interest of the city and its residents, leaving impacts resulting that will bring long-lasting effects of hope and growth in debilitating communities. She talked about the relief she felt when she found out that the Mayor has started a task force to come up with solutions to the gangs in crime and encouraged Council to be more public about the proactive steps that are being taken to resolve these issues so the community can stay apprised.

Ms. Volkman then identified some of the defeats they have experienced.

- ✓ June 5th, her neighbors were arrested for a stolen car ring.

- ✓ July 4th, a second drive-by shooting occurred in their neighborhood and both were the same residents of the first drive-by shooting that occurred.
- ✓ Car was shot up in the parking lot at Steele and Richardson.

Ms. Volkman believes this to be much bigger than a gun or police issue because the family system is severely broken. She felt it would truly take a community commitment to turn it around and believed more public youth activities, community centers, and opportunities to mentor kids and provide a safe productive place for them to go would be a good start to get them away from the gangs and drug dealers.

She also urged Council to move forward with the initiative that would attach crime houses to landlords and urged them to move forward with creative thinking to find ways to bring accountability to the homeowner and the residents.

Ms. Volkman concluded her remarks by sharing two short video clips of the recent drive-by shooting that occurred in her neighborhood.

Eric Gilliam, a resident at 407 Steele Street, agreed that the drive-by shooting in the video clip was extremely disturbing. He shared that in the 30 years that he has lived in the neighborhood, he has never experienced something as bad as the two drive-by shootings that occurred within eight months and the other crimes going on in the neighborhood. He thanked the police for their efforts in more frequent patrols in the neighborhood, and although there has been a big reduction in crime just in the last month, he would like to see more patrols.

Mr. Gilliam thought the gates to be installed at Oakview Cemetery were a great idea because it would stop a lot of the speeding traffic coming through their neighborhood from the cemetery. He stated he would also like to see some speed bumps like the ones that were recently installed on Rotary because they really helped slow the traffic down.

Robert Irwin, a resident of 717 Gatewood Avenue, and property manager of 507 and 509 Steele Street, representing MD Enterprises, an affordable housing provider, spoke to the City of High Point's Vision Statement: "Creating the single most livable, safe, and prosperous community in America". He stated two drive-by shootings in less than nine months was unacceptable and made it clear that the shots were not fired at his property, but they were fired towards the property across the street.

In December, he discovered a stolen vehicle in his backyard and expressed appreciation that the auto perpetrators have since been apprehended and perhaps vacated the property across the street. He piggybacked on the previous comments regarding gates being installed at Oakview Cemetery and also felt that it would be a great thing. He pointed out both of the times they had the drive-by shootings that occurred, the perpetrators either came from the cemetery or left through the cemetery. He also agreed with Council's attempt to make landlords accountable for tenant activity and commended the Peacemakers and Masons for working with the youth in the community.

Regarding the speed bumps, Mayor Wagner spoke to the traffic calming policy that was adopted a couple of years ago and encouraged them to contact the High Point Transportation Department for information as to the process for making a request, which

involves a petition process and a study by the Transportation Department to evaluate whether traffic calming measures are necessary.

Cyril Jefferson, a resident at 110 Dogwood Circle, highlighted some positive things going on in the city and thanked the City Council for its efforts in getting things done. He mentioned this is the first year for the High Point Teen Leadership program that was started by the Chamber of Commerce and the YMCA, which is very similar to the successful Leadership High Point program for community leaders. He expressed appreciation to Council for helping out by allowing the youth an opportunity to dine and converse with city leaders and personally thanked Councilman Jones for leading one of the classes.

With regards to education, Mr. Jefferson stated he realizes the importance of education in economic development efforts for education to be perceived as doing very well in the city. He advised that the High Point Schools Partnership group meetings monthly and there are a number of leaders who are highlighting the good things happening in High Point, the schools in High Point, etc....and starting next month, they will be featuring educators from every high school in High Point because the goal is to recruit and retain those that are doing good work in educating students so we will have better schools. Mr. Jefferson concluded his remarks with a reminder to Council about the luncheon that will be held on August 13th at 11:30 a.m. to celebrate these educators.

Mayor Wagner asked if there was anyone else present who would like to speak. There being no further comments, the Public Comment Period was closed.

FINANCE COMMITTEE - Council Member Moore, Chair
Committee Members: Moore, Ewing, Hudson, and Jones

CONSENT AGENDA ITEMS

Chairman Moore reported that the Finance Committee did meet as scheduled on Thursday, August 1, 2019 and placed all the Finance-related matters on the Consent Agenda with a favorable recommendation.

Council Member Moore moved to approve all finance-related items on the Consent Agenda. Mayor Pro Tem Ewing made a second to the motion, which 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.

2019-329

Contract - Freese & Nichols - Registers Creek Lift Station/Force Main Design

Council is requested to award a contract to Freese & Nichols in the amount of \$844,780.00 for a professional engineering services to design the expansion of the Registers Creek lift station and force main.

Approved award of a contract to Freese & Nichols in the amount of \$844,780.00 for professional engineering services to design the expansion of the Registers Creek lift station and force main.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following 9-0 unanimous vote:

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

2019-330 Contract - KRG Utility Inc. - Adkins Sanitary Sewer Outfall Change Order #1

Council is requested to approve a change order to KRG Utility, Inc. in the amount of \$145,456.80 for additional trench stabilization stone and to install two (2) gates for easement access for the Adkins Sanitary Sewer Outfall.

Approved a change order in the amount of \$145,456.80 to the KRG Utility, Inc. contract for additional trench stabilization stone and to install two (2) gates for easement access for the Adkins Sanitary Sewer Outfall.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following 9-0 unanimous vote:

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

2019-331 Contract - Garney Companies, Inc. - CMAR - Change Order #3

Council is requested to approve change order #3 to Garney Companies, Inc., Construction Manager at Risk (CMAR) in the amount of \$723,972.91 to perform the sewer and stormwater improvements on Pine Street as part of the Catalyst project.

Approved change order #3 in the amount of \$723,972.91 to the Garney Companies, Inc. contract to perform the sewer and stormwater improvement on Pine Street as part of the Catalyst Project.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following 9-0 unanimous vote:

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

2019-332 Contract - Carolina Environmental Systems, Inc. - Knuckle Boom Truck

Council is requested to award a contract to Carolina Environmental Systems, Inc. in the amount of \$119,000 for the purchase of a 2018 Freightliner M2-106 with a Peterson Body, Grapple bucket and 24-yard Hardox model 1824 dumping body for the Environmental Services Division.

Approved award of a contract to Carolina Environmental Systems, Inc. in the amount of \$119,000 for the purchase of a 2018 Freightliner M2-106 with a Peterson body, grapple

bucket and 24-yard Hardox model 1824 dumping body for the Environmental Services Division.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following 9-0 unanimous vote:

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

2019-333 Contract - Surface America - Miracle League Field

Council is requested to award a sole source contract to Surface America in the amount of \$121,910 for the replacement of surfacing on the Miracle Field at the High Point Athletic Complex.

Approved award of a sole source contract to Surface America in the amount of \$121,910 for the replacement of surfacing on the Miracle Field at the High Point Athletic Complex.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this sole source contract be approved. The motion carried by the following 9-0 unanimous vote:

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

2019-334 Contract - White's International - Tandem Dump Truck

Council is requested to award a contract to White's International in the amount of \$116,103.34 for the purchase of a 2020 International tandem axle truck with dump body for the Water & Sewer Residuals Division of Public Works.

Approved award of a contract to White's International in the amount of \$116,103.34 for the purchase of a 2020 International tandem axle truck with dump body for the Water & Sewer Residuals Division of Public Works.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following 9-0 unanimous vote:

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

2019-335 Contract - Advantage Truck Center - Autocar/Front Loading Refuse Truck

Council is requested to award a contract to Advantage Truck Center in the amount of \$296,533.48 for the purchase of a 2020 Autocar with New Way Front Loading Refuse body for the Solid Waste Division of Public Services. Recommendation also includes declaring old equipment as surplus and disposing through the online auction process.

Approved award of a contract to Advantage Truck Center in the amount of \$296,533.48 for the purchase of a 2020 Autocar with New Way front loading refuse body for the Solid Waste Division of Public Services and declared the old equipment surplus to be disposed of through the online auction process.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following 9-0 unanimous vote:

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

2019-336 Contract - Excel Truck Group/Charlotte Truck Center - Freightliner NuLife Swaploader

Council is requested to award a contract to Excel Truck Group in the amount of \$129,728 for the purchase of a 2020 Freightliner truck with a NuLife SL240 Swaploader body for the Environmental Services Division of Public Works.

Approved award of a contract to Excel Truck Group in the amount of \$129,728 for the purchase of a 2020 Freightliner truck with a NuLife SL240 swaploader body for the Environmental Services Division of Public Works.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following 9-0 unanimous vote:

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

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 City Council on May 21, 2018, at which time action was taken to refer it to the Finance Committee at the suggestion of City Attorney JoAnne Carlyle due to necessary clean-up on the contract in general as the company has changed hands and names.

REGULAR AGENDA ITEMS

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

Committee Members: Golden, Peters, Scarborough, and Williams

2019-337 Ordinance to Demolish - 315 N. Centennial Street

City Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 315 N. Centennial Street belonging to Haley Investment Group, Inc.

Chairman Golden advised that staff is recommending this matter be removed from the agenda due to the property being purchased by new owners.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be removed from the agenda. The motion carried by the following 9-0 unanimous vote:

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

2019-338 Ordinance to Demolish - 814 Fairview Street

City Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 814 Fairview Street belonging to Karen G. Davis.

Lori Loosemore, Local Codes Enforcement Supervisor, provided a summary of staff actions regarding this property as follows:

- ✓ *Inspector observed conditions on this property while out on another inspection;*
- ✓ *Inspected on 7/16/2018*
- ✓ *Hearing held on 7/30/2018. Property owner did appear and advised that she and the family members did discuss making the repairs.*
- ✓ *Ordinance to Repair or Demolish issued on 7/30/2018 with a compliance date of 9/4/2018.*
- ✓ *The property owner has not pulled any permits, nor have any repairs been made to the property.*
- ✓ *Guilford County taxes are delinquent for 2015, 2016, 2017, and 2018 in the amount of \$3,023.98.*

Kara Davis, 151 Cartridge Court in Thomasville, NC, was present to speak on behalf of her mother, Karen Davis, who currently resides at 814 Fairview Street. She stated she would like to assist her mother in the demolition of the home versus the city doing it and billing them.

Council Member Jones advised Ms. Davis that even if Council moves forward with adoption of the demolition ordinance, they would still have 30 days to take care of it. Ms. Davis inquired about the possibility of an extension. Chairman Golden asked Ms. Loosemore to explain the process. She explained that once the City Council adopts the demolition ordinance, staff would send a notice to the property owner advising them they have 30 days and in the case the structure is not demolished within 30 days, then the city could move forward with the bidding for the demolition. She informed Ms. Davis that she could work

with them if they are already in the process of gathering bids or doing the demolition work themselves and obtained the demolition permit.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a structure located at 814 Fairview Street.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this ordinance be adopted. The motion carried by the following 9-0 unanimous vote:

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

**Ordinance No. 7543/19-60
Ordinance Book Volume XX, Page 172**

2019-339 Ordinance to Demolish - 1516 Willard Avenue

City Council is requested to adopt an ordinance ordering the building inspector to effectuate the demolition of a structure located at 1516 Willard Avenue belonging to Creative Resources Ministries.

Lori Loosemore, Local Codes Enforcement Supervisor, provided a summary of staff actions regarding this property as follows:

- ✓ *Fire Department referred this property to the Inspections Department because it was unsecured.*
- ✓ *Inspection was conducted on 10/24/2018.*
- ✓ *Hearing was held on 11/19/2018.*
- ✓ *Mr. Mark Douglas appeared at the hearing on behalf of Creative Resources Ministries, who owns the property.*
- ✓ *Mr. Douglas stated he would start repairs on the property in the spring because he was currently working on another property.*
- ✓ *The inspector advised him that he would allow additional time before issuing an Order to Repair or Demolish, but he needed to start the repairs soon.*
- ✓ *The inspector also explained the minimum housing process to Mr. Douglas and informed him that if no repairs are made to the property, then the case would be brought before the City Council.*
- ✓ *Ordinance to Repair or Demolish was issued on 12/27/2018 with compliance date of 1/28/2019.*
- ✓ *No permits have been applied for, nor has any work been done on the property.*
- ✓ *Property taxes are current on the property with the exception of 2019.*

Ms. Loosemore advised that Mr. Davis did visit her office today and told her he would not be able to do anything until the first of the year. She stated that Mr. Douglas was present in the audience and would like to speak.

Mark Douglas, representing Creative Resources Ministries, shared that he has a lot of experience in buying homes, making repairs, and then selling them and has been doing it

over 20 years. At the time that he was contacted by Creative Resources Ministries to make the repairs, he was in the middle of another project so he told them it would probably be 8-10 months out before he could start the repairs on the property at 1516 Willard. He did not want to demolish the structure, so he got a letter from Creative Resources Ministries last month to allow him to come to this meeting and represent them. He stated that he fixes houses for ministry to help drug addicts, mostly those getting out of prison to give them affordable housing. He asked Council for additional time until the first of next year and reiterated that he does want to make the repairs to the property.

Chairman Golden asked Mr. Douglas if he was a general contractor and Mr. Douglas replied that he is not, but he has worked with general contractors for the last 15 years. He stated he participated in helping to clean up the Hoskins Street neighborhood 10-12 years ago by acquiring four to five houses and fixed them up. Chairman Golden asked Ms. Loosemore if she was willing to give them an extension.

Ms. Loosemore advised that she was not comfortable giving any additional time, especially to the first of the year and noted that Mr. Douglas did make a comment this afternoon about not having the funding available to make the necessary repairs to the property. Mr. Douglas stated he could get the money if Council will not grant him additional time.

Chairman Golden noted the housing case started in November 2018 and pointed out 13 months was well beyond what is normally done.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a structure located at 1516 Willard Avenue.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this ordinance be adopted. The motion carried by the following 9-0 unanimous vote:

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

Ordinance No. 7544/19-61

Ordinance Book Volume XX, Page 173

PROSPERITY & LIVABILITY COMMITTEE - Mayor Pro Tem Ewing, Chair

Committee Members: Ewing, Hudson, Peters & Golden

2019-340 Resolution - Renewal of Lease Agreement - West End Ministries

Council is requested to approve a three-year lease agreement with West End Ministries for the Bountiful Harvest Community Garden.

Michael McNair, Director of Community Development & Housing, advised that Bountiful Harvest Garden is on city property that has been leased to West End Ministries for the last four years and they are now requesting another lease renewal. Staff is recommending approval of the new lease. Mr. McNair introduced Brad Bowers, President of West End Ministries and Quina Weber-Shirk, Community Gardens Coordinator.

Mr. Bowers shared some pictures of things going on on the site which is being used for a garden and a park for children. He noted that over the past four years, they have had over 5,000 volunteer hours from people working in the garden and stated it could not be possible without the partnerships in the High Point community.

Mayor Pro Tem Ewing pointed out that West End Ministries is a very well utilized asset to the community. Council Member Peters commended Mr. Bowers for his work with West End Ministries to create a gathering place for the community. Mayor Wagner agreed there are a lot of great things going on in High Point with West End Ministries being one of them. He stated he would be happy to lend support to West End Ministries in hopes that they will take it to another level.

Adopted a resolution for approval of a three-year lease agreement with West End Ministries for the Bountiful Harvest Community Garden.

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

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

**Resolution No. 1892/19-48
Resolution Book Volume XX, Page 121**

GENERAL BUSINESS AGENDA

2019-344 Appointment - Historic Preservation Commission - Brianne Verstat

Council Member Scarborough is recommending the appointment of Brianne Verstat to the Historic Preservation Commission. This appointment will be effective immediately and will expire July 1, 2022.

Council Member Scarborough is recommending the appointment of Brianne Verstat as his At Large appointee to the Historic Preservation Commission as the Johnson Street Historic District representative.

Approved the appointment of Brianne Verstat to the Historic Preservation Commission. Appointment to be effective immediately and will expire on 7/1/2022.

A motion was made by Council Member Scarborough, seconded by Mayor Pro Tem Ewing, that this appointment be approved. The motion carried by the following 9-0 unanimous vote:

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

2019-341 Minutes To Be Approved

Special Meeting of City Council; Thursday, July 11th @ 3:00 p.m.

Finance Committee Meeting; Thursday, July 11th @ 4:00 p.m.

Special Meeting of City Council; Monday, July 15th @ 4:00 p.m.

Regular Meeting of City Council; Monday, July 15th @ 5:30 p.m.

Approved the preceding minutes as submitted.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Jones, that this matter be approved. The motion carried by the following 9-0 unanimous vote:

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

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:44 p.m. upon motion duly made by Mayor Pro Tem Ewing and second by Council Member Jones.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
High Point City Clerk

EXTRACTS FROM MINUTES OF CITY COUNCIL

* * *

A regular meeting of the City Council of the City of High Point, North Carolina (the “*City Council*”) was duly held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 5:30 p.m. on August 19, 2019:

Members Present: Mayor Jay W. Wagner, Mayor Pro Tem Jason P. Ewing, Council Member Jeffrey J. Golden, Council Member S. Wesley Hudson, Council Member Victor A. Jones, Council Member Monica L. Peters, Council Member Donald A. Scarborough, Council Member Christopher Williams

Members Absent: Council Member Britt W. Moore

* * * * *
* * *

The City Clerk reported to the City Council that the bond orders entitled, “**BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 OF GENERAL OBLIGATION STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,**” “**BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 OF GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,**” and “**BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 OF GENERAL OBLIGATION HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,**” which were introduced at a meeting of the City Council on July 15, 2019, were published on August 6, 2019, with notice that the City Council would hold a public hearing thereon on August 19, 2019 at 5:30 p.m. The City Clerk also reported that there had been filed in her office a statement of debt complying with provisions of the Local Government Bond Act, and such statement as filed showed the net indebtedness of the City to be 1.68% of the assessed valuation of property in said City subject to taxation.

At 5:30 o’clock p.m., Mayor Pro Tem Ewing announced that the City Council would hear anyone who wished to be heard on the questions of validity of the General Obligation Streets and Sidewalk Bond Order and the advisability of issuing the General Obligation Streets and Sidewalk Bonds.

After the City Council had heard all persons who requested to be heard in connection with the foregoing questions, Mayor Pro Tem Ewing moved that the public hearing be closed. The motion was seconded by Council Member Williams and was unanimously adopted.

At 5:30 o’clock p.m., Mayor Pro Tem Ewing announced that the City Council would hear anyone who wished to be heard on the questions of validity of the General Obligation Parks and Recreation Bond Order and the advisability of issuing the General Obligation Parks and Recreation Bonds.

After the City Council had heard all persons who requested to be heard in connection with the foregoing questions, Mayor Pro Tem Ewing moved that the public hearing be closed. The motion was seconded by Council Member Williams and was unanimously adopted.

At 5:31 o'clock p.m., Mayor Pro Tem Ewing announced that the City Council would hear anyone who wished to be heard on the questions of validity of the General Obligation Housing Bond Order and the advisability of issuing the General Obligation Housing Bonds.

After the City Council had heard all persons who requested to be heard in connection with the foregoing questions, Mayor Pro Tem Ewing moved that the public hearing be closed. The motion was seconded by Council Member Williams and was unanimously adopted.

Mayor Pro Tem Ewing moved that the City Council adopt, without change or amendment, and direct the City Clerk to publish notices of adoption, as prescribed by The Local Government Bond Act, of the bond orders entitled, **BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 OF GENERAL OBLIGATION STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,"** **"BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 OF GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,"** and **"BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 OF GENERAL OBLIGATION HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,"** as introduced at the meeting of the City Council held on July 15, 2019. The motion was seconded by Council Member Williams and was unanimously adopted.

PASSED, ADOPTED AND APPROVED this 19th day of August, 2019.

**BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 GENERAL OBLIGATION
STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA**

WHEREAS, the City Council of the City of High Point, North Carolina has ascertained and hereby determines that it is necessary to pay capital costs of providing streets and sidewalks, including without limitation bridges, viaducts, causeways, overpasses, underpasses, alleys and bicycle lanes; paving, grading, resurfacing, and widening streets; sidewalks, curbs and gutters, culverts, and drains; traffic controls, signals, and markers; lighting; and grade crossings and the elimination thereof and grade separations; streetscaping, landscaping and pedestrian improvements; transit stop improvements; and the acquisition of land therefor; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the General Obligation Streets and Sidewalk Bonds hereinafter described as required by the Local Government Bond Act, and the City Clerk has notified the City Council that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of High Point, North Carolina, as follows:

Section 1. In order to raise the money required for the purposes described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation Streets and Sidewalk Bonds of the City are hereby authorized and shall be issued pursuant to the Local

Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation Streets and Sidewalk Bonds authorized by this order shall be \$22,000,000.

Section 2. Taxes will be levied in an amount sufficient to pay the principal and interest on the General Obligation Streets and Sidewalk Bonds.

Section 3. A sworn statement of the City's debt has been filed with the City Clerk and is open to public inspection.

Section 4. This bond order will take effect when approved by the voters of the City at a referendum scheduled for November 5, 2019.

BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, the City Council of the City of High Point, North Carolina has ascertained and hereby determines that it is necessary to pay capital costs of providing for the acquisition, construction, renovation, improvement, expansion, furnishing and equipping of parks and recreation facilities, including without limitation senior centers, athletic fields, parks, playgrounds, recreation centers, shelters and pool facilities and the acquisition of land therefor; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the General Obligation Parks and Recreation Bonds hereinafter described as required by the Local Government Bond Act, and the City Clerk has notified the City Council that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of High Point, North Carolina, as follows:

Section 1. In order to raise the money required for the purposes described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation Parks and Recreation Bonds of the City are hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation Parks and Recreation Bonds authorized by this order shall be \$21,500,000.

Section 2. Taxes will be levied in an amount sufficient to pay the principal and interest on the General Obligation Parks and Recreation Bonds.

Section 3. A sworn statement of the City's debt has been filed with the City Clerk and is open to public inspection.

Section 4. This bond order will take effect when approved by the voters of the City at a referendum scheduled for November 5, 2019.

**BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 GENERAL OBLIGATION
HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA**

WHEREAS, the City Council of the City of High Point, North Carolina (the “*City Council*”) has ascertained and hereby determines that it is necessary to pay capital costs of providing housing projects for the benefit of persons of low income, or moderate income, or low and moderate income, including without limitation construction or acquisition of projects to be owned by the City or a housing authority, and loans, grants, interest supplements and other programs of financial assistance to persons of low income, or moderate income, or low and moderate income, and developers of housing for persons of low income, or moderate income, or low and moderate income, and the acquisition of land therefor; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the General Obligation Housing Bonds hereinafter described as required by the Local Government Bond Act, and the City Clerk has notified the City Council that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of High Point, North Carolina, as follows:

Section 1. In order to raise the money required for the purposes described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation Housing Bonds of the City are hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation Housing Bonds authorized by this order shall be \$6,500,000.

Section 2. Taxes will be levied in an amount sufficient to pay the principal and interest on the General Obligation Housing Bonds.

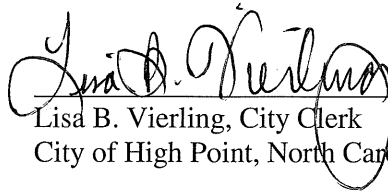
Section 3. A sworn statement of the City’s debt has been filed with the City Clerk and is open to public inspection.

Section 4. This bond order will take effect when approved by the voters of the City at a referendum scheduled for November 5, 2019.

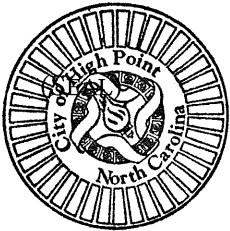
STATE OF NORTH CAROLINA)
) ss:
CITY OF HIGH POINT)

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of an extract of the minutes reflecting the holding of public hearings and the adoption of bond orders by the City Council of the City of High Point, North Carolina, at a meeting held on the 19th day of August, 2019, and that such proceedings are to be recorded in the minute books of said City Council.

WITNESS my hand and the seal of the City of High Point, North Carolina, this the 19th day of August, 2019.



Lisa B. Vierling, City Clerk
City of High Point, North Carolina



Ordinance # 7548/19-65
Zoning Map Amendment 19-09

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-09 (ZA-19-09)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 **August 19, 2019**.

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 22.2 acres and lying along the west side of Skeet Club Road and surrounded by Joyce Circle. The property is also known as Guilford County Tax Parcels 199015 & 199014 and Forsyth County Tax Parcel 6892-19-2761.00 & 6892-19-5337.

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. Transportation Conditions.

1. Right-of-way Dedication: As a part of the Land Development Permit approval the property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Skeet Club Road, along the entire frontage of the zoning site.
2. Access: No vehicular access shall be permitted to the zoning site from the Skeet Club Road right-of-way.
3. Improvements
 - a. A Traffic Impact Analysis (TIA) shall be required to be submitted and approved by the City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) for development on the zoning site producing more than 150 trips in the AM or PM peak hours. As a part of the Land Development Permit approval all improvements required by the TIA, City of High Point Director of Transportation and NCDOT shall be installed prior to exceeding the 150 trip threshold.
 - b. Joyce Circle Improvements
 - i. Joyce Circle (southern portion of right-of-way)
As a part of the Land Development Permit approval the property owner shall improve Joyce Circle, from Skeet Club Road to the zoning sites southern access point to Joyce Circle.
 - ii. Joyce Circle (northern portion of right-of-way)
As a part of the Land Development Permit approval the property owner shall improve Joyce Circle, from the Joyce Circle/Tanglebrook Road intersection to the zoning sites northern access point to Joyce Circle.
 - iii. Joyce Circle (western portion of right-of-way)
The City of High Point Director of Transportation shall determine if additional improvements are required to the Joyce Circle right-of-way in conjunction with any access to the western portion of this right-of-way. Any required improvements shall be installed as part of Land Development Permit approval.
4. Other Transportation Conditions
The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all transportation construction 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.

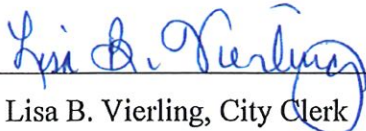
Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

By: _____

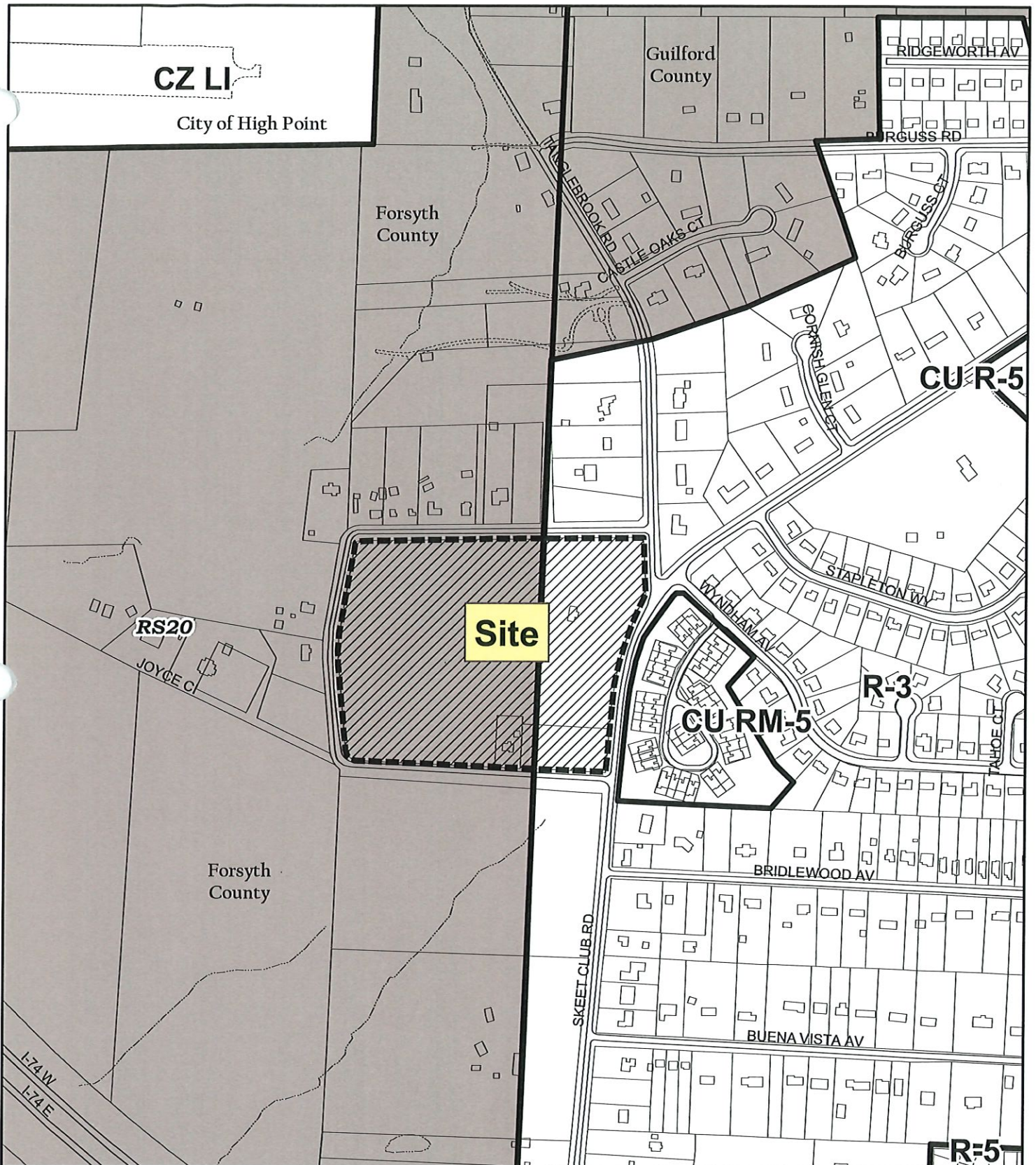


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





ZONING MAP AMENDMENT ZA-19-09

From: Residential Single Family-3 (HP) and
Residential Single Family-20 (FC)
To: Conditional Zoning Residential Multifamily-16

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=500'
G:/Planning/Secure/BAC/
ZAM/2019/MDXs/za19-09

Ordinance # 7549/19-66
Zoning Map Amendment 19-13

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-13 (ZA-19-13)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 **August 19, 2019**.

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 areas shown on Map 1 as: **General Business (GB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
1	0.77	106 Westover Dr.	197274
1	0.99	108 Westover Drive	197273
1	0.69	110 - 116 Westover Drive	197276
1	3.95	121 Westover Drive	197221
1	1.56	2801 N. Main Street	197272
1	0.63	3035 N. Main Street	197320
1	0.30	3031 N. Main Street	197333
1	0.38	3032 Ingleside Dr	197321
1	3.06	3017 & 3021N. Main Street	197331
1	1.80	3010 N. Main Street;	197336
1	0.53	3000 N. Main Street	197337
1	0.51	1003 Northside Court	197338

SECTION 2

- a) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **General Business (GB) District.**

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	2.47	2440, 2444, 2446 and 2448 N. Main Street	197823

- b) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **Transitional Office (TO) District.**

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	0.22	200 & 202 Old Winston	194803 & 194804
2	0.49	402 Old Winston Road	194757

- c) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **Limited Business (LB) District.**

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	1.30	2506 N. Main Street	197808
2	2.16	303, 305, 311 & 401 Old Winston Road	197802
2	0.35	405 Old Winston Road	197805
2	1.30	409 Old Winston Road	197828
2	0.66	107 & 109 W. Peachtree Drive	194641
2	0.51	808 Greenwood Drive	194642

SECTION 3

- That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 3 as: **General Business (GB) District.**

Map #	Acres	Location	Guilford County Tax Parcel Numbers
3	1.58	133 E. Parris Ave.	199849
3	0.46	2209 Kirkwood Street	199854
3	0.46	2205 Kirkwood Street	199853
3	3.65	136 Northpoint Ave.	199850
3	11.36	2310 & 316 N. Main Street	199852
3	0.78	2300-C N. Main Street	199855
3	1.72	260 E. Parris Ave.	199874
3	1.09	256 E. Parris Ave.	199873
3	0.66	242 E. Parris Ave.	199870

SECTION 4

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

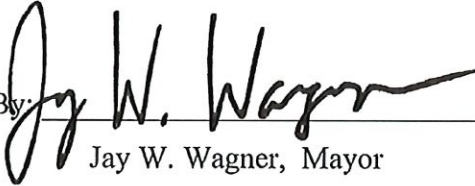
SECTION 5

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

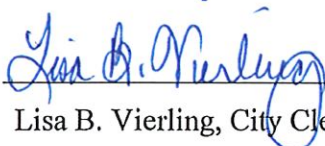
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



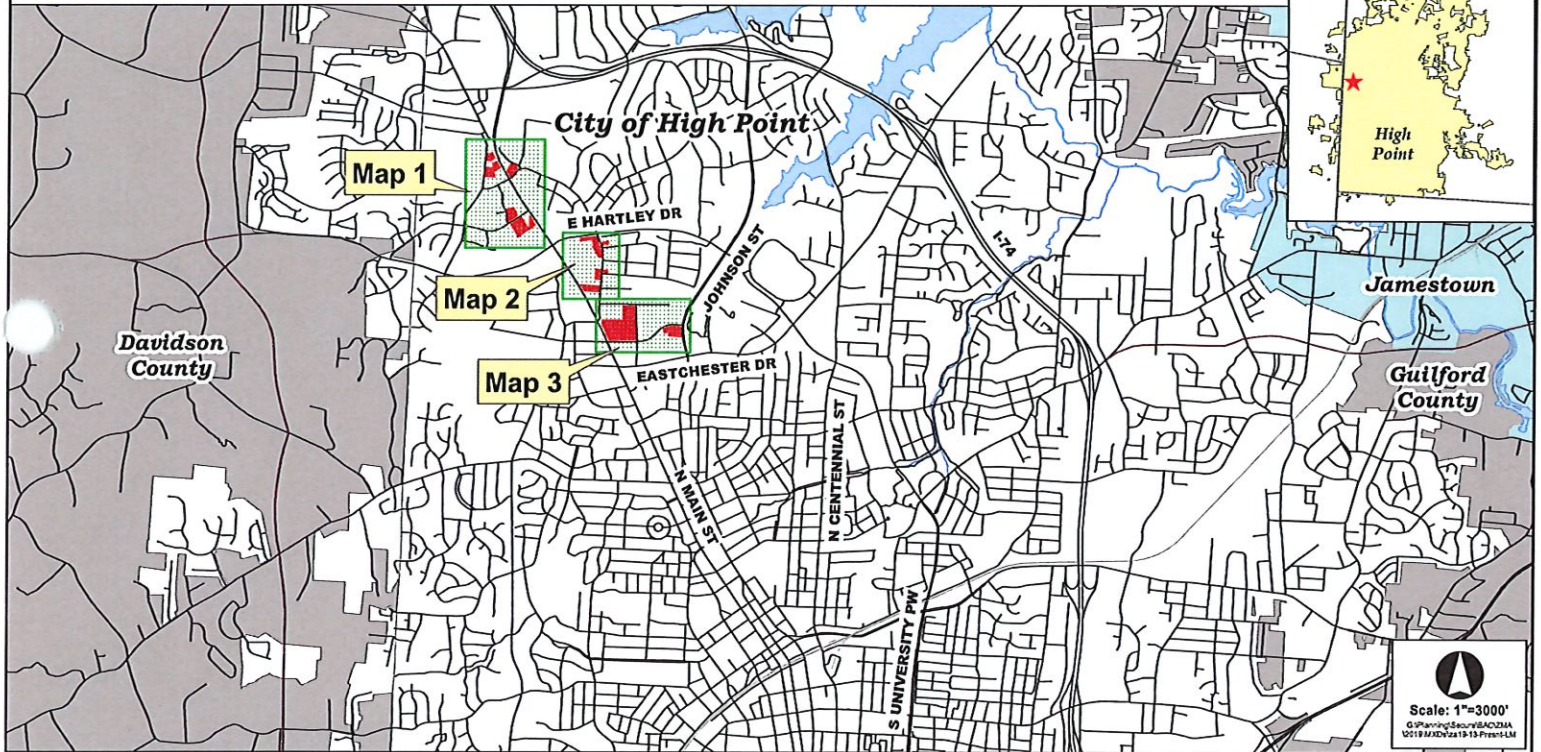
ZONING MAP AMENDMENT: ZA-19-13
Applicant: City of High Point

ZONING MAP AMENDMENT: ZA-19-13
Applicant: City of High Point

High Point

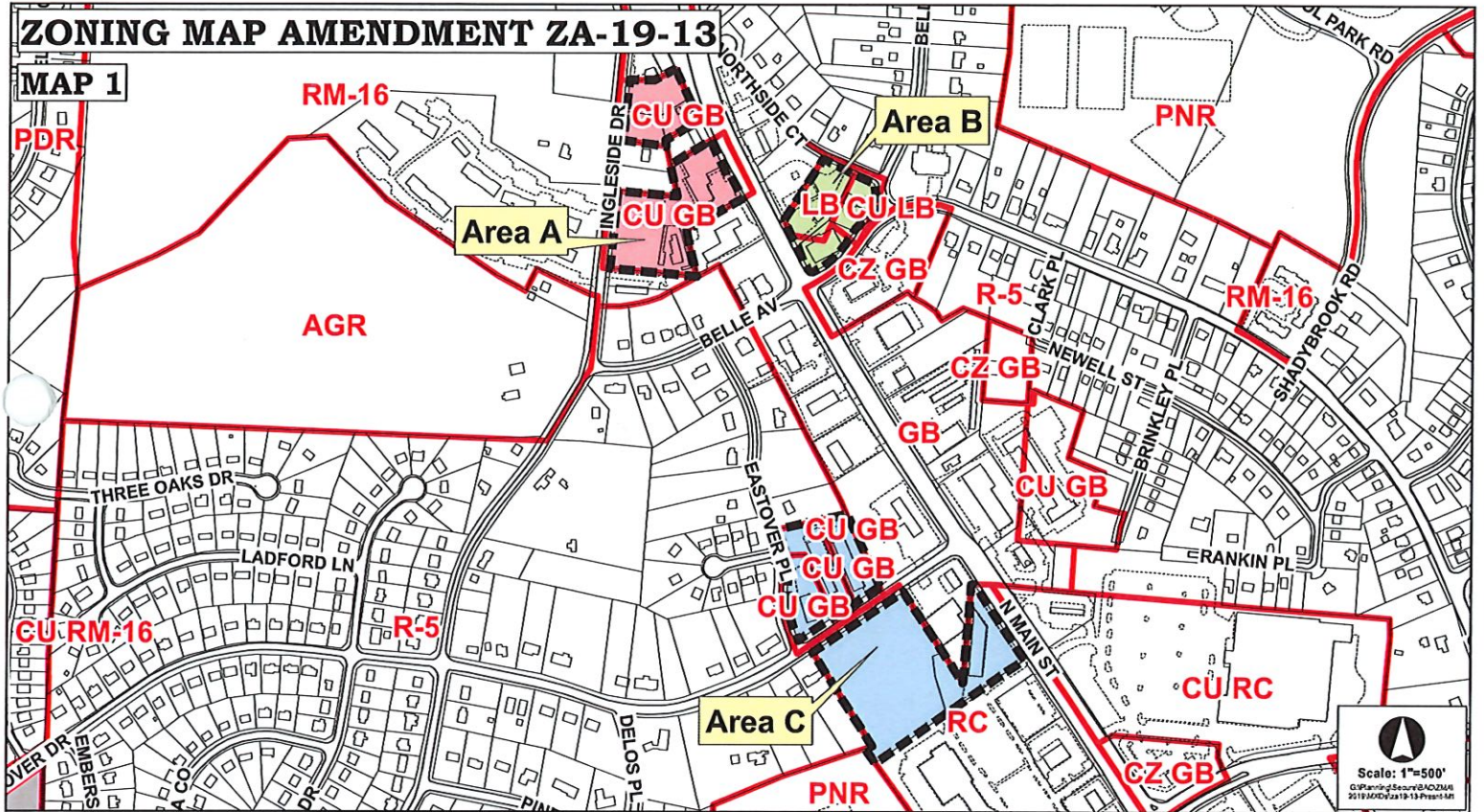
Guilford County

Scale: 1"=3000'



ZONING MAP AMENDMENT ZA-19-13

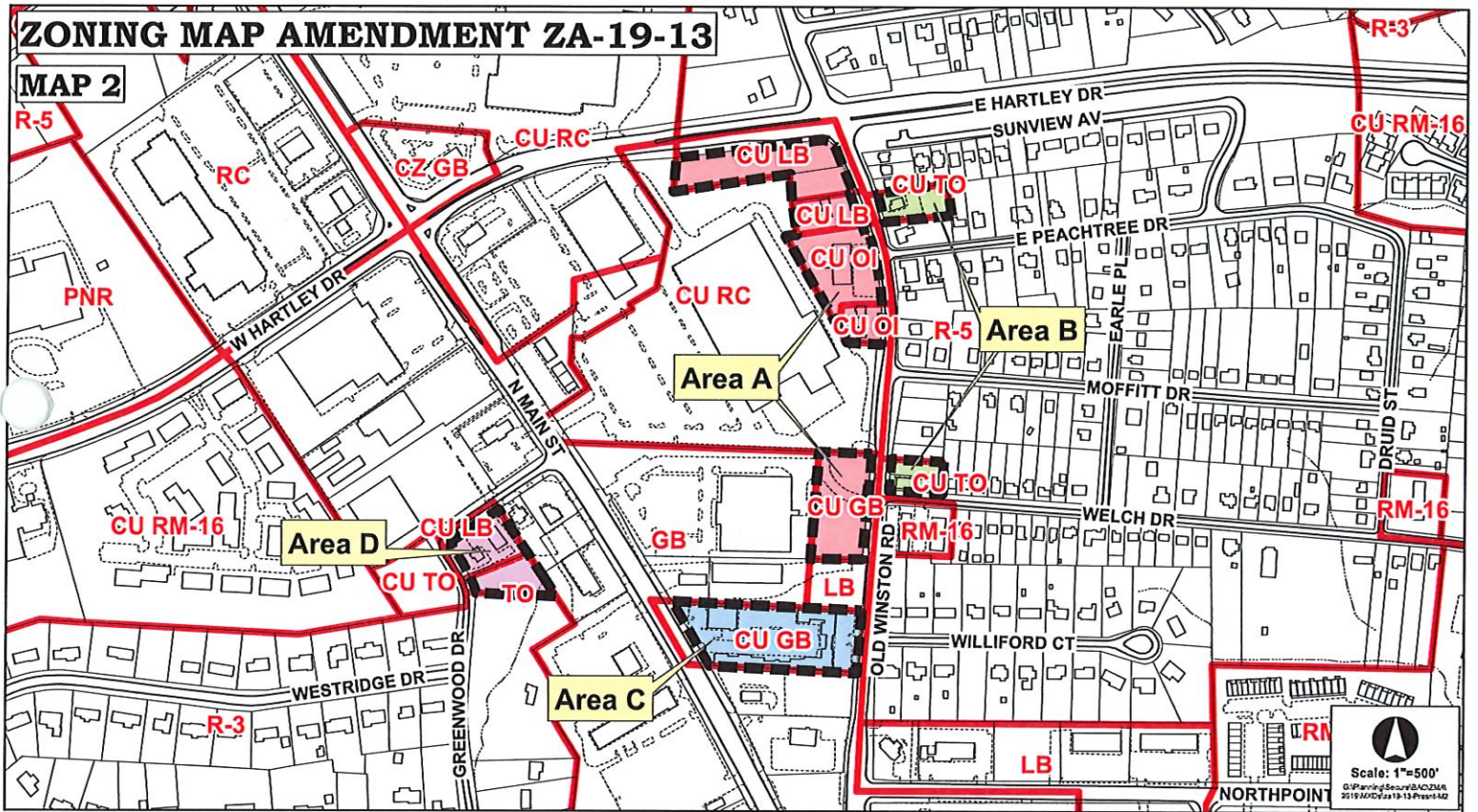
MAP 1

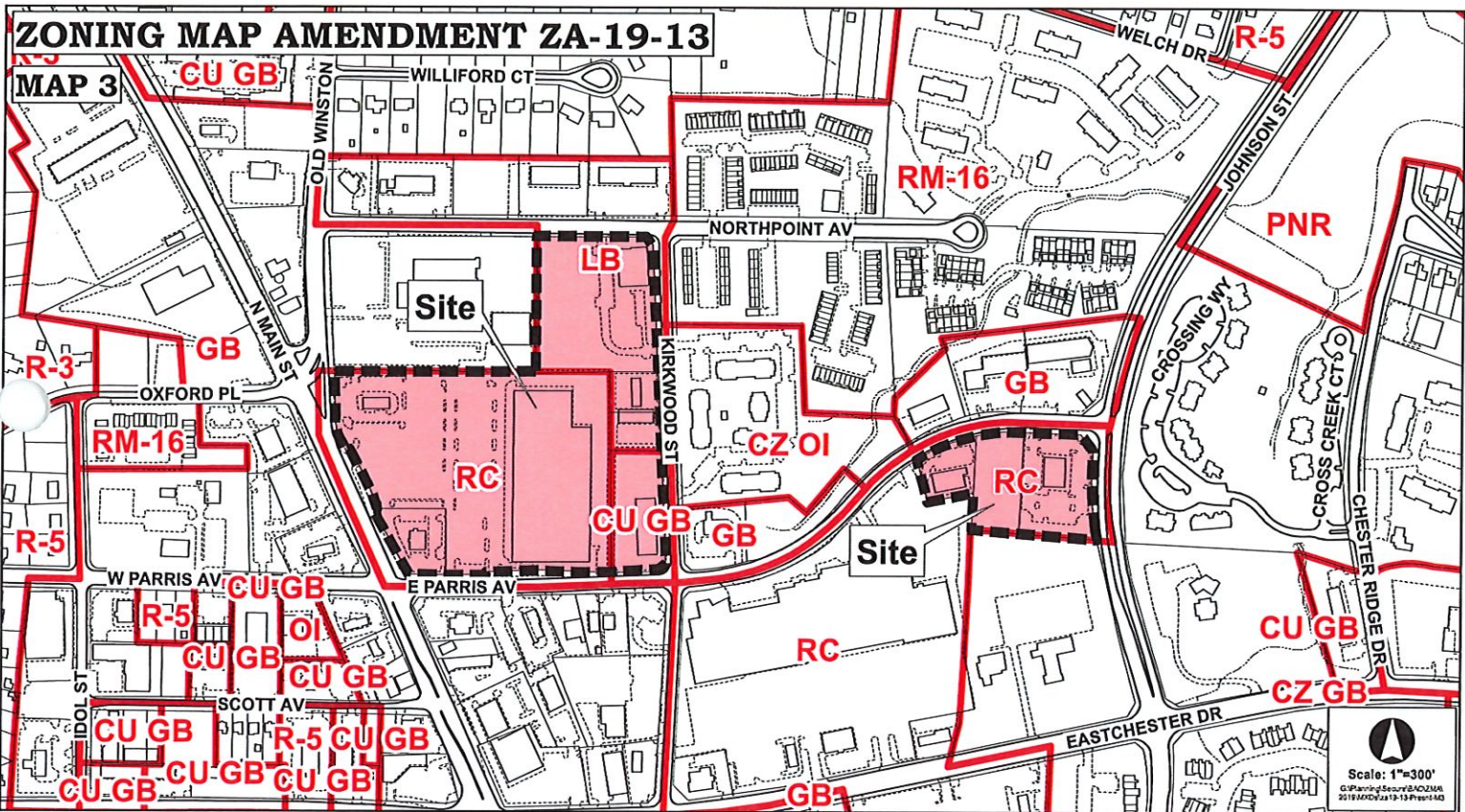


Scale: 1"=500'
GIS: gis@cityofacoma.org
2018 ADO ZA-19-13 Proposed

ZONING MAP AMENDMENT ZA-19-13

MAP 2





**HIGH POINT CITY COUNCIL
SPECIAL MEETING
AUGUST 5, 2019 – 4:00 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

CALL TO ORDER

Present (8):

Mayor Jay W. Wagner, Mayor Pro Tem Jason Ewing (Ward 6); Council Member Donald A. Scarborough (At Large); Council Member Britt W. Moore (At Large), Council Member Jeffrey J. Golden (Ward 1) Council Member Christopher Williams (Ward 2); Council Member Monica L. Peters (Ward 3); and Council Member S. Wesley Hudson

Absent (1): Council Member Victor A. Jones (Ward 5)

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Meghan Maguire, Assistant City Attorney; Terry Houk, Director of Public Services; Jeron Hollis, Director of Communications & Public Engagement; Laura Altizer, Budget & Performance Manager; Lisa Vierling, City Clerk, Mary Brooks, Deputy City Clerk

Others Present:

Jennifer Imo, The Ferguson Group

News Media:

Pat Kimbrough, *High Point Enterprise*

Mayor Wagner called the meeting to order at 4:00 p.m.

2019-345 Closed Session: Attorney Client Privilege

Staff is requesting for Council to go into Closed Session pursuant to N.C. General Statute §143-318.11(a)(3) to preserve Attorney-Client privilege.

Council Member Moore moved to enter into closed session at 4:00 p.m. to discuss matters involving attorney-client privilege and personnel. Mayor Pro Tem Ewing made a second to the motion which carried by an 8-0 unanimous vote. [Council Member Jones was absent].

2019-346 Closed Session: For Personnel

Staff is requesting for Council to go into Closed Session pursuant to N.C. General Statute §143-318.11(a)(6) for Personnel.

Council Member Moore moved to enter into closed session at 4:00 p.m. to discuss matters involving attorney-client privilege and personnel. Mayor Pro Tem Ewing made a second to the motion which carried by an 8-0 unanimous vote. [Council Member Jones was absent].

Council reconvened into open session at 4:33 p.m. Mayor Wagner reported there would be no action taken as a result of the closed sessions held previously.

2019-347 Federal Legislative Updates- The Ferguson Group

Staff will hear a presentation from Jennifer Imo of the Ferguson Group for a Federal legislative update.

Jennifer Imo with The Ferguson Group provided an update on activities that have occurred regarding legislation and discussions taking place in Washington, D.C. She shared that they have been told there might be another federal government shutdown at the end of September; however, last week the Senate passed a two-year Bi-Partisan budget deal which increased spending by about \$320 billion for defense spending and non-defense spending. The non-defense spending is discretionary programs that local governments benefit from. The deal also lifts the debt ceiling for two years and she noted there were concessions from the right and left that in the next two appropriation cycles 2020 and 2021, and it was agreed that during this time there would be no "poison pills" added to these bills, but that was not defined.

She shared the good news that Congress seems to be on the right path for FY 2020-2021 in getting the budget and appropriation cycles in good order. She mentioned the new 5-year Transportation Authorization bill and stressed that now is the time for the city of High Point to be working on this measure and parts of the plan that are of interest to High Point.

Ms. Imo reported that she met with the managers and department heads (Police Department, Public services, Parks and Recreation, and Community Development) prior to this meeting to discuss potential grant opportunities. She advised the city has some larger water, wastewater, stormwater, infrastructure projects that could benefit from the WIFIA program, which is a long-term financing option that is relatively new. Another subject matter discussed with the Public Services department involved funding for bridge maintenance. The city of High Point did apply for funding last year only to be told there was not enough money. Ms. Imo advised there is an "Off System Bridge Program" where each state gets annual allocations and NCDOT is required to set aside and allocate 15% to fund the "Off System Bridge Program".

Council Member Golden asked if she talked with the Police Department about any funding for new technology to help them such as body cams or ways to track weapons going across state lines. Ms. Imo replied they did not, but they did talk about a grant opportunity to fund a firearms tech position and the money to purchase the machine that analyzes shell casings from weapons fired. She advised there is a grant out of the Department of Justice called the Paul Coverdell Forensic Science Grant Program which will be coming out in the first quarter of next year. She also reported for the first time in two years, the Department of Justice is about to release a solicitation for grants for police departments to apply for new officers.

Council Member Peters inquired about grant funding, etc... for affordable housing in the core city. Ms. Imo replied there is not a lot of affordable housing grant funding outside of

the public housing sphere and mentioned a HUD program called "Good Neighbor, Next Door" that is available for police, fire, and teachers.

Ms. Imo advised another thing they will include on the Federal agenda is the Opportunity Zone program because the city does have two significant opportunity zones within the Core City. Mayor Wagner noted in order to get the full benefit of this program, jurisdictions would need to be in with the full investments if they stay in it for the full ten years and with the delay in regulations for the program, it has been suggested to possibly add a couple of years on the backend to allow people more time to get into the system. He asked Ms. Imo if there has been any traction on this and Ms. Imo replied that they did hear that but have not heard the response from the Treasury Department. She advised this would be a perfect thing to take to the White House Office Intergovernmental Affairs.

Ms. Imo reported that The Ferguson Group would be constantly monitoring funding opportunities and communicating these to the city.

2019-348**Update on the Theatre Annual Statistics**

Staff will provide statistics for the High Point Theatre.

David Briggs, Theatre Director, reported that the Theatre had an extremely strong and stellar year this past year. He shared some statistics for the events that took place at the Theatre and comparisons of the numbers from 2015-2019. Mayor Pro Tem Ewing asked if the increase in funding approved by Council for the Theatre several years ago made a difference and Mr. Briggs replied that it has made a significant difference in the operations at the Theatre. Mr. Briggs then shared the following numbers/statistics:

- *Attendance at the Theatre from 2015-2019 increased 7% over the previous year and increased 23% over the past five years.*
- *Box office gross also increased significantly with box office gross sales of \$370,054.70 in FY 2014-2015 up to \$665,347.09 for FY 2018-2019 (an increase of over \$295,000).*
- *Theatre events versus utilization for FY 2014-2015 was 326 events held and 204 days the Theatre was utilized versus 348 events in FY 2018-2019 and 223 days utilized which indicates they are making more money in a less amount of time.*

Mr. Briggs then shared the following Observations for 2019.

*Total events: 348
Rental/private/promoter events: 216
City sponsored events: 132
Ticketed events: 76
Reserved hours: 12.28 (average)
Estimated hotel rooms utilized: 2725*

Only 15% of total ticket issues were complimentary

(Fewest since staff has been tracking numbers and includes the Air Force Band performance)

Concession growth from 2011-2019 also increased significantly with \$15,570 in gross sales in FY 2011-2012 to \$52,550 in FY 2018-2019 which represents a 23% cost of goods/income at a \$1.64 average per patron.

Other Notable Numbers:

- *Per cap spending on concessions rose to \$1.64 per patron for FYE 2019; this includes all events, even meetings where concessions were not offered.0*
- *Sales Tax collected from concessions: \$3,360*
- *Sales tax collected from Box Office sales: \$38,840.56 (4.75% in state taxes + 2% in county taxes = 6.75%)*
- *Total tickets sold 27,699; on-line tickets sold 11,655*
- *20 performances with 500+ patrons*
- *40 performances sold 50% of stock*

Mayor Pro Tem asked how many of the events actually had concessions. Mr. Briggs stated he was unsure, but he could get the information for Council.

Mr. Briggs pointed out rental income includes auditorium, gallery, and terminal rentals and noted there have been no rental rate increases since FY 2013-2014, but yet the total rent for FY 2014-2015 was \$68,170.01 compared to \$135,878.76 in FY 2018-2019 which can be attributed to the investment/upgrades made in the main gallery.

Mayor Pro Tem Ewing asked if the \$30,000 in rent that the city grants to the Theatre Art Galleries (TAG) is consistent with the current market rate. Mr. Briggs explained the rack rate would be \$89,000, but noted the Theatre is not losing money because TAG is there; however, no additional money is being realized because TAG is there.

Summary by the numbers:

- *Attendance growth from FY 2017-2018 to FY 2018-2019 has increased from 7% to 80% respectively.*
- *Gross Box Office income rose by 23% from FY 2017-2018 and 80% from FY 2014-2015.*
- *Rent from the Gallery has increased 530% since the acoustical upgrades.*

- *Increase of 40% in Auditorium rentals FY 2014-2015 (without changing fees) and the overall facility rental revenue increased 99% since FY 2014-2015.*
- *Concession sales increased from \$0.96 per patron in FY 2013-2014 to \$1.64 per patron in FY 2018-2019.*

Mr. Briggs pointed out there is no doubt that the High Point Theatre is truly an economic engine for the city, having an overall direct impact of \$8.75 million between the High Point Theatre and the Mendenhall Transportation Terminal. He noted the High Point City Council's role and support has been huge in taking the Theatre to the next level and expressed concerns about the effect that the Tanger Center in Greensboro might have on the High Point Theatre as it becomes operational in 2021.

Mr. Briggs concluded his presentation by sharing some of the upcoming attractions that will be held at the Theatre and distributed a "Passport to Entertainment" pamphlet to everyone identifying the upcoming events.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 5:22 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

*Lisa B. Vierling, MMC
High Point City Clerk*

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for the Contiguous Annexation of City Owned Property
Annexation Case 19-08 (City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: No

Advertising Date: Not applicable

Advertised By:

Attachments: Resolution of Intent for Annexation Case 19-08
Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent to establish a public hearing date of September 16, 2019, to consider the contiguous annexation of an approximate 1.23-acre parcel owned by the City of High Point and located south of E. Martin Luther King Jr. Drive, approximately 725 feet east of Dillon Road. The property is addressed as 3314 E. Martin Luther King Jr. Drive and also known as Guilford County Tax Parcel 161162. The property is within the City's extraterritorial jurisdiction (ETJ) and no zoning change is required

BACKGROUND:

Resolution of Intent for Annexation Case 19-08 is enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, September 16, 2019, to hear this case.

PUBLISH ONCE: Friday, August 30, 2019

**RESOLUTION STATING THE INTENT OF THE
CITY OF HIGH POINT TO ANNEX CONTIGUOUS PROPERTY
OWNED BY THE CITY OF HIGH POINT
(Case # AN-19-08)**

BE IT RESOLVED by the City Council of the City of High Point that:

Section 1. It is the intent of the City Council, pursuant to G.S. 160A-31, to annex an approximately 1.23-acre parcel lying along the south side of E. Martin Luther King Jr. Drive, approximately 725 feet east of Dillon Road. This parcel is addressed as 3314 E. Martin Luther King Jr. Drive, is also known as Guilford County Tax Parcel 161162 and owned by the City of High Point..

Section 2. The property described in Section 1 is contiguous to the current municipal boundaries, according to the requirements of G.S. 160A-31.

Section 3. A public hearing on the question of annexation will be held Monday, September 16, 2019, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina.

Section 4. Notice of the public hearing shall be published once in the High Point Enterprise, a newspaper having general circulation in the City of High Point, at least ten (10) days prior to the date of the public hearing.

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

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

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

By order of the City Council,
This the 19th day of August, 2019.

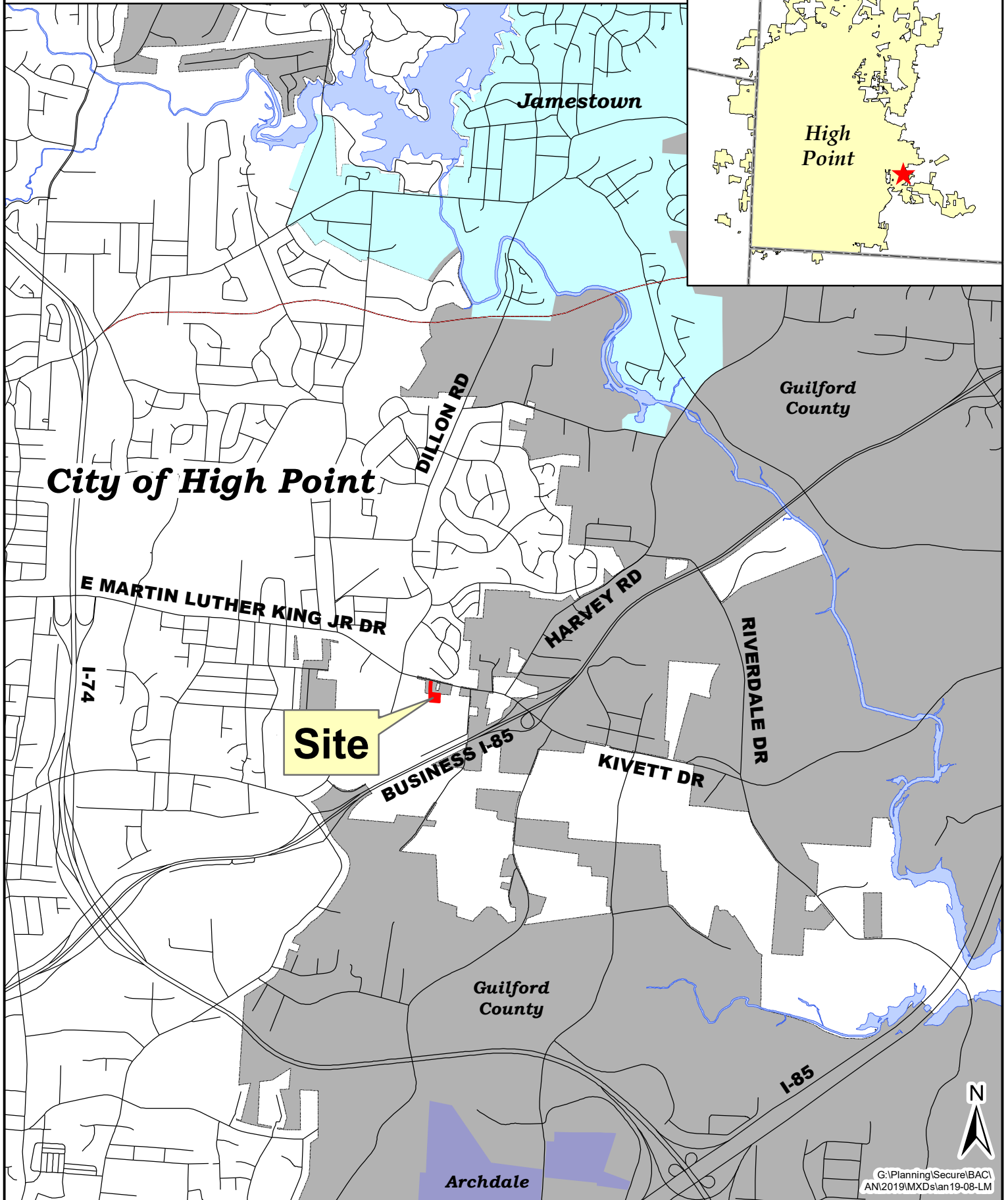
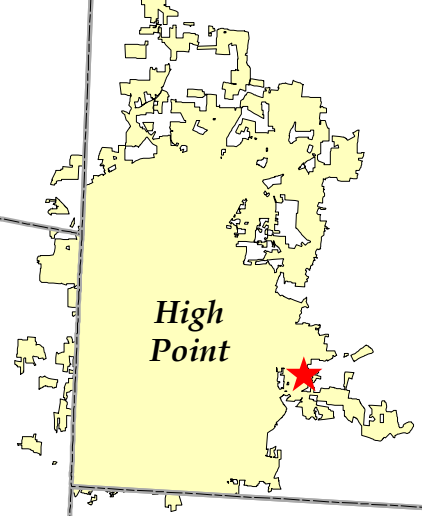
Lisa B. Vierling, City Clerk

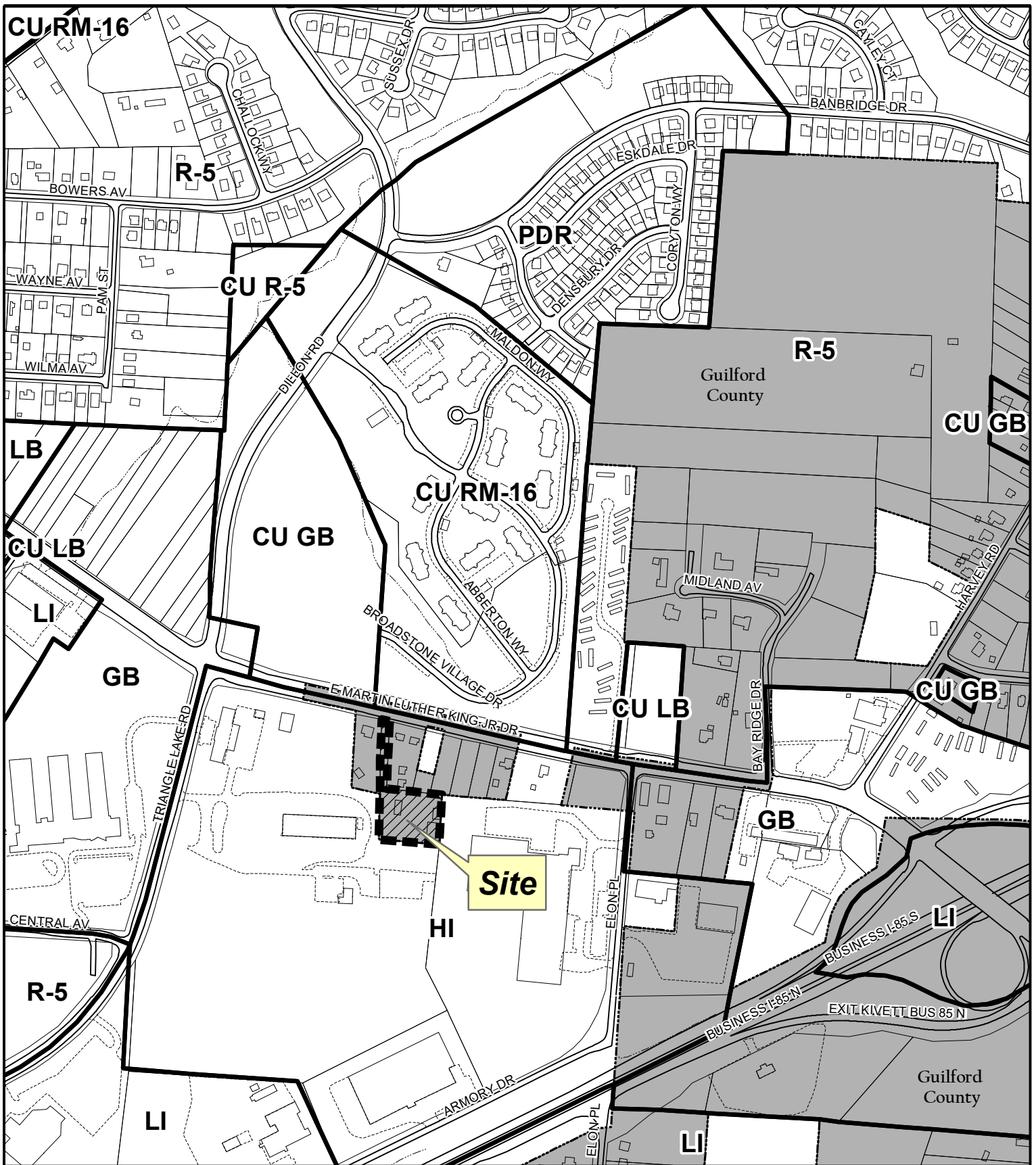
LOCATION MAP

ANNEXATION CASE: AN-19-08

Applicant: City of High Point

Vicinity Map





ANNEXATION REQUEST AN-19-08

Applicant: City of High Point
Area: 1.23 acres (approximate)

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

**Planning & Development
Department**

City of High Point



Scale: 1"=500'

G:\Planning\Secure\BAC\Anx\2019\MXDslan-19-08



Prosperity & Livability Committee Meeting
Chaired by Mayor Pro Tem Ewing
Committee Members: Ewing, Hudson, Peters, and Golden
August 7, 2019 – 9:00 a.m.
3rd Floor Lobby Conference Room
Agenda

Present:

Chairman Jason Ewing and Committee Members Jeff Golden, Wesley Hudson, and Monica Peters [Arrived at 9:07 a.m.]

Also Present:

Council Member Britt Moore [joined the meeting at 9:30 a.m.]

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Meghan Maguire, Assistant City Attorney; Terry Houk, Public Services Director; Laura Altizer, Budget and Performance Manager; Roslyn McNeill, Budget Analyst; Ryan Ferguson, Marketing Manager; Robby Stone, Public Services Assistant Director; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

News Media Present:

Pat Kimbrough, *High Point Enterprise*
Lesa Layno, *Fox 8 News*

Note: The following handouts were distributed during the meeting and will be attached as a permanent part of these proceedings.

- ✓ PowerPoint Presentation- Oakwood Cemetery

.

Chairman Ewing called the meeting to order at 9:05 a.m.

Update- Shopping Cart Ordinance

Meghan Maguire, Assistant City Attorney, discussed options on managing abandoned shopping carts; and spoke to reaching out to other municipalities across the region and country for feedback on their procedures.

Robby Stone, Public Services Assistant Director, spoke to collecting an average of 25 to 35 carts over a several week period; and to recycling carts when there are no responses from their owners.

Ms. Maguire continued discussion regarding an option of drafting a city policy; said it would require a notification to be sent to the business owner, which would give them a timeframe to respond on retrieving their cart; and spoke to recycling the carts on an operational perspective. Ms. Maguire continued discussion regarding an option to draft a city ordinance; said the closest city with a shopping cart ordinance was in Savannah, Georgia; said the ordinance would require the business owners to have a cart theft prevention system plan; discussed vendors who provide those services; and explained the process of how the anti-theft prevention system works.. Ms. Maguire voiced concerns on how the potential options would impact businesses; and spoke to how such a policy could be a deterrence as far as location of stores in certain areas.

Chairman Ewing stated he did not want to adopt an ordinance that would put more of a burden on staff. Deputy City Manager Randy McCaslin asked if this would be a huge burden to staff from an operational standpoint. Mr. Stone replied it would not.

Mr. McCaslin asked the committee for guidance on the next steps to take; spoke to returning the carts to the stores as they are picked up; or taking the carts to the MOC to be recycled if the carts were not claimed by the owners.

Committee Member Hudson voiced concerns regarding the cost to the city to store the carts, pick-up the carts, and recycle the carts.

Chairman Ewing spoke to administrative issues on doing a tagging system process for the carts; and voiced the importance of notifying business owners when carts were retrieved in areas that would cause public safety concerns. He agreed it was a good idea to have staff continue to pick up any carts found within the city's rights-of-way, those blocking stormwater drainage basins, or anything that would pose a public safety risk.

Mr. McCaslin informed the committee that staff can send out letters periodically to the businesses informing them that the carts have been collected and instructions on how to pick the carts up.

Update- Main/Lexington Intersection Project

Randy McCaslin, Deputy City Manager, advised that staff fully anticipated to begin the Main Street/Lexington Avenue intersection project after the 2019 Spring Furniture Market, but the timing has since changed. He spoke to the city waiting on approval from the NC Department of Transportation (NCDOT) which was just received two weeks ago. He reported that staff did talk

to the affected businesses in the area and they expressed concerns about the road being torn up and the adverse effect it would have on their holiday season. He reported staff anticipates beginning the project in the spring after the 2020 Furniture Market with hopes of having it completed by the summer of 2020.

Chairman Ewing inquired on the estimated timeframe for completion of the project. Mr. McCaslin replied it would take the full amount of time due to them keeping Main Street for traffic flow during the construction. He also spoke to having to replace the water and sewer lines in both directions during the construction period; to installing electrical duct line underground; and to having decorative sidewalks and traffic poles which would be completed in the second phase of the project.

Committee Member Peters asked for confirmation on a new location for a new ABC store. Chairman Ewing replied the High Point ABC Commission is still in the process of evaluating locations/sites and is working with the Planning Department on that.

Discussion-Oakwood Cemetery

Randy McCaslin, Deputy City Manager, advised that some citizens addressed the City Council at the August 5th meeting and voiced concerns about the cemetery and in an effort to react quickly, staff was asked to put together a presentation. He then recognized Robby Stone, Public Services Assistant Director, who presented a PowerPoint Presentation (PPP) on the Oakwood Cemetery concerns.

Mr. Stone advised that 512 Steele Street was the location of the main office building for the cemetery; spoke to the access points at Steele Street, Ray Avenue, and Montlieu; and stated the access on Mint Street was permanently closed years ago. Mr. Stone continued discussion regarding concerns, requests, and recommendations as follows:

Concerns:

- Used as cut through in shootings.
- Used as a cut through for general traffic.
- Used as a game location for the Pokémon game.
- Address is known and advertised as 512 Steele Street.
- Sight distance challenging when exiting cemetery to Montlieu Avenue.
- Safety for employees and visitors.

Discussion took place regarding the details on how the Pokémon game is played; issues and the negative effects the Pokémon players cause during funerals, work, and other events. Assistant City Attorney Meghan Maguire advised that the city did reach out to Pokémon regarding these concerns and asked them to remove their “monster” from the cemetery, but received no response.

Request:

- Support and funding for gates to control access.
- Identify only one means of ingress/egress.

- *Identify a solution to uphold the reverence and respect of those buried and those visiting loved ones.*

Recommendations

- *Utilize gates to close off ingress/egress except for special occasions and emergencies.*
 - *Option: Utilize automatic gates to close off ingress/egress*
 - *Most costly.*
 - *Could control all access locations.*
 - *Option: Utilize manual gates to close off ingress/egress.*
 - *Most economical.*
 - *Create customer challenges to access office depending on placement.*
 - *Creates staff challenge due to maintenance building location depending on location.*

Mr. Stone spoke to using manual, automatic, and a combination of manual and automatic gates; voiced concerns with safety for staff; and to receiving guidance on the next steps.

Chairman Ewing inquired on a cost estimate for the gates. Mr. Stone replied the cost would be around \$70,000 for four automatic gates; and said the manual gates would be at a lower cost.

Mr. McCaslin stated the gates were not included in this year's budget; and spoke to installing an automatic gate at the Montlieu location, and manual gates at the remaining locations.

Chairman Ewing spoke to installing three manual gates now; and the automatic gate at Montlieu at a future date; and to installing speed bumps for safety reasons.

Mr. McCaslin spoke to putting up signage informing citizens to use the Montlieu entrance.

Mr. Stone spoke to the speedbumps already installed at the cemetery.

It was the consensus of the committee for staff to proceed and get firmer cost estimates because it would require a budget amendment. Mr. McCaslin advised since the committee is in agreement, staff will take it to the City Council. The Committee was in agreement that manual gates be installed at the Steele, Ray, and Mint Street locations.

Chairman Ewing inquired on the Montlieu Streetscape Improvement Project. Greg Demko, City Manager, replied it will be a ways off because they are still working on the design.

Committee Member Golden inquired on the timeframe for the extended hours for bus routes. Mr. McCaslin replied there was a shortage of CDL drivers; and spoke to the strict requirements the insurance company had specifically for bus drivers to have a two-year accident free record.

Chairman Ewing asked were there other insurance carriers who did not have a two-year accident free requirement for bus drivers, and inquired on the pay study conducted by the city for CDL drivers. Mr. McCaslin replied the city was looking at what other insurance companies

have to offer; and said the city would be making pay adjustments for these positions for better retention purposes.

City Manager Demko spoke to keeping up with the competition in the private sector in retaining drivers with CDLs and that GTCC will be starting up a bus driving curriculum.

Discussion took place regarding bus service hours needed; future developments which could demand more public transportation; and using bicycle lanes as a form of transportation.

Committee Member Hudson asked when additional bicycle racks would be installed at the baseball stadium. Mr. McCaslin replied the current racks were temporary in nature; and there would be decorative bicycle racks installed at a future date.

Adjournment

There being no further business to come before the Prosperity and Livability Committee, the meeting adjourned at 9:44 a.m. upon motion duly made and seconded.

Respectfully submitted,

Mary S. Brooks, Deputy City Clerk

Jason P. Ewing, Chairman


2019034687 00028

 FORSYTH CO, NC FEE \$26.00
 PRESENTED & RECORDED:

09-03-2019 10:30:39 AM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3479
PG: 3644-3646
Envelope

Return to: JoAnne Caryle, City Attorney
 City of High Point
 P.O. Box 230
 High Point, NC 27261
 Ordinance No. 7547/19-64

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 19th day of August, 2019; 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 August 19, 2019.

ANNEXATION DESCRIPTION

Annexation Case 19-04 (AN-19-04)

Cathy Jean Hedgecock

Forsyth County Tax Parcels 6892-19-2761.00 & 6892-19-5337, and a portion of Guilford County Tax Parcel 1990147.

Beginning at a new iron pin set in the Forsyth County/Guilford County line and in the south right of way line of Joyce Circle, being located North 48 Degrees, 56 Minutes, 13 Seconds West, 404.17 feet from North Carolina Geodetic Survey station "Joyce" having state plane coordinates (3200NC) of North 829,895.69 feet and East 1,691,968.16 feet; thence along the county line which

is also the west limits of the City of High Point as described in deed book 3284, page 709, South 2 Degrees, 08 Minutes, 07 Seconds West, 899.03 feet, to a new iron pin set in the county line and in the north right of way line of Joyce Circle; thence the following 10 calls along the right of way of Joyce Circle, (1) North 87 Degrees, 11 Minutes, 53 Seconds West, 572.99 feet, to a new iron pin set; (2) 102.00 feet along a curve to the right of radius 705.57 feet, a chord bearing and distance of North 83 Degrees, 03 Minutes, 23 Seconds West, 101.91 feet, to a new iron pin set; (3) 92.52 feet along a curve to the right of radius 80.00 feet, a chord bearing and distance of North 45 Degrees, 47 Minutes, 04 Seconds West, 87.45 feet, to a new iron pin set; (4) 72.88 feet along a curve to the right of radius 593.00 feet, a chord bearing and distance of North 9 Degrees, 07 Minutes, 59 Seconds West, 72.83 feet, to a new iron pin set; (5) North 5 Degrees, 36 Minutes, 44 Seconds West, 195.48 feet, to a new iron pin set; (6) 155.86 feet along a curve to the right of radius 793.68 feet, a chord bearing and distance of North 0 Degrees, 00 Minutes, 49 Seconds East, 155.61 feet, to a new iron pin set; (7) 74.46 feet along a curve to the right of radius 925.00 feet, a chord bearing and distance of North 7 Degrees, 56 Minutes, 43 Seconds East, 74.44 feet, to a new iron pin set; (8) North 10 Degrees, 15 Minutes, 04 Seconds East, 253.57 feet, to a new iron pin set; (9) 76.52 feet along a curve to the right of radius 55.34 feet, a chord bearing and distance of North 49 Degrees, 51 Minutes, 53 Seconds East, 70.57 feet, to a new iron pin set; (10) North 89 Degrees, 28 Minutes, 42 Seconds East, 690.94 feet, to the Point and Place of Beginning containing 15.34 acres, more or less.

SECTION 2. Upon and after August 19, 2019 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.

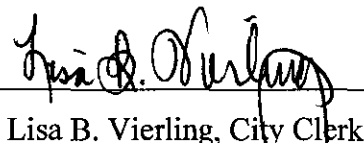
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Forsyth County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified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

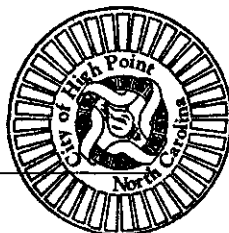
Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

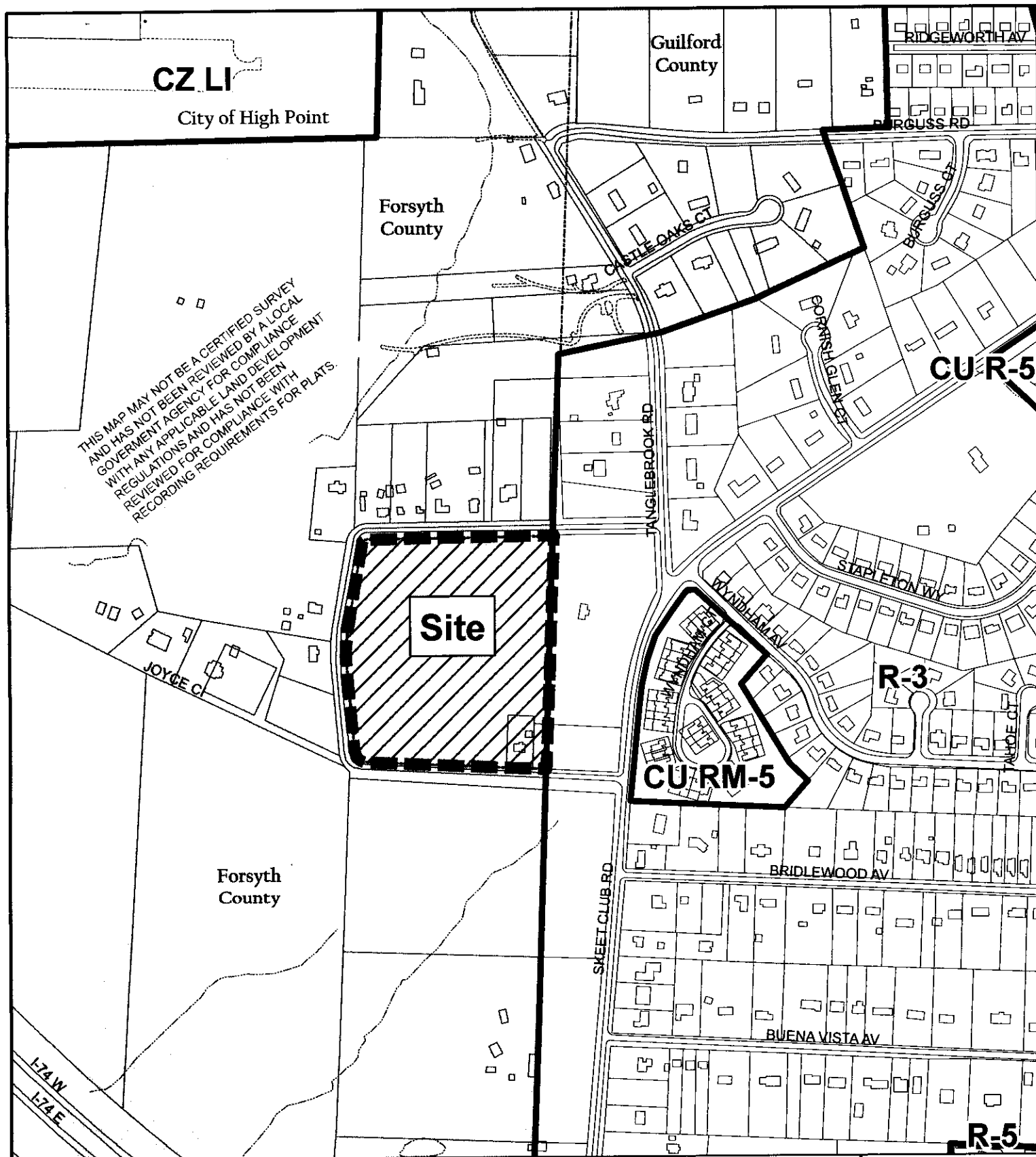
By: _____

Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





ANNEXATION REQUEST AN-19-04

Applicant: Cathy Jean Hedgecock
Area: 15 areas (approximate)

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=500'
 G:\Planning\Secure\BAC/
 AN\2019\MDXs\an19-04

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. Recovery from mental illness and substance use disorders, including co-occurring disorders, is an essential part of health and one's overall wellness; 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,** Treatment and recovery services for mental illness and substance use disorders and co-occurring disorders is effective and people can and do recover in our community and around the nation; and,
- WHEREAS,** Addressing and overcoming mental illness and substance use disorders and co-occurring disorders is essential to achieving healthy lifestyles, both physically and emotionally; and
- WHEREAS,** We encourage relatives and friends of those who struggle with mental illness, substance use disorders and co-occurring disorders to implement preventive measures, recognize the signs of a problem, and encourage those in need of help to seek appropriate treatment and recover support services; and
- WHEREAS,** An estimated 19.7 million people in the United States are affected by substance use disorder, 11.2 million have a serious mental illness, and 8.5 million struggle with co-occurring disorders; and
- WHEREAS,** to help more people achieve and sustain recovery, the U.S. Department of Health and Human Services, the Substance Abuse and Mental Health Services Administration and Caring Services, Inc. invite all residents of High Point to participate in National Recovery Month; and

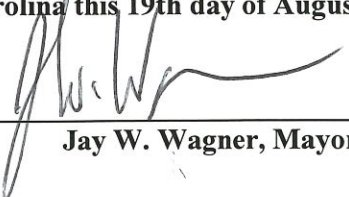
NOW, THEREFORE, BE IT RESOLVED that I, Jay W. Wagner, Mayor of the City of High Point, do hereby proclaim the month of September 2019 as

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: Together We Are Stronger"* and to celebrate the 30th Anniversary of the Recovery Month observance.



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 19th day of August 2019.


Jay W. Wagner, Mayor

PUBLISH ONCE: Friday, August 30, 2019

**RESOLUTION STATING THE INTENT OF THE
CITY OF HIGH POINT TO ANNEX CONTIGUOUS PROPERTY
OWNED BY THE CITY OF HIGH POINT
(Case # AN-19-08)**

BE IT RESOLVED by the City Council of the City of High Point that:

Section 1. It is the intent of the City Council, pursuant to G.S. 160A-31, to annex an approximately 1.23-acre parcel lying along the south side of E. Martin Luther King Jr. Drive, approximately 725 feet east of Dillon Road. This parcel is addressed as 3314 E. Martin Luther King Jr. Drive, is also known as Guilford County Tax Parcel 161162 and owned by the City of High Point..

Section 2. The property described in Section 1 is contiguous to the current municipal boundaries, according to the requirements of G.S. 160A-31.

Section 3. A public hearing on the question of annexation will be held Monday, September 16, 2019, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina.

Section 4. Notice of the public hearing shall be published once in the High Point Enterprise, a newspaper having general circulation in the City of High Point, at least ten (10) days prior to the date of the public hearing.

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

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

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

By order of the City Council,
This the 19th day of August, 2019.

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 19-04**
 (Cathy Jean Hedgecock)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 2, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Cathy Jean Hedgecock to consider a voluntary contiguous annexation of approximately 15.3 acres lying approximately 350 feet west of Skeet Club Road and surrounded on three sides by the Joyce Circle right-of-way. The property is also known as Forsyth County Tax Parcel 6892-19-2761.00 and 6892-19-5337, and a portion of Guilford County Tax Parcel 1990147.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* Annexation 19-04.

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

**STAFF REPORT
ANNEXATION 19-04
August 19, 2019**

Request	
Applicant: Cathy Jean Hedgecock	Owners: Cathy Jean Hedgecock
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 19-09

Site Information	
Location:	The site lies along the west side of Skeet Club Road and surrounded on three sides by Joyce Circle.
Tax Parcel Numbers:	Forsyth County Tax Parcels 6892-19-2761.00 & 6892-19-5337, and a portion of Guilford County Tax Parcel 1990147.
Site Acreage:	Approximately 15.3 acres
Current Land Use:	A single family dwelling and an undeveloped parcel.
Current Fire District:	Horneytown Rural Fire District
Proposed Development:	In conjunction with an abutting 6.9-acre parcel, a 119-unit mixed residential subdivision consisting of single family detached dwellings and townhome dwellings are proposed to be developed.
Proposed Unit Type, Number and Average Value:	Proposed residences are anticipated to have an average cost of approximately \$250,000 per dwelling unit.
Proposed Build-out Schedule:	Approximately four years.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 5. If approved, the annexation area will be part of Ward 5.
Physical Characteristics:	The site is heavily wooded with a gentle to moderately sloping terrain.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Skeet Club Road. A new sanitary sewer outfall was approved to be installed along the Rich Fork Creek stream corridor, approximately 450 feet west of the site.
General Drainage and Watershed:	The site drains in a westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the size of the site and proposed development intensity, stormwater controls may be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	RS-20	Residential Single Family – 20 District (Forsyth County)	Single family detached dwellings and undeveloped parcels
South:	RS-20	Residential Single Family – 20 District (Forsyth County)	Undeveloped parcels
East:	R-3	Residential Single Family – 3 District	Single family detached dwelling
West:	RS-20	Residential Single Family – 20 District (Forsyth County)	Single family detached dwellings and undeveloped parcel

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Joyce Circle	Local	2,400 ft
Vehicular Access:	Access shall be from Joyce Circle.		

City Department Comment Summary

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

Details of Proposal

The applicant is requesting annexation to have access to City utilities to facilitate construction of a mixed residential subdivision consisting of single family detached dwellings and townhome dwellings. The requested annexation site is within the western part of the City's Planning Area and abuts the corporate limits along its eastern boundary. This portion of the City's Planning Area has experienced steady growth from the approval of numerous annexations, since the early 1980s, along both sides of the Skeet Club Road corridor. The site is within an area currently served by City of High Point utilities and municipal services, including a new sanitary sewer outfall that is to be installed approximately 450 feet west of the site. Furthermore, City vehicles currently travel Skeet Club Road in conjunction with the City providing services to the various residential developments

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site abuts 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.

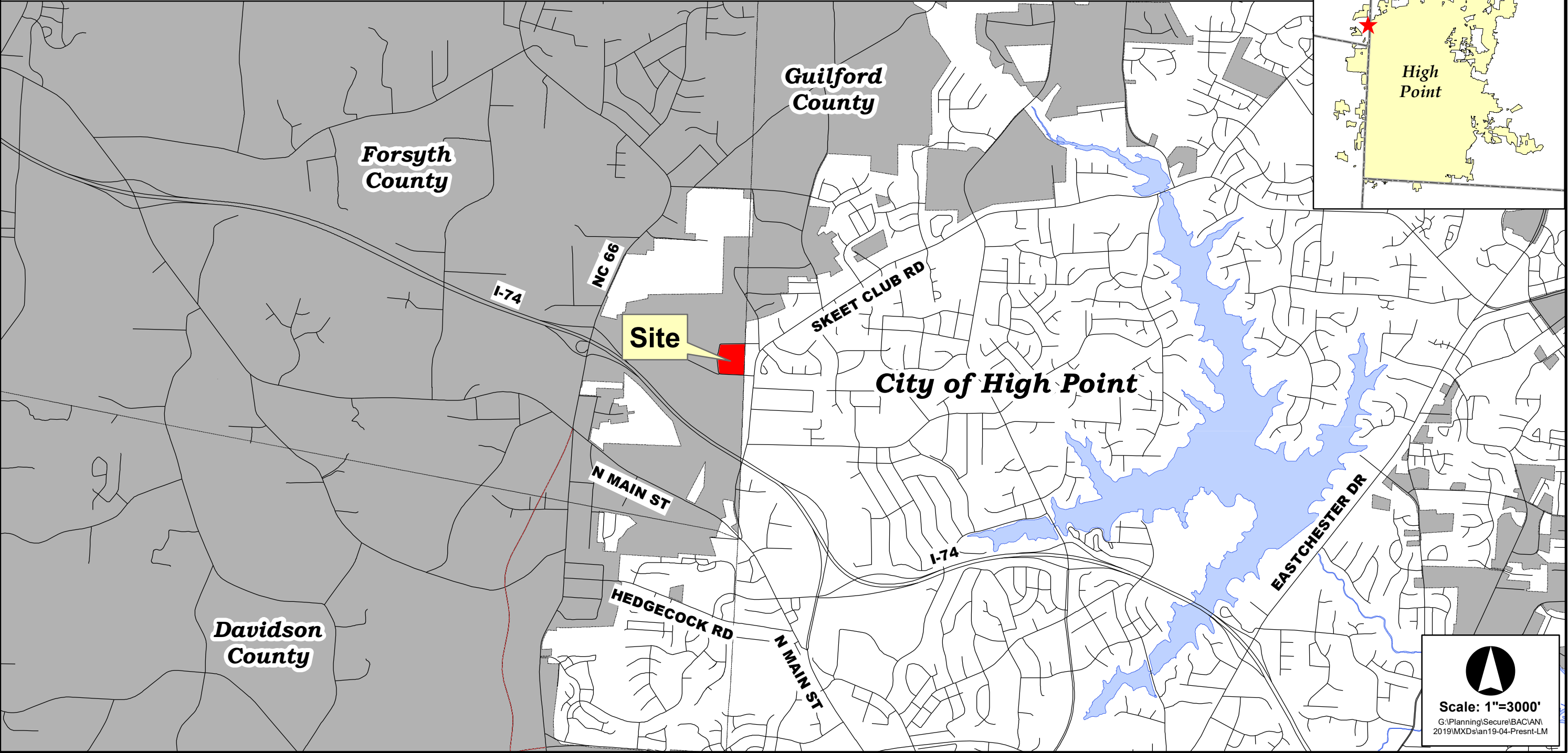
Report Preparation

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

LOCATION MAP

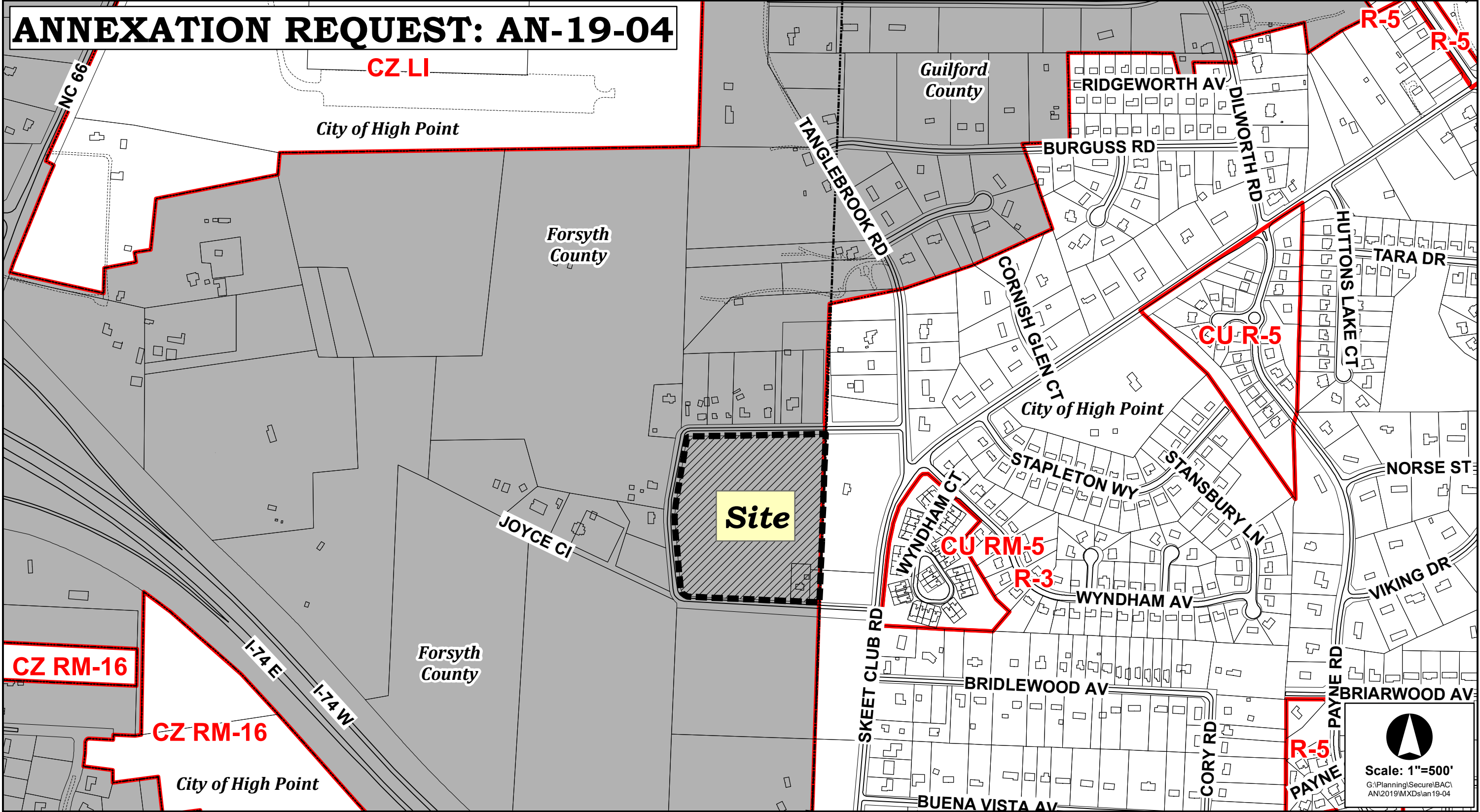
AANEXATION REQUEST: AN-19-04
Applicant: CATHY JEAN HEDGECK

Vicinity Map




Scale: 1"=3000'
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2019\MXDslan19-04-Presnt-LM

ANNEXATION REQUEST: AN-19-04



Scale: 1"=500'

G:\Planning\Secure\BAC\AN\2019\MXD\an19-04

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

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

WHEREAS, The City of High Point has been petitioned under G.S. 160A-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 19th day of August, 2019; 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 August 19, 2019.

ANNEXATION DESCRIPTION

Annexation Case 19-04 (AN-19-04)

Cathy Jean Hedgecock

Forsyth County Tax Parcels 6892-19-2761.00 & 6892-19-5337, and a portion of Guilford County Tax Parcel 1990147.

Beginning at a point in the center of Joyce Circle, the southwest corner of the C. P. Hedgecock homeplace, and from said beginning point running with the center line of Joyce Circle north 84°

30' west 543 feet to a turn in Joyce Circle; thence continuing with the center line of Joyce Circle the three following courses and distances: north 10° 30' west 480 feet; north 14° 30' east 450 feet; and south 80° east 749 feet to the Forsyth County- Guilford County line; thence with the County line south 4° 30' west 770 feet to a point in the line of the tract first above mentioned; thence continuing with the north line of the tract above described north 84° 30' west 54 feet to the C. P. Hedgecock homeplace northeast corner; thence continuing with the C. P. Hedgecock homeplace the two following courses and distances: north 84° 30' west 100 feet; and south 4° 30' west 200 feet to the point or place of beginning, and being a part of Lot No. 8 as shown on the map of the W. H. Idol Estate. This being the same property as set forth as the second parcel in Deed Book 2547, page 887, Guilford County Registry, and Deed Book 1012, page 434, Forsyth County Registry.

SECTION 2. Upon and after **August 19, 2019** 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 Forsyth 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 the City Council
City of High Point, North Carolina
The **19th** day of **August, 2019**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

PA-19-01
Resolution # 1895/19-51

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019, regarding this proposed amendment (PA 19-01) 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:

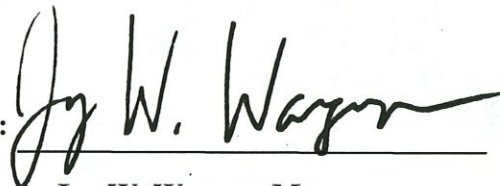
SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 33 acres (as shown on the attached map) from Local/Convenience Commercial, Low Density Residential, and Recreation/Open Space to Institutional.

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.

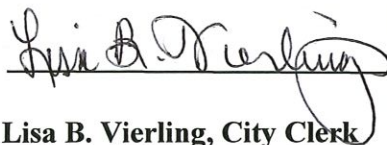
Adopted by City Council
City of High Point, North Carolina
The 19th day of August 2019

By:

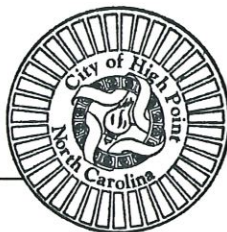


Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk



CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 19-06**
 (Soulin and Som Put Pasit)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 2, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Soulin and Som Put Pasit to consider a voluntary contiguous annexation of an approximate 1.6-acre parcel lying along the east side of Penny Road, approximately 650 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcel 227820.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation 19-06.

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

**STAFF REPORT
ANNEXATION 19-06
August 19, 2019**

Request	
Applicant: Soulin and Som Put Pasit	Owners: Soulin and Som Put Pasit
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 19-12

Site Information	
Location:	The site is east of Penny Road, approximately 650 feet south of Eagle Glen Road.
Tax Parcel Number:	Guilford County Tax Parcel 227820
Site Acreage:	Approximately 1.6 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 this 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 \$340,000.
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 is relatively flat 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:	R-3	Residential Single Family – 3 District	Single family detached dwelling
South:	R-3	Residential Single Family – 3 District	Single family detached dwelling
East:	PNR	Parks and Recreation District (<i>Town of Jamestown</i>)	Public park
West:	CU R-3	Conditional Use Residential Single Family – 3 District	Single family detached dwellings

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Penny Road	Major Thoroughfare	216 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 is surrounded by the City's corporate limits. Annexation petitions for uses 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 1.6-acre parcel. The City of High Point's corporate limits crosses Penny Road and abuts the proposed annexation site to the west, north and south. This annexation petition represents a logical progression of the City's annexation policy as this parcel 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.

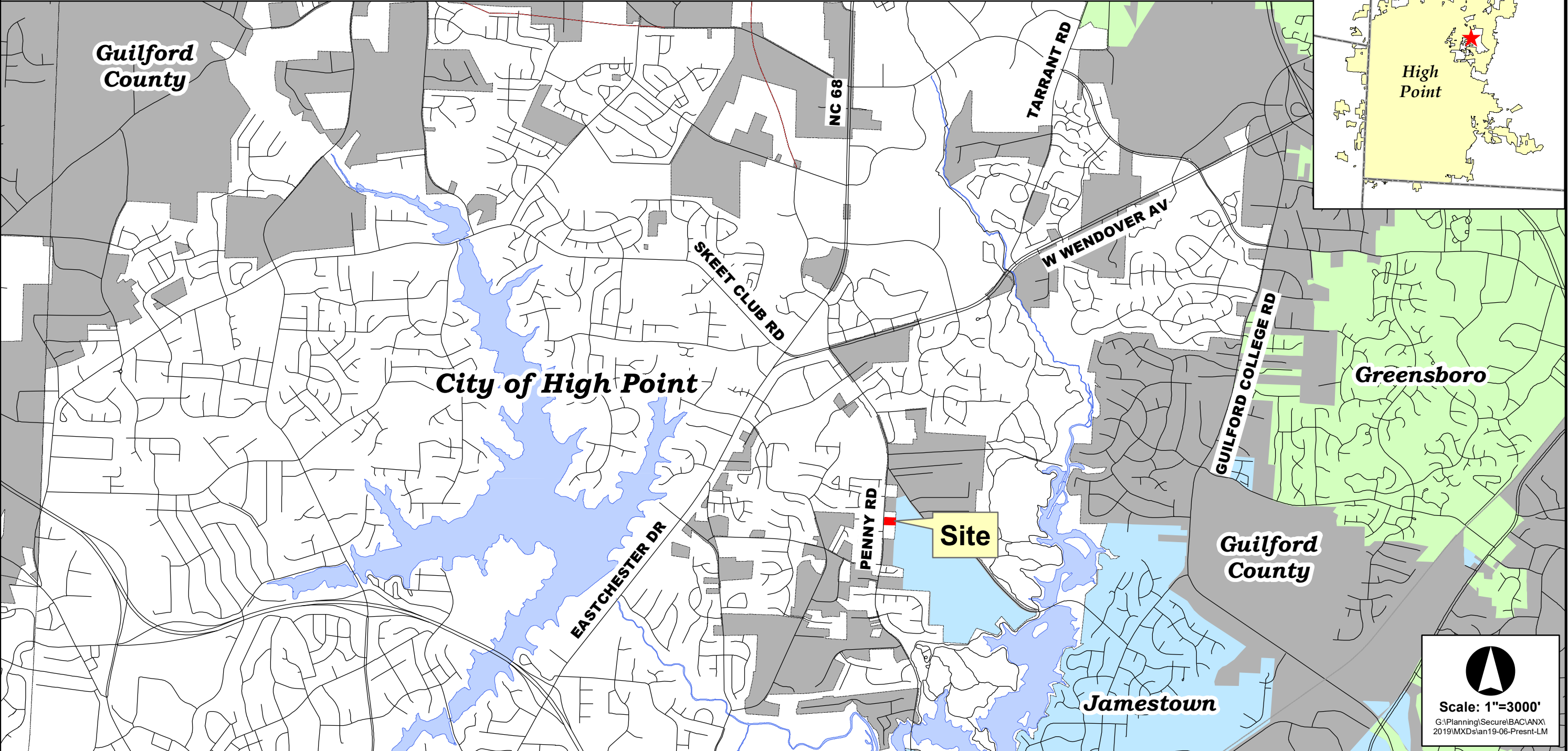
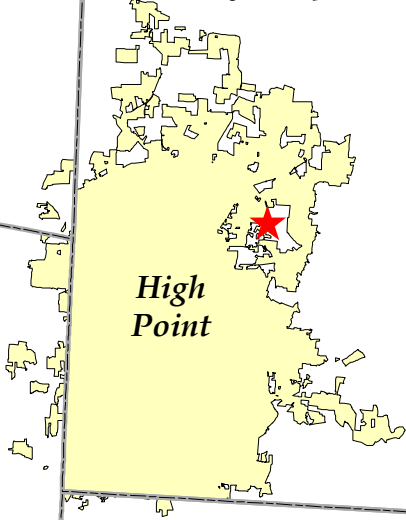
Report Preparation

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

LOCATION MAP

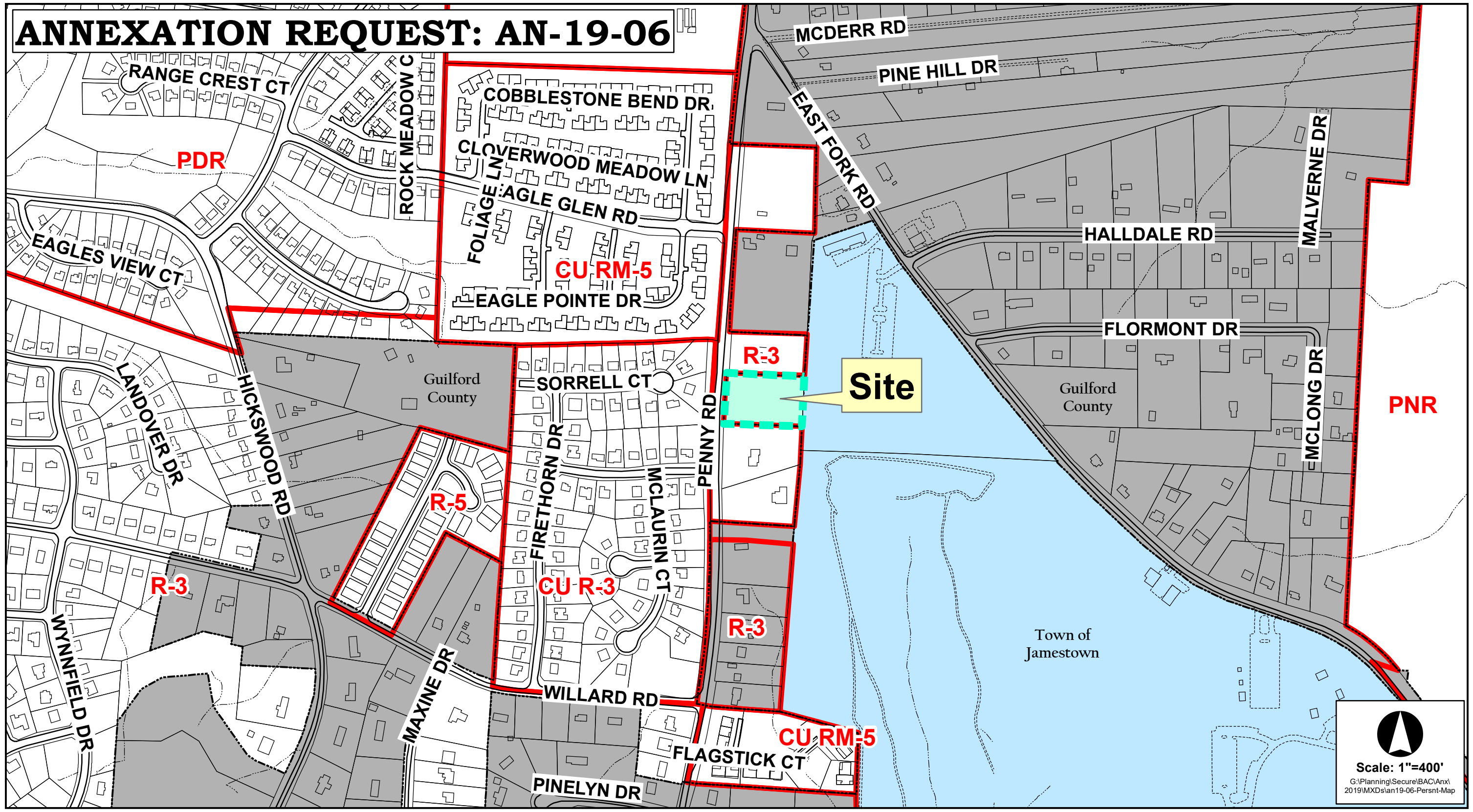
ANNEXATION REQUEST: AN-19-06
Applicant: Soulin Pasit & Som Put Pasit

Vicinity Map




Scale: 1"=3000'
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ANNEXATION REQUEST: AN-19-06



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

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

WHEREAS, The City of High Point has been petitioned under G.S. 160A-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 19th day of August, 2019; 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 August 19, 2019.

ANNEXATION DESCRIPTION

Annexation Case 19-06 (AN-19-06)
Soulin Pasit and Som Put Pasit
Guilford County Tax Parcel 227820

Being a parcel of land on the east side of Penny Road – S.R. 1545 located in High Point Township and Jamestown Township, Guilford County, North Carolina and being known as Lot 2 of the Mary

Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 at page 18 in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the eastern margin of the right of way of Penny Road – S.R. 1545, said point being the southwest corner of Lot 1 of the Mary Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 at page 18 in the Guilford County Registry; thence with the southern line of Lot 1 S. 86-40-43 E. 329.93 feet to an existing iron pipe in the western line of property owned by the Town of Jamestown (Deed Book 4684 at page 398; thence with the western line of the Town of Jamestown property S. 04-36-28 W. 217.87 feet to an existing iron pipe; the northeastern corner of property owned by Justin R. Foltz and Susan M. Foltz (Deed Book 7991 at page 336); thence with the Foltz’s northern line N. 86-28-25 W. 329.94 feet to an existing iron pipe on the eastern margin of the right of way of Penny Road – S.R. 1545; thence with the eastern margin of the right of way of Penny Road S.R. 1545 N. 04-36-58 E. 216.69 feet to the point and place of beginning and containing 1.645 acres more or less.

SECTION 2. Upon and after **August 19, 2019** 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 the City Council
City of High Point, North Carolina
The **19th** day of **August, 2019**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM

**Title: Reappointment – Parks & Recreation Commission****From:** City Clerk's Office**Meeting Date:** August 19, 2019**Public Hearing:** N/A**Advertising Date /
Advertised By:** N/A**Attachments:** none

PURPOSE:

To confirm reappointment of Marshall Newsome to the Parks & Recreation Commission as Mayor Wagner's At Large appointee. Reappointment to be effective immediately and will expire July 1, 2022.

BACKGROUND:

Mayor Wagner is recommending the reappointment of Marshall Newsome to the Parks & Recreation Commission. Mr. Newsome's term expired on July 1, 2019. He is currently serving as Chair of the Parks & Recreation Commission and desires to continue serving. Reappointment to be effective immediately and will expire on July 1, 2022.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the reappointment of Marshall Newsome to the Parks & Recreation Commission.

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-11
(High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by High Point University to rezone approximately 37 acres from the Residential Single Family-5 (R-5) District, the Residential Multifamily-16 (RM-16) District, the Limited Business District (LB) District, a Conditional Zoning Limited Business (CZ-LB) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss 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 July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-11. The Planning & Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 5-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

High Point University

Zoning Map Amendment 19-11

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 37 acres to a Conditional Zoning Institutional (CZ-I) District. All members of the Commission were present except for Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was the applicant's representative, Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University. Mr. Kitley provided an overview of the request. He stated six people attended their community meeting on this request and he also received phone calls from eight additional people. There were no negative comments. Mr. Kitley also noted that the University completed the purchase of 1202 N. Centennial Street and that parcel will be incorporated into the campuses at a later date.

Commission member Kirkman asked if the University intends to keep single-family residential structures or if they will be replaced by dormitories in the future. Mr. Kitley responded that there are currently no plans to develop the zoning site at this time.

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-11, as recommended by staff, by a vote of 5-0.

Consistency & Reasonableness Statements

The Commission vote 5-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because, subject to approval of the Plan Amendment 19-01, the proposed CZ-I District is consistent with policy and Land Use Plan of the Core City Plan. Furthermore, the request is reasonable and in the public interest given that the University acquired all but two parcels within the area bounded by North Centennial Street, East Lexington Avenue, Panther Drive and East Farriss Avenue, the rezoning to a CZ-I District is consistent in the manner of previous University-related rezonings. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-11
July 23, 2019**

Request	
Applicant: High Point University	Owners: High Point University, Jonathan L. Baldwin and Lloyd V. Price
Zoning Proposal: To rezone approximately 37 acres.	From: R-5 Residential Single Family-5 RM-16 Residential Multifamily-16 LB Limited Business District CZ-LB Conditional Zoning Limited Business CZ-I Conditional Zoning Institutional To: CZ I Conditional Zoning Institutional

Site Information	
Location:	The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.
Tax Parcel Number:	Guilford County Tax Parcels 182382 through 86; 182388 through 95; 182397 through 182458; 182460 through 182469, 223668, 223669 and 223670.
Site Acreage:	Approximately 37 acres.
Current Land Use:	Single family dwellings, multifamily dwellings, office, and open space.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream, running in a north to south direction, bisects the eastern portion of the site. The steeper terrains lie along this stream corridor.
Water and Sewer Proximity:	There are 6-inch City water lines and 8-inch City sewer lines within the public street surrounding and running through the zoning site.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the requirements of the City Lake General Watershed Area. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	RC	Retail Center District	Large retail establishment (shopping center)
South:	CZ I R-5	Conditional Zoning Institutional District Residential Single Family-5 District	High Point University campus, single family detached dwellings and High Point Greenway
East:	I	Institutional District	High Point University campus
West:	R-5 LB	Residential Single Family-5 District Limited Business District	Single family detached dwellings, convenience store with fuel sales and elementary school

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following objective of the Community Growth Vision Statement is relevant to this request: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Map Classification:	The area has the following land use designations: <u>Low-Density Residential:</u> These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. <u>Local/Convenience Commercial:</u> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. <u>Recreation/Open Space:</u> Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #2: Encourage development that enhances and preserves established neighborhoods.
Relevant Area Plan: <i>Core City Plan</i>	<u>Neighborhood Planning Principles – Discernible Boundaries:</u> Do not allow neighborhoods to get chipped away at their edges by incompatible uses and development forms. Employ design measures to accentuate their boundaries through features such as gateway treatments and street tree plantings.
Zoning History:	Starting in the early 2000s High Point University embarked on a campus growth campaign that has resulted in approximately 25 zoning approvals, totaling over 111 acres, which expanded the footprint of the campus westward to N. Centennial Street, eastward to N. University Parkway and southward to Barbee Avenue/Boundary Avenue/Willow Place.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	N. Centennial Drive	Major Thoroughfare	1,350 feet
	E. Lexington Avenue	Major Thoroughfare	930 feet
	Panther Drive	Private Drive	1,650 feet
	E. Farriss Avenue	Local	150 feet
Vehicular Access:	Vehicle access will be provided from the existing public streets and a private drive access point. Access from N. Centennial Street will be from Guilford Avenue and E. Farriss Avenue, and access from E. Lexington Avenue will be from Fifth Street and Panther Drive.		
Traffic Counts: <i>(Average Daily Trips)</i>	N. Centennial Drive	9,200 ADT (2017 NCDOT traffic counts)	
	E. Lexington Avenue	9,400 ADT (2017 NCDOT traffic counts)	
Estimated Trip Generation:	Not applicable		

Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not applicable
Conditions:	Vehicular Access: <u>N. Centennial Street:</u> A maximum of two (2) points of vehicular access shall be permitted to N. Centennial Street. These access points shall generally align with the existing intersection of N. Centennial Street and E. Farriss Avenue, and the intersection of N. Centennial Street and Guilford Avenue. <u>E. Lexington Avenue:</u> A maximum of two (2) points of vehicular access shall be permitted to E. Lexington Avenue. These access points generally align with the existing intersection of E. Lexington Avenue and Fifth Street, and the intersection of E. Lexington Avenue and Panther Drive (private drive).		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment

Not applicable to this zoning case.

Details of Proposal

High Point University submitted this Zoning Map Amendment to expand the boundary of their main campus. The University purchased or has pending contracts to purchase all the parcels within this area except for two parcels. Now that they own most of the parcels and have made a “good faith” effort to purchase the two remaining properties, they are petitioning to add 37 acres to their campus and have submitted both a Land Use Map Amendment and a Zoning Map Amendment application for this area.

If approved, the main campus area will be bounded by E. Lexington Avenue to the north; S. University Parkway to the east; Boundary Avenue/Barbee Avenue to the south and N. Centennial Street to the west. Included with this application is a conditional zoning ordinance in which the University included similar development conditions from their previous zoning approvals abutting N. Centennial Street.

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. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant’s submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

Subject to approval of Plan Amendment 19-01, the proposed CZ-I District is consistent with policies of the Land Use Plan and the Core City Plan.

Reasonableness/Public Interest:

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

Given that the University acquired all but two parcels within the area bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue, the rezoning to a CZ-I District is consistent in the manner of previous University-related rezonings.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ This zoning map amendment contains 98% of this residential neighborhood, with only two parcels not being included. It does not partially intrude or chip away at the edges of this neighborhood.
 - ❖ Future University development within the rezoning site will trigger requirements to install proper screening and perimeter landscaping yards where the development either surrounds or is adjacent to residences.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. Zoning conditions offered by the applicant include higher development standards established by the University as a part of previous campus expansions abutting N. Centennial Street. Conditions offered include decorative perimeter fencing, lot combination, limitation on size and architectural design criteria for townhome style dormitories and limiting vehicular access. Also, standards in the Development Ordinance pertaining to exterior lighting, screening of mechanical equipment/dumpsters and parking lot landscaping will also assist in mitigating impacts to nearby lands.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat. This addition to the campus is within the City Lake General Watershed Area and development will be subject to the watershed regulations. Also, environmental standards of the Development Ordinance will ensure required stream buffers are provided along both sides of the perennial stream running through the site.

Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area adequately served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. ❖ The zoning site abuts the High Point University campus to the south and east, a commercial development to the north (across W. Lexington Avenue) and a residential subdivision to the west (across N. Centennial Street). The N. Centennial Street right-of-way, a 65-foot to 70-foot wide thoroughfare, provides separation between the campus and the adjacent residential area to the west. ❖ University development adjacent to the two remaining single family residences will require installation of a Type B perimeter landscape yard, with an average width of 15 feet. Furthermore, the applicant has offered a condition to install and opaque fence in these planting yards. The combination of the landscaping and fencing will mitigate adverse effects to these remaining dwellings.

Supportive Changes in the Area

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

The University has purchased all but two parcels in this area. Perimeter commercial establishments were razed, and the single family and multifamily structures are being used in a manner consistent with current zoning, but for the housing of students. These actions have changed the character and residential composition of this area.

Promotes a Preferred Development Pattern

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

There have been numerous Zoning Map Amendments approved by the City Council that have established policy as to the manner that University-related expansions should occur. Expansion should abut the existing campus, should consist of an entire block being rezoned and incorporated into the campus at the same time, and should avoid piecemeal intrusion into residential neighborhoods. This Zoning Map Amendment is consistent with these policies.

Recommendation

Staff Recommends Approval

Subject to approval of Plan Amendment 19-01, the Planning & Development Department recommends approval of the request to rezone this 37-acre area to the CZ-I District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-11

Applicant: High Point University

Vicinity Map

High Point



Davidson
County

Jamestown

Site

City of High Point

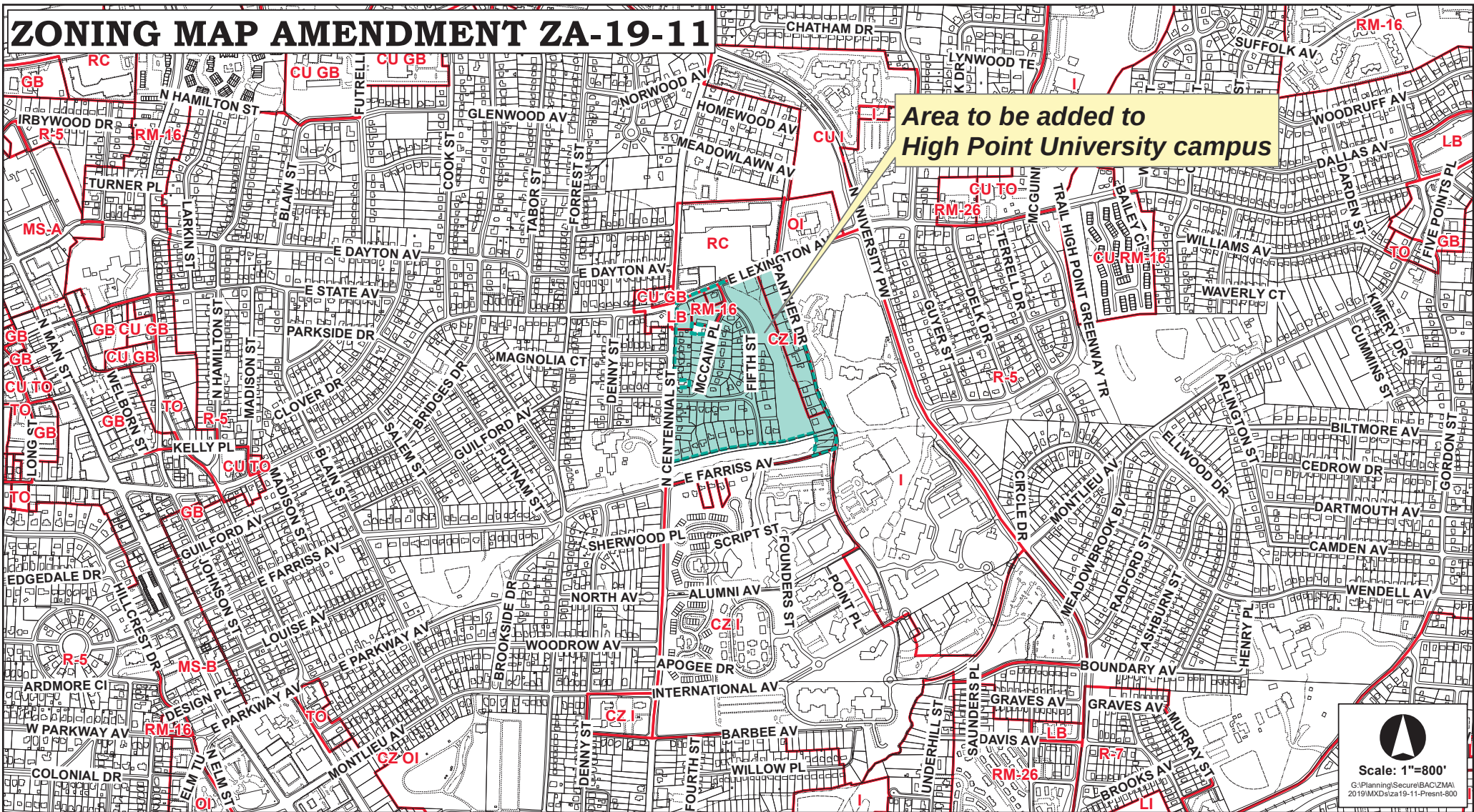
Guilford
County



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ZONING MAP AMENDMENT ZA-19-11

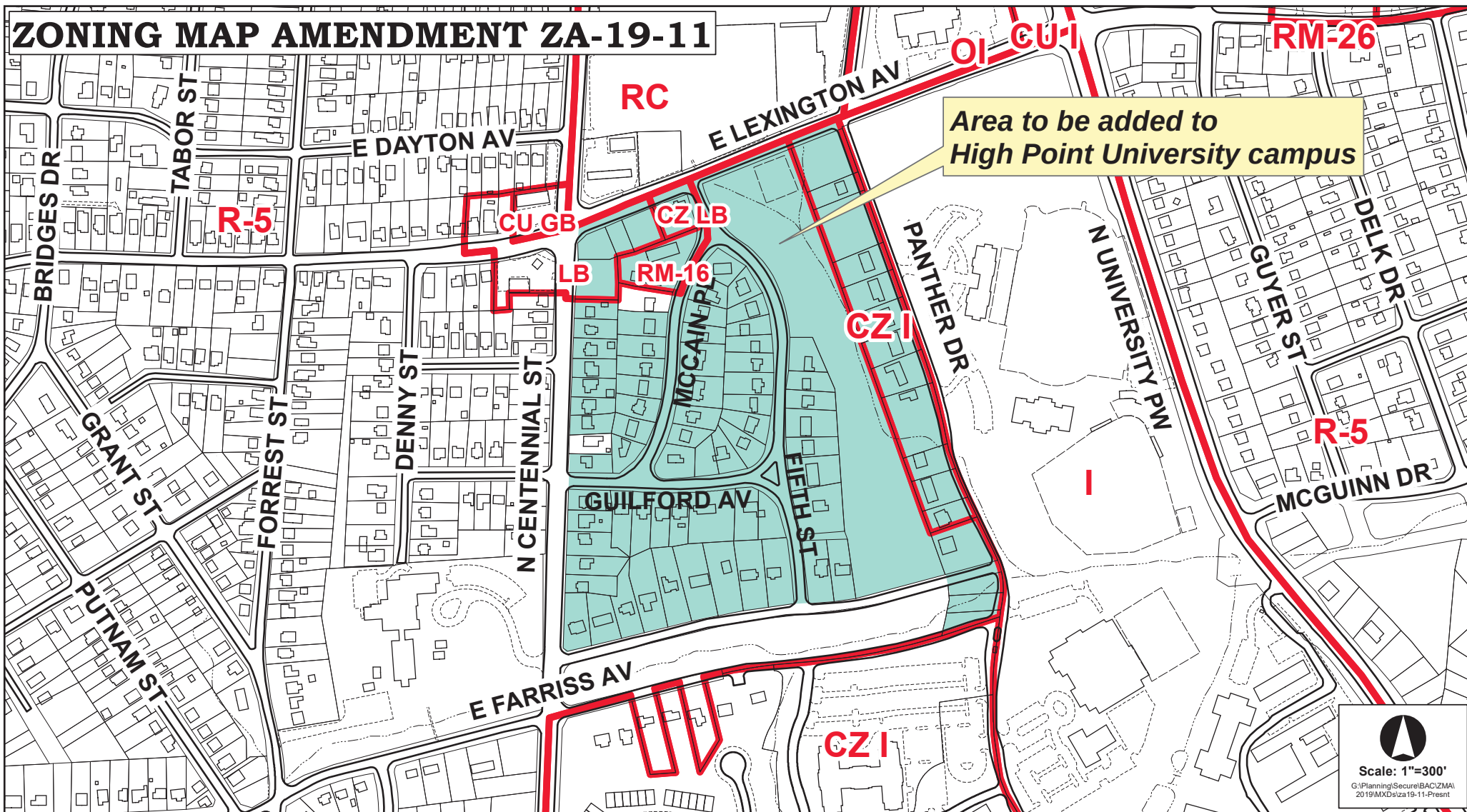


Area to be added to
High Point University campus

Scale: 1"=800'

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ZONING MAP AMENDMENT ZA-19-11



Area to be added to
High Point University campus

Scale: 1"=300'
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ZONING MAP AMENDMENT ZA-19-11

The map displays various zoning districts including:

- Community/Regional Commercial
- Local/Convenience Commercial
- Low-Density Residential
- Local/Convenience Commercial
- Office
- Recreation/Open Space
- Low-Density Residential
- Medium-Density Residential
- Institutional
- Moderate-Density Residential

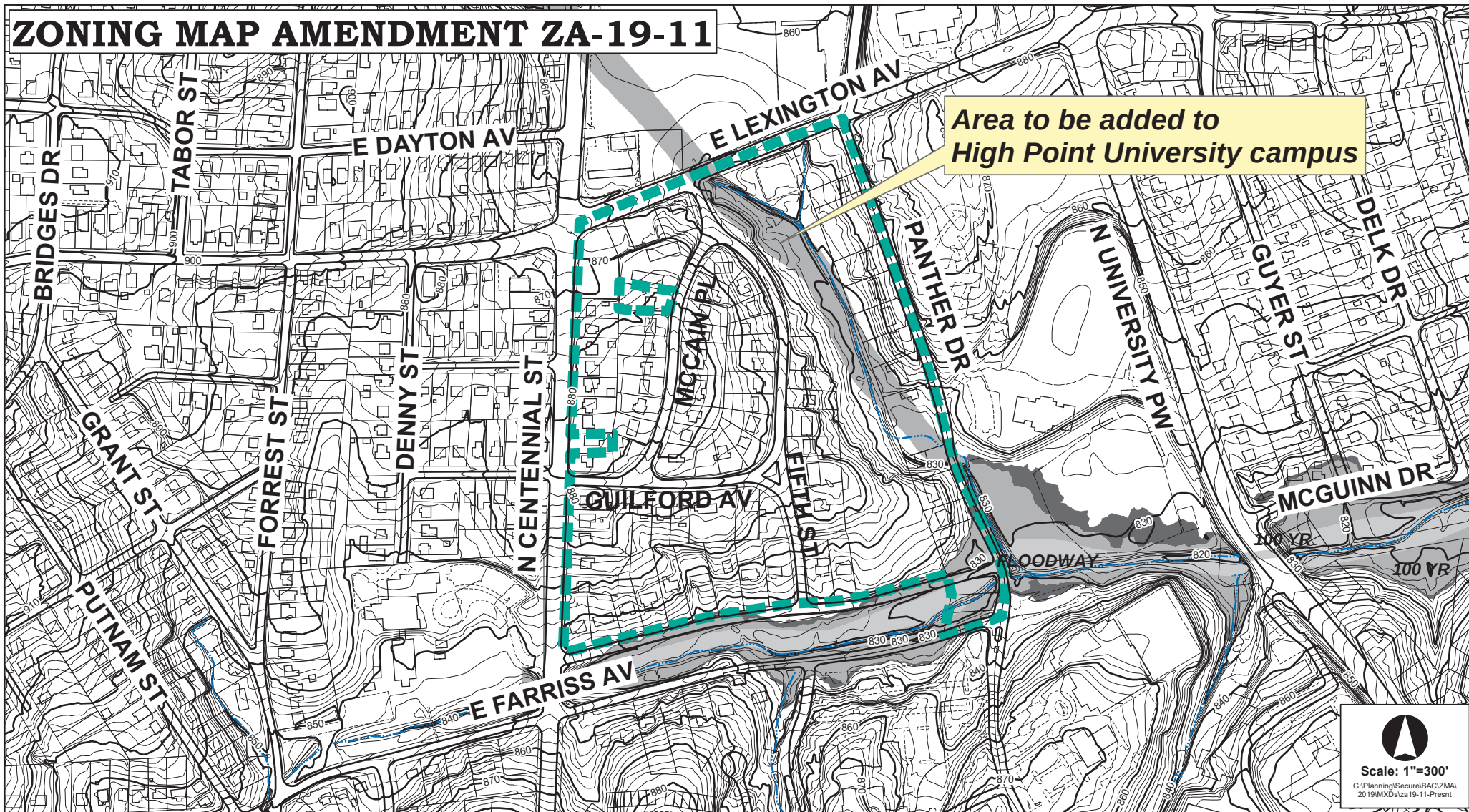
A yellow box highlights the **Area to be added to High Point University campus**, which is currently zoned Institutional. The map also shows numerous streets such as N Hamilton St, E Dayton Av, E Lexington Av, E Farriss Av, and others. A scale of 1"=800' and a north arrow are provided in the bottom right corner.

**Area to be added to
High Point University campus**

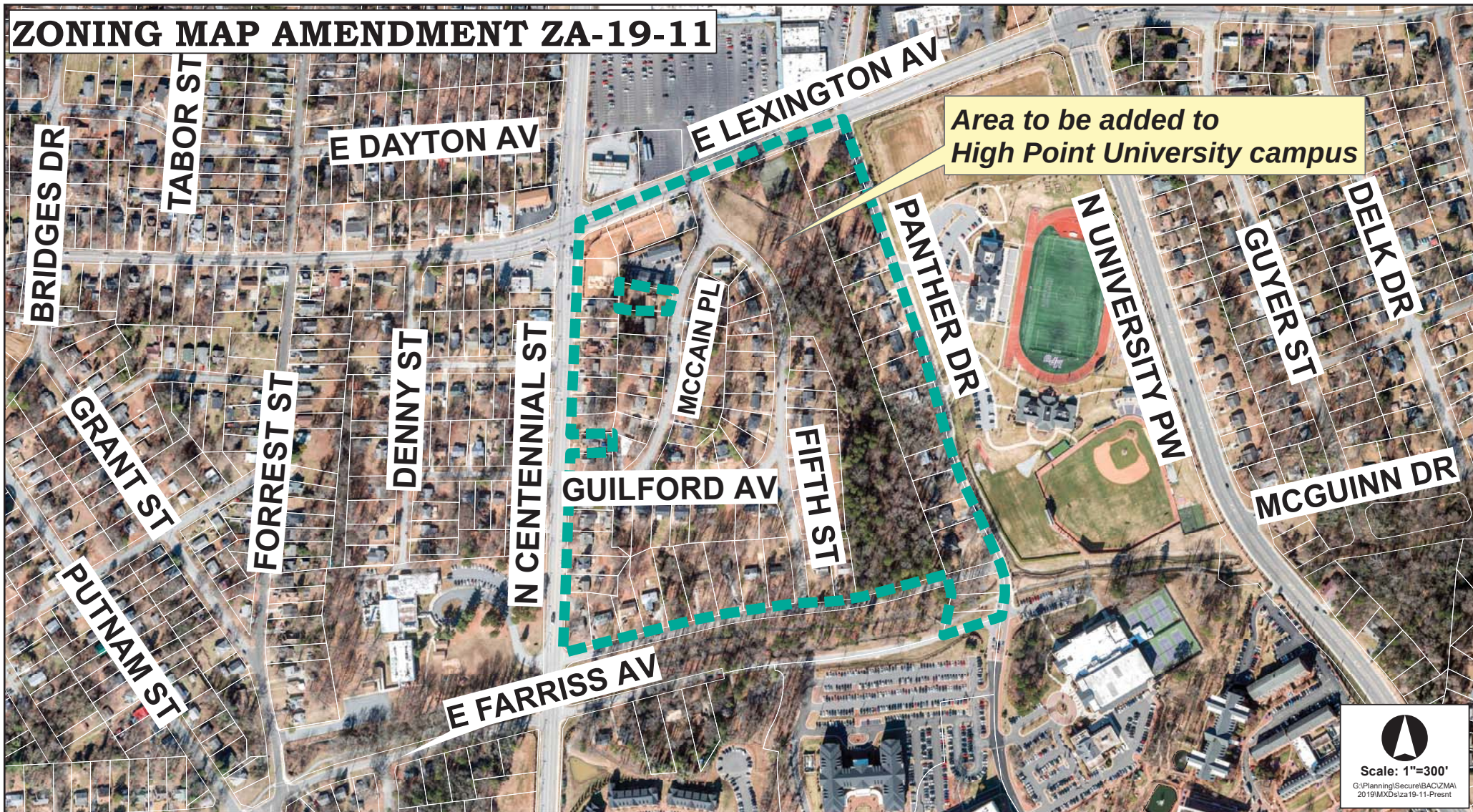
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ZONING MAP AMENDMENT ZA-19-11



ZONING MAP AMENDMENT ZA-19-11



Area to be added to
High Point University campus

Scale: 1"=300'
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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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-11 (ZA-19-11)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 **August 19, 2019**.

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 Institutional (CZ-I) District**. The property is approximately 37 acres and bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue. The property is also known as Guilford County Tax Parcels 182382, 182383, 182384, 182385, 182386, 182388, 182389, 182390, 182391, 182392, 182393, 182394, 182395, 182397, 182398, 182399, 182400, 182401, 182402, 182403, 182404, 182405, 182406, 182407, 182408, 182409, 182410, 182411, 182412, 182413, 182414, 182415, 182416, 182417, 182418, 182419, 182420, 182421, 182422, 182423, 182424, 182425, 182426, 182427, 182428, 182429, 182430, 182431, 182432, 182433, 182434, 182435, 182436, 182437, 182438, 182439, 182440, 182441, 182442, 182443, 182444, 182445, 182446, 182447, 182448, 182449, 182450, 182451, 182452, 182453, 182454, 182455, 182456, 182457, 182458, 182460, 182461, 182462, 182463, 182464, 182465, 182466, 182467, 182468, 182469, 223669 and 223670,

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: The College or University Use Type (Education Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development

and dimensional requirements of the Institutional (I) and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. General Standards for the entire zoning site.

- a. Lot Combination: As requested by the Technical Review Committee, parcels associated with the zoning site shall be combined prior to development or subdivision.
- b. Welcome Center (i.e. campus entrance gatehouses) Standards.
 - i. Welcome Centers shall not be permitted within public rights-of-way.
 - ii. Welcome Center(s) shall be oriented in such a manner that a minimum of seven (7) vehicular stacking spaces, per dimensional standards of Section 5.4.7.I of the Development Ordinance, shall be provided as measured perpendicular from the adjacent public street right-of-way (See Exhibit A).

2. N. Centennial Street Development Standards

The following development standards shall apply to townhome type dormitories or townhome type student housing developed within 100 feet of the N. Centennial Street right-of-way

- a. All buildings shall have a hip or gable pitched roof design.
- b. The size of each building(s) shall be limited to a maximum building footprint of 7,500 square feet.
- c. Except for where approved vehicular access points are located, parking, and vehicle circulation areas shall be located to the interior of the site so that buildings are located between the N. Centennial Street right-of-way and any parking or vehicle circulation areas. This shall not preclude placement of parking between buildings fronting along N. Centennial Street.

B. Landscaping, Buffers, and Screening:

1. Fencing:

a. Perimeter decorative fencing

- i If fencing is installed along the N. Centennial Street or the E. Lexington Avenue frontage of the zoning site, the decorative perimeter fencing (brick & wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed. Said fencing is not required to be installed over streams and culverts.
- ii Along the N. Centennial Street frontage of the zoning site the perimeter fencing shall be setback a minimum of five (5) feet from the right-of-way line.

- b. Where the zoning site abuts a residentially zoned parcel(s), an opaque fence shall be installed in the required planting yard adjacent to the residential parcel.

C. Transportation

1. Vehicular Access:

1. N. Centennial Street

A maximum of two (2) points of vehicular access shall be permitted to N. Centennial Street. These access points shall generally align with the existing intersection of N. Centennial Street and E. Farriss Avenue (northern portion of ROW), and the intersection of N. Centennial Street and Guilford Avenue.

2. E. Lexington Avenue

A maximum of two (2) points of vehicular access shall be permitted to E. Lexington Avenue. These access points generally align with the existing intersection of E. Lexington Avenue and Fifth Street, and the E. Lexington Avenue and Panther Drive (private drive) intersection.

2. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction 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

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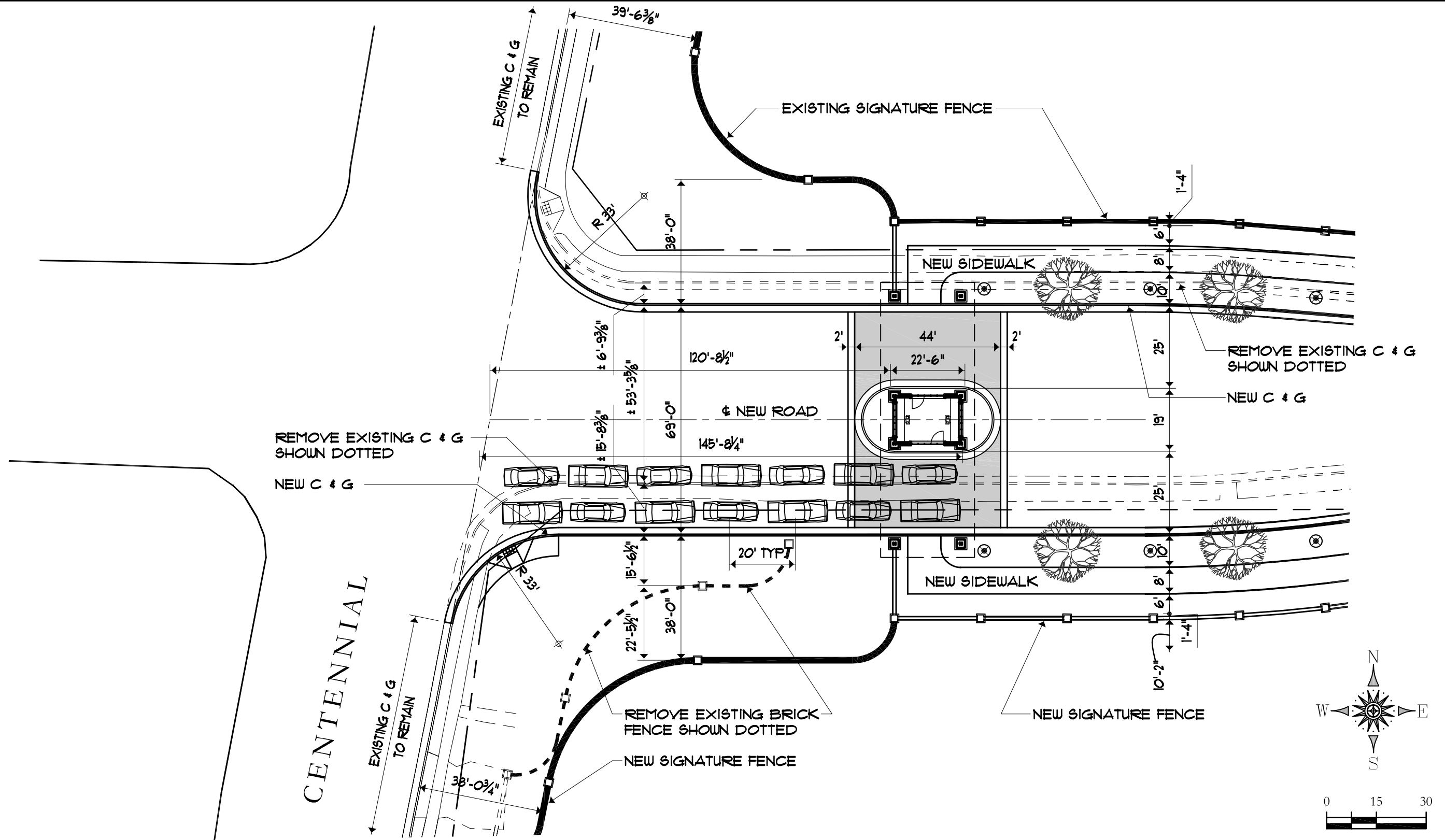


Exhibit "A"

CENTENNIAL ENTRY PLAN

HIGH POINT UNIVERSITY

4-4-2014

**WALTER
ROBBS
CALLAHAN
& PIERCE**
Architects, PA

Suite 301
Winston-Salem, NC
Telephone
Fax

530 North Trade Street
27101
336-725-1371
336-725-1465

M
MERCER ARCHITECTURE
**MERCER
ARCHITECTURE INC**
1015 HUTTON LN, SUITE 106
HIGH POINT, NC 27262
PHONE: (336) 885-1200
FAX: (336) 885-1201

Citizens Information Meeting Report Zoning Map Amendment 19-11

Submitted by: Barry Kitley, Director of Community
Relations, High Point University

July 1, 2019

To: City of High Point, North Carolina
Planning and Development Department

From: Barry Kitley
Director of Community Relations

Re: Rezoning Case ZA-19-11
Citizens Information Meeting, June 26, 2019, 6:00 P.M.

High Point University conducted a Citizens' Information Meeting in support of Rezoning Case ZA-19-11. The meeting was held at High Point University in the Webb Conference Center. Letters of invitation were mailed to 56 residents on June 18, 2019 (sample letter is attached). The application is for Rezoning Case ZA-19-11, which includes the rezoning from R5, RM-16, and CZ-LB to Conditional Zoning Institutional (I) District (CZ-I) of lots within the area bounded by Centennial Street, Lexington Avenue, Panther Drive, and Farriss Avenue. Barry Kitley, Director of Community Relations, and Dan Pritchett of Jamestown Engineering Group, Inc., represented the University.

Mr. Kitley informed the attendants that other than the construction of the University's signature fencing along Centennial Street, there are no immediate plans for new facilities at the site, and that it will continue to be utilized for student housing. It was a very positive meeting with specific discussion focused on the following:

- Many of the attendants questioned the University's future expansion plans, and if the University was interested in purchasing additional property near the University's current boundaries.
- An attendant questioned the possibility of dumpsters being located adjacent to Centennial Avenue. It was explained that the City's Development Ordinance includes provisions for landscaping and walls to screen these facilities, if any, from views outside the site.
- An attendant questioned if new access to the site was to be provided. It was explained that transportation conditions of the rezoning would maintain access points in the same general location as they exist now.

A copy of the Sign-in Sheet for this case is also attached.

June 18, 2019

Homeowner
Address
City, State, Zip

Re: High Point University Rezoning Request
Zoning Map Amendment ZA-19-11

Greetings! High Point University would like to invite you to a community meeting on Wednesday, June 26, 2019, at 6:00 pm on the High Point University Campus. The meeting is being held to inform and discuss a rezoning request of approximately 27.4 acres bounded by Farriss Avenue, Centennial Street, Lexington Avenue, and Panther Drive from a residential Single Family – 5 (R-5) District to an Institutional District. The area to be added to the University's campus is indicated on the attached map for your reference. The rezoning request will annex the properties into the current CZI site allowing for improvements consistent with campus properties contiguous to the sites. If you are unable to attend this community meeting, please feel free to contact me and we can discuss via phone or meet at a later time/date. We want to insure you are informed and hear your opinions.

The Rezoning Application is to be presented at the regular meeting of the City of High Point Planning & Zoning Commission scheduled for July 23, 2019 at 6:00 pm. This meeting will be held in the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is enclosed. This statement outlines the requirements of the rezoning process.

Prior to the Planning & Zoning meeting, please join us on June 26, 2019, at 6:00 pm to discuss our application. We will be meeting at the Webb Conference Center. Please see attached map for directions and parking. Please do not hesitate to call me if you have questions, Barry Kitley, at 336-841-9363.

Sincerely,

Barry Kitley
Director of Community Relations

Citizens Information Meeting
June 26, 2019
High Point University
Guilford, McCain, Fifth Streets Area Rezoning

Address

A. Sheffield	921 Rosewood
D. Barnes 336 882-4423	1108 Guilford Ave
J. M. Warr	" "
Alice Farrell	1106 Guilford Ave.
Lorance Farrell	1116 Guilford Ave
Patrick Long 336-4914558	1109 Guilford Ave

- Elizabeth Brauns, 810 E. Farriss Ave on 6/19/19
- Cindy Richard, 1202 N. Centennial St on 6/19/19
- Antoinet Embree, 1205 N. Centennial St on 6/19/19
- Pamro Lawrence, 1114 Denny St on 6/20/19
- Kenneth Yarrington, 918 E. Dayton Ave on 6/26/19
- Sherry Roach, 1109 N. Centennial St on 6/26/19

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-13
(City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by the Planning and Development Department to rezone 31 properties, totaling approximately 47 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located at various locations along the N. Main Street corridor (north Eastchester/Westchester Drive), along the E. Parris Avenue corridor, and along the Old Winston Road corridor. The request proposes to rezone these parcels to the Transitional Office (TO) District, the Limited Business (LB) District and the General Business (GB) District.

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 July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-13. The Planning & Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 5-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

City of High Point

Zoning Map Amendment 19-13.

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone 31 properties, totaling approximately 47 acres, as part of the second round of the Comprehensive Zoning Map Amendment project. All members of the Commission were present except for Ms. Angela McGill. 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. Joseph Levine, 3028 Ingleside Drive spoke, he expressed concerns with the impact on residential uses along Ingleside Drive (Map #1 – Area A) and desired to prohibit driveway access to Ingleside Drive. Staff explained that the rezoning will not change the development potential for the area and driveway access is already allowed under the current zoning.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-13, as recommended by staff, by a vote of 5-0.

Consistency & Reasonableness Statements

The Commission vote 5-0 to approve the following statement: That the Zoning Map Amendments are necessary to remove unintended barriers to development and to more accurately represent the current use of the land.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-13
July 23, 2019**

Request

A request by the Planning and Development Department to rezone 31 properties, totaling approximately 47 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located at various locations along the N. Main Street corridor (north of Eastchester/Westchester Drive), along the E. Parris Avenue corridor, and along the Old Winston Road corridor.

Background

The purpose of the Comprehensive Zoning Map Amendment project is to review and evaluate the zoning of land throughout the City, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The City Council initiated these map changes as part of a larger set of map changes on May 20, 2019.

Details of Proposal

This Zoning Map Amendment request contains changes to three separate areas along or paralleling the N. Main Street corridor. Following is a list of affected properties along with analysis of each area.

Map #	Acres	From	To	Use	Location	Owner	Parcel Number
1	0.77	CU-GB (CU85-27)	GB	Retail Sales	106 Westover Dr.	Triple Creek LLC	197274
1	0.99	CU-GB (CU96-24)	GB	Vehicle Establishment Major	108 Westover Dr.	FMRF LLC	197273
1	0.69	CU-GB (CU85-27)	GB	Retail Sales	110 - 116 Westover Dr.	J & S Investments	197276
1	3.95	RC	GB	Undeveloped	121 Westover Dr.	North Pointe Crossing Market Place LLC	197221
1	1.56	RC	GB	Retail Sales	2801 N. Main St.	Allgood North Main LLC	197272
1	0.63	CU-GB (CU96-20)	GB	Undeveloped	3035 N. Main St.	Kevin A. Rothrock	197320
1	0.30	CU-GB (CU96-20)	GB	Single family detached dwelling	3031 N. Main St.	Kevin A. Rothrock	197333
1	0.38	CU-GB (CU96-20)	GB	Undeveloped	3032 Ingleside Dr	Kevin A. Rothrock	197321
1	3.06	CU-GB (CU99-23)	GB	Retail sales and self-storage , external access	3017 & 3021 N. Main St.	EPIC Commercial Group, LLC	197331
1	1.80	LB and GB	GB	Convenience store with fuel sales	3010 N. Main St.;	Williams Properties II, LLC	197336

1	0.53	CU-LB, LB and GB (CU90-12)	GB	Repair Establishment (lawn equipment repair)	3000 N. Main St.	William Garner Jr.	197337
1	0.51	CU-LB, LB and GB (CU90-12)	GB	Single family dwelling	1003 Northside Ct.	David M. Garner	197338
2	2.47	CU-GB (CU90-33)	GB	Medical office, minor restaurant, Personal service uses	2440, 2444, 2446 & 2448 N. Main St.	Ziacor LLC	197823
2	0.22	CU-TO (CU93-14)	TO	Minor Office	200 & 202 Old Winston	MFSa Investments Inc	194803 & 194804
2	0.49	CU TO (CU06-29)	TO	Minor Office	402 Old Winston Rd.	Linville Properties, LLC	194757
2	1.30	CU-GB (CU06-30)	LB	Undeveloped portion of parcel (rear of Hobby lobby)	2506 N. Main St.	RR King Rental LLC	197808
2	2.16	CU OI (CU94-12) (CU86-39) CU-LB	LB	Single family dwellings Day care center	303, 305, 311 & 401 Old Winston Rd.	JMJ Partners	197802
2	0.35	CU LB (CU98-51)	LB	Undeveloped	405 Old Winston Rd.	Dallas J Sanders Jr & C. Elizabeth Dallas Davis CO-Vickie S. Dallas Trust	197805
2	1.30	CU LB (CU98-51)	LB	Undeveloped	409 Old Winston Rd.	Huong, My Y Truong, Anh V	197828
2	0.66	CU-LB (CU86-08)	LB	Minor office	107 & 109 W. Peachtree Dr.	Christopher Lohr	194641
2	0.51	TO	LB	undeveloped	808 Greenwood Dr.	Christopher Lohr	194642
3	1.58	CU-GB (CU10-04)	GB	Minor Restaurant	133 E. Parris Ave.	Schwarz Properties LLC	199849
3	0.46	LB	GB	Car Wash	2209 Kirkwood St.	Robbins Properties, LLC	199854
3	0.46	LB	GB	Minor Retail Sales	2205 Kirkwood St.	Bryden Partners LLC	199853
3	3.65	LB	GB	City of High Point Parks & Recreation Admin. Office	136 Northpoint Ave.	City of High Point	199850
3	11.36	RC	GB	Large Retail Sales (Home Depot)	2310 & 316 N. Main St.	Baker High Point LLC	199852
3	0.78	RC	GB	Minor Retail Sales	2300-C N. Main St.	Baker & Baker Real Estate Developers LLC	199855
3	1.72	RC	GB	Minor Restaurant (Outback)	260 E. Parris Ave.	MDC NC 1 LP	199874
3	1.09	RC	GB	Undeveloped	256 E. Parris Ave.	Tetuso Matsuoka	199873
3	0.66	RC	GB	ABC Store	242 E. Parris Ave.	City of High Point	199870

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

The proposed zoning map amendments are consistent with and supported by the City's adopted plans.

Reasonableness/Public Interest:

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

The amendments are necessary to remove unintended barriers to development and to more accurately represent the current use of land.

Recommendations

Staff recommends approval of the zoning map amendments.

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.

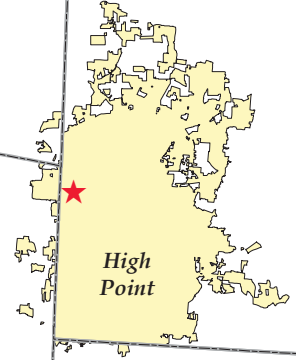
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-13
Applicant: City of High Point

Vicinity Map



High Point

Jamestown

Guilford County

Davidson County

City of High Point

Map 1

Map 2

Map 3

E HARTLEY DR

JOHNSON ST

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

S UNIVERSITY PW

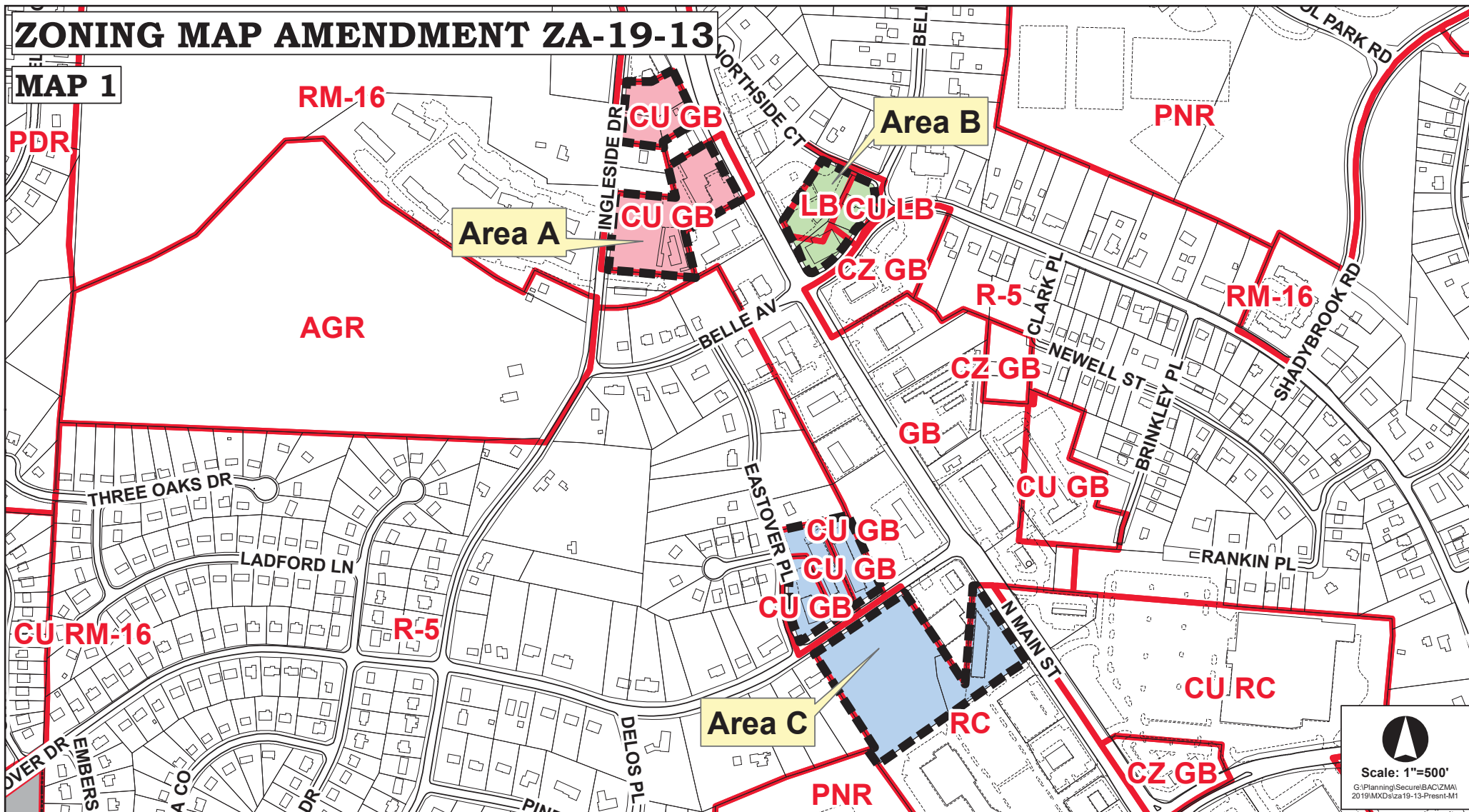


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ZONING MAP AMENDMENT ZA-19-13

MAP 1



Scale: 1"=500'
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ZONING MAP AMENDMENT ZA-19-13

MAP 1

Medium-Density Residential

Area A

Area B

Institutional

*Community/Regional
Commercial*

*Low-Density
Residential*

*Moderate-Density
Residential*

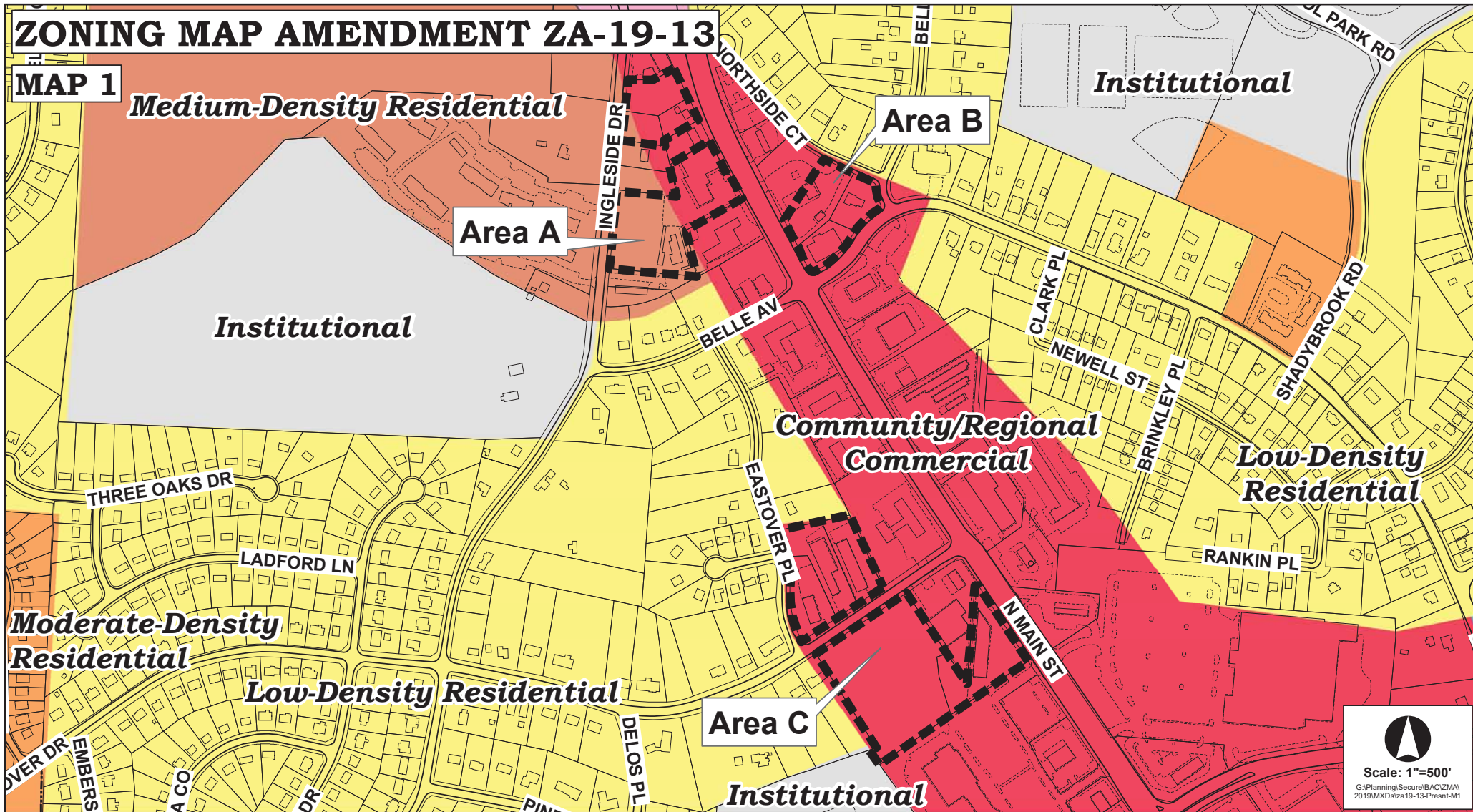
Low-Density Residential

Area C

Institutional

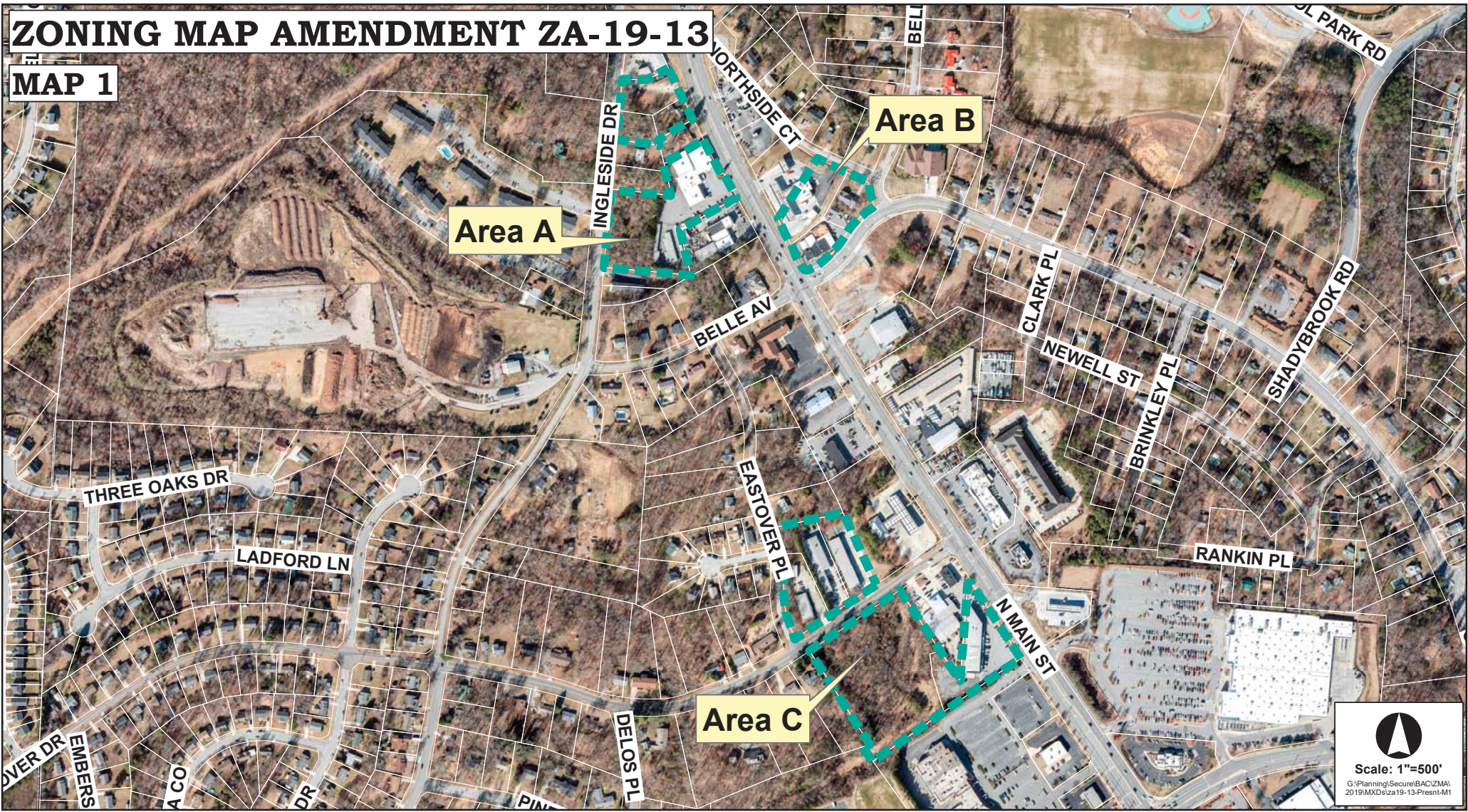


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ZONING MAP AMENDMENT ZA-19-13

MAP 1




Scale: 1"=500'
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MAP 1 - Area A
(highlighted in red on attached map)

Location: 3021, 3031 and 3035 N. Main Street and 3021 Ingleside Drive

Current use: Retail sales, self-storage (external access), single family dwelling and undeveloped parcel.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use General Business District. CU-GB (96-20) and CU-GB (99-23)	General Business (GB) District
<i>Purpose & Intent:</i>	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.	Same
<i>Current Uses:</i>	Permitted	All uses will continue to be permitted except for the single family detached dwelling, which is an existing non-conforming use. A nonconforming use can continue; however, if a nonconforming use of land ceases operation for a continuous period of more than 180 days, any subsequent use of the land shall be a use permitted in the district.
<i>Conditions</i>	Prohibits some commercial uses, vehicular access, ROW dedication, signage, exterior lighting, landscaping and lot combination.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	General Business (GB) District	Vehicle establishment
South:	General Business (GB) District Residential Multifamily -16 (RM-16) District	Retail use and apartment complex
East:	General Business (GB) District	Vacant commercial parcel
West:	General Business (GB) District	Single family dwelling and multifamily development

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.

- **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

Analysis/Recommendation

The current zoning for this area was established in the 1990s. The adopted conditional use permits governing the use of these parcels conflicts with current land use policies, as they prohibit some commercial uses that are allowed or already established along this portion of the N. Main Street corridor. Development related conditions associated with these permits were met or current standards of the Development Ordinance ensure compatibility with surrounding land uses.

Parcels oriented towards N. Main Street are intended to be governed by policies of the Community/Regional Commercial Land classification. Staff recommends that this area be zoned General Business (GB) District.

MAP 1 - Area B

(highlighted in green on attached map)

Location: 3000 & 3010 N. Main Street and 1003 Northside Court

Current use: Convenience store with fuel sales, equipment repair and a single family dwelling.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Limited Business (LB) District Conditional Use Limited Business District CU-LB (90-12)	General Business (GB) District
<i>Purpose & Intent:</i>	The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.	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.
<i>Current Uses:</i>	Permitted	All uses will continue to be permitted except for the single family detached dwelling; which will become a nonconforming use. A nonconforming single family detached dwelling can continue and may be expanded or enlarged.
<i>Conditions</i>	Prohibits some commercial uses, signage, access, tree preservation	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family – 5 (R-5) District	Single family dwellings
South:	General Business (GB) District	Office use and church
East:	Conditional Zoning General Business (CZ-GB) District	Major eating establishment
West:	General Business (GB) District	Convenience store with fuel sales

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.

Analysis/Recommendation

Zoning boundaries for this area are based on former parcel lines which have been revised over the years. The three impacted parcels are split zoned between the LB, GB and CU-LB Districts. The conditional use permit governing portions of these lots was established in the 1990s and development standards

noted are no longer relevant. The development pattern on adjacent parcels allow for commercial uses to extend from N. Main Street to the abutting rear streets (Northside Court). The rezoning of these three parcels to the GB District will eliminate split zoning of parcels and establish a uniform zoning pattern at this intersection.

Staff recommends that this area be zoned General Business (GB) District.

MAP 1 - Area C

(highlighted in blue on attached map)

Location: 106, 108 and 110 - 116 Westover Drive and 121 Westover Drive
2801 N. Main Street

Current use: These parcels are currently developed with a variety of retail, personal service and vehicle establishment uses

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use General Business District CU-GB (85-27 and GB 96-24)	General Business (GB) District
<i>Purpose and Intent:</i>	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 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.	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.
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	PB District uses (1985 Development Ordinance), landscaping, access, paving of Eastwood Place and signage,	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family -5 (R-5) District	Single family dwelling
South:	Retail Center (RC) District	Large retail establishment (shopping center)
East:	General Business (GB)	Convenience store with fuel sales
West:	Residential Single Family -5 (R-5) District	Single family dwellings

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.

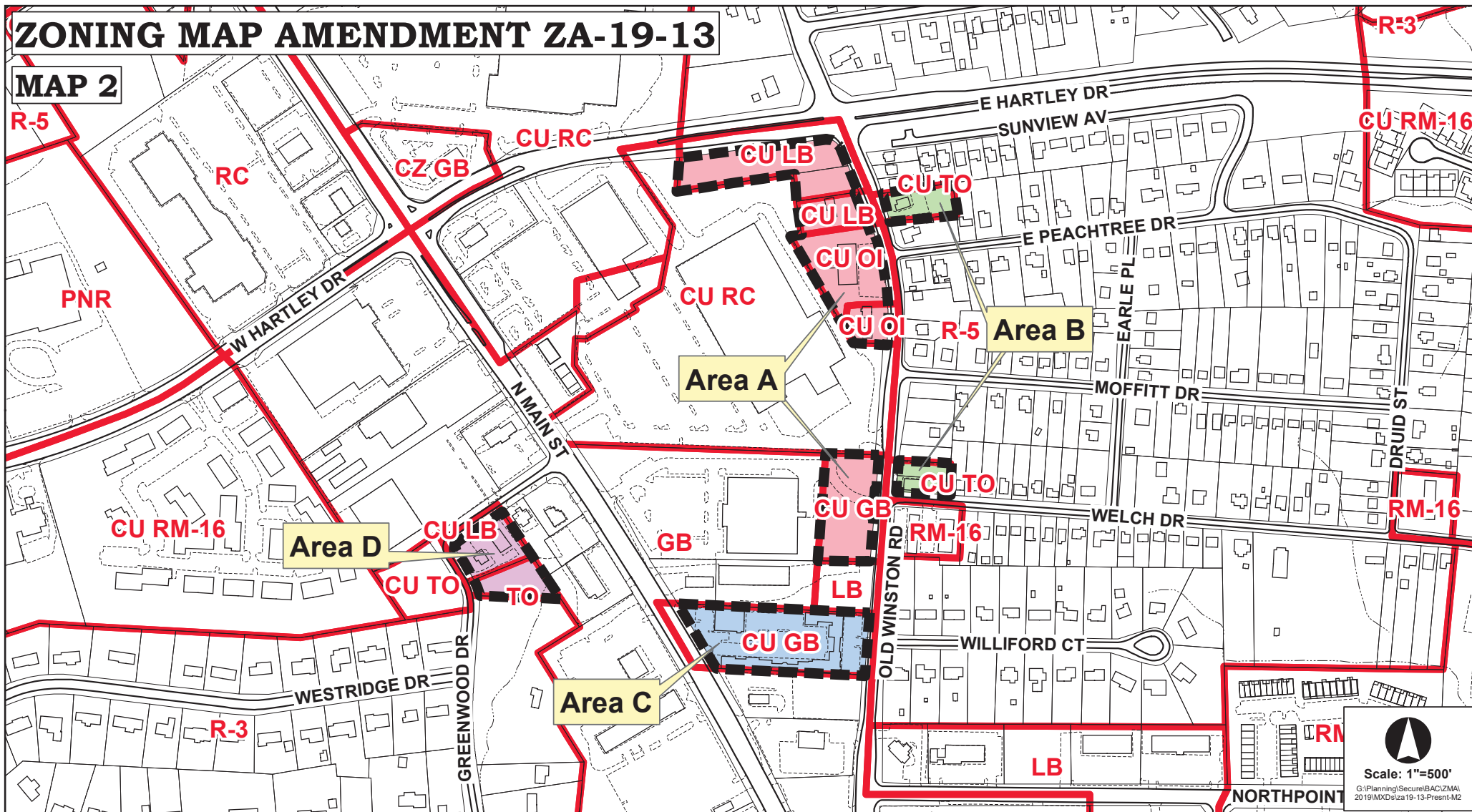
Analysis/Recommendation

The conditional use permit governing parcels along the north side of Westover Drive were established in the 1980s and 1990s. The development standards in the conditional use permits were met or are no longer relevant. The RC zoned areas along the south side of Westover Drive abuts a shopping center development. However, these two parcels are separate stand-alone properties that were not integrated into the abutting shopping center. The proposed GB District more accurately reflect the manner these parcels are used or may be developed in the future.

Staff recommends that this area be zoned General Business (GB) District.

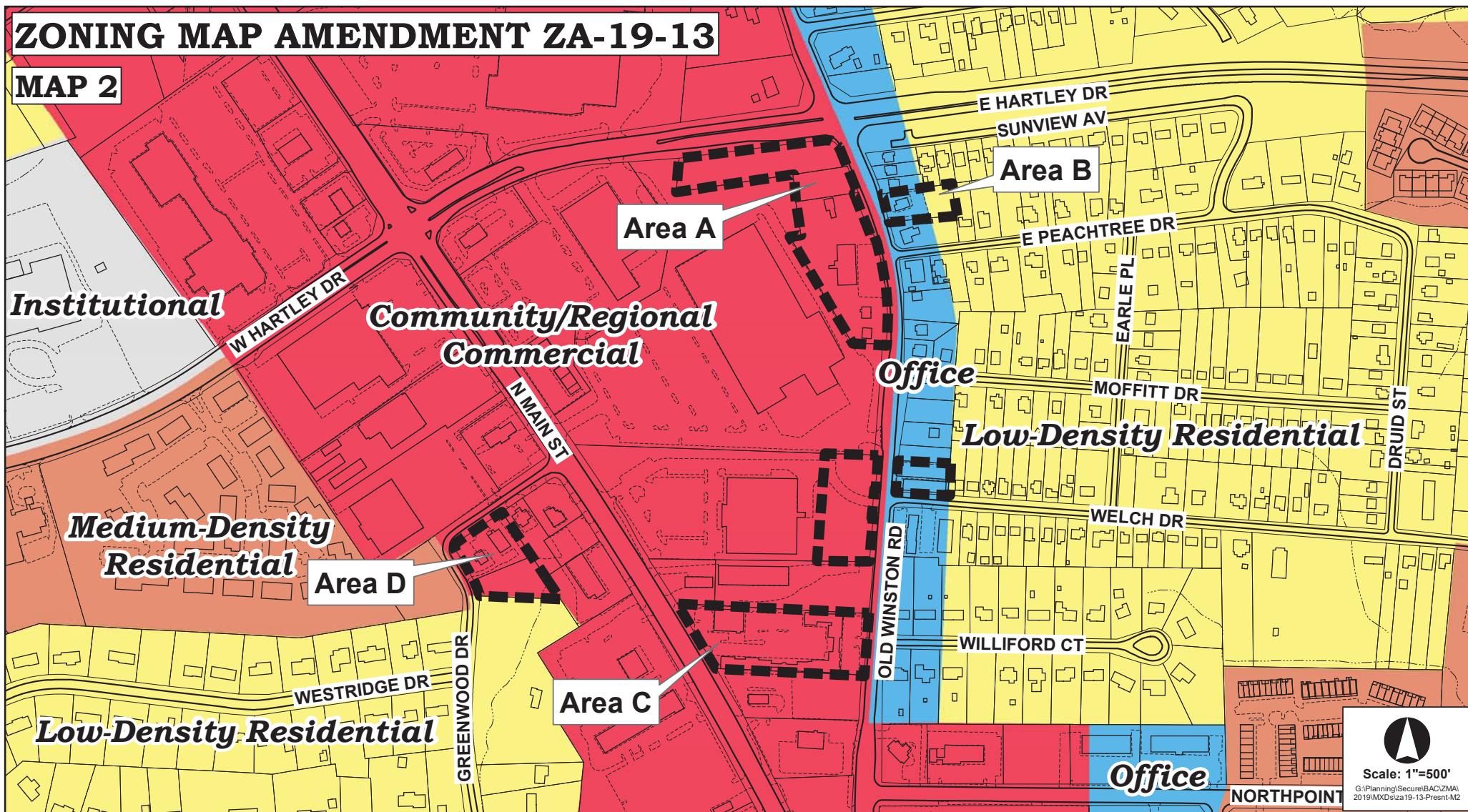
ZONING MAP AMENDMENT ZA-19-13

MAP 2



ZONING MAP AMENDMENT ZA-19-13

MAP 2



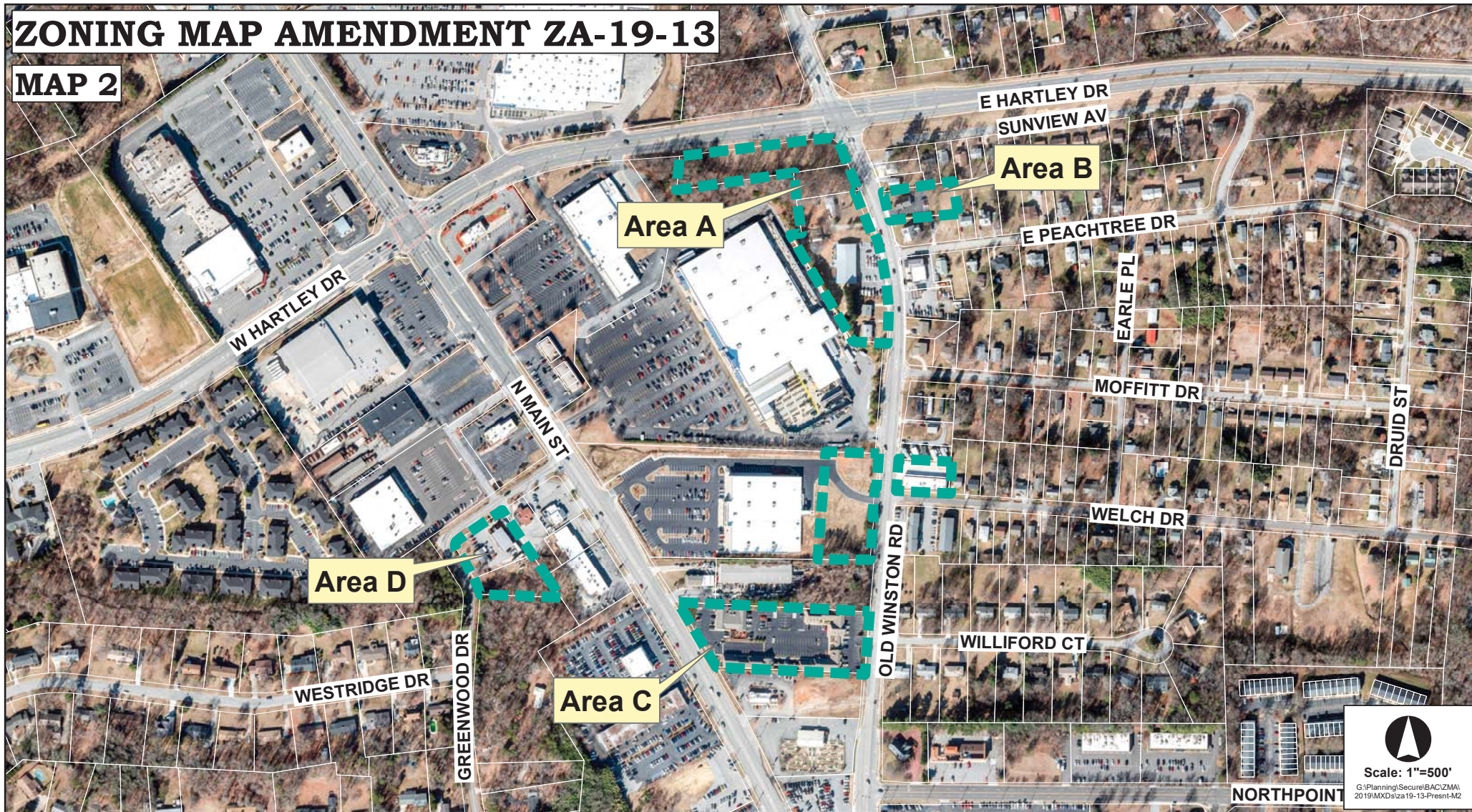
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NORTHPOINT

ZONING MAP AMENDMENT ZA-19-13

MAP 2



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NORTHPOINT

MAP 2 - Area A
(highlighted in red on attached map)

Location: 303, 305, 311, 401, 405 & 409 Old Winston Road
2506 N. Main Street (rear of parcel fronting Old Winston Road)

Current use: Undeveloped parcels, daycare center and single family dwellings.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Limited Business District CU-LB (94-39 and 98-51) Conditional Use Office Institution District CU-OI (94-12 and 86-39) Conditional Use General Business District CU-GB (06-30)	Limited Business (LB) District
<i>Purpose & Intent:</i>	The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments. 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. 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 LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.

<i>Current Uses:</i>	Permitted	Automotive towing and storage will no longer be permitted at rear of Hobby Lobby parcel.
<i>Conditions</i>	Access, closing extra driveways, ROW dedication and improvements (E. Hartley Drive widening and Old Winston Road widening), landscaping, building aesthetics, exterior lighting, lot combination. <u>Rear of Hobby Lobby parcel:</u> Only GB District uses accessory to motor vehicles sales and vehicle towing/storage. All other land uses are restricted to LB District uses.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family -5 (R-5) District	Single family dwelling
South:	Limited Business (LB) District	Minor retail sales and vehicle establishment
East:	Residential Single Family -5 (R-5) District Conditional Use Transitional Office (CU-TO) District	Single family dwellings, office uses and multifamily development
West:	Conditional Use Retail Center (CU-RC) District General Business (GB) District	Large retail establishment

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.

Analysis/Recommendation

The Land Use Map supports Community/Regional Commercial uses along the west side of Old Winston Road. Past zoning decisions support higher intensity commercial zoning for larger developments oriented toward N. Main Street and lower intensity commercial zoning for smaller parcels oriented toward Old Winston Road. As to the undeveloped area to the rear of the Hobby Lobby parcel, the adopted conditional use permit contains use standards from when this site was developed as a car dealership. The car dealership facility was razed and the lot redeveloped with the current major retail establishment use.

Staff recommends that this area be zoned Limited Business (LB) District.

MAP 2 - Area B
(highlighted in green on attached map)

Location: 200, 202 and 402 Old Winston Road

Current use: These parcels are currently developed with office and personal service uses.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Transitional Office District CU-TO (93-14) and CU-TO (06-29)	Transitional Office (TO) District
<i>Purpose & Intent:</i>	The TO district is intended to provide a transition between residential neighborhoods and higher intensity office and commercial development. The TO district accommodates nonresidential uses in small buildings that are generally similar to the character of residential development.	Same.
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	Vehicular access, parking, exterior lighting ROW dedication	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family -5 (R-5) District	Single family dwellings
South:	Residential Single Family -5 (R-5) District	Single family dwellings
East:	Residential Single Family -5 (R-5) District	Single family dwellings
West:	Conditional Use Limited Business (CU-LB) District Conditional Use General Business (CU-GB) District	Single family dwelling and large retail establishment

Land Use Plan Map Classification

The area is designated as follows:

- **Office:** This classification includes professional, personal and business service uses.

Analysis/Recommendation

Land use policies supports lower intensity office type uses along the east side of Old Winston Road as a transition in development intensity between commercial uses along the N. Main Street corridor to the west and the single family neighborhood to the east. The adopted conditional use permits were primarily intended to dedicate land for widening and improving Old Winston Road, and to protect the abutting residential neighborhood. These conditions are no longer relevant as the road improvement project was completed and standards of the Development Ordinance ensure compatibility with the abutting residential neighborhood.

Staff recommends that this area be zoned Transitional Office (TO) District.

MAP 2 - Area C
(highlighted in blue on attached map)

Location: 2440, 2444, 2446 & 2448 N. Main Street

Current use: Multi-tenant retail, minor restaurant, personal service and medical establishments.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use General Business District CU-GB (90-30)	General Business (GB) District
<i>Purpose & Intent:</i>	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.	Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	PB District standards (1986 Development Ordinance), signage, ROW dedication, access, landscaping, building setback along Old Winston Rd, planting percentage in parking lots.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	General Business (CU-GB) District	Minor retail sales and vehicle establishment
South:	General Business (CU-GB) District	Major eating establishment
East:	Residential Single Family – 5 (R-5) District	Single family dwellings
West:	General Business (GB) District	Major vehicle establishment

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.

Analysis/Recommendation

Policy guidance documents support higher intensity commercial zoning for larger developments oriented toward N. Main Street. Development standards of the adopted conditional use permit are no longer relevant or are addressed by the current development ordinance.

Staff recommends that this area be zoned General Business (GB) District.

MAP 2 - Area D

(highlighted in purple on attached map)

Location: 107 & 109 W. Peachtree Drive and 808 Greenwood Drive

Current use: Office use

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Limited Business District CU-LB (86-08) Transitional Office (TO) District	Limited Business (LB) District
<i>Purpose & Intent:</i>	The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments. The TO district is intended to provide a transition between residential neighborhoods and higher intensity office and commercial development. The TO district accommodates nonresidential uses in small buildings that are generally similar to the character of residential development.	The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	Allowable uses, access, signage and building setback.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	General Business (GB) District	Major vehicle establishment
South:	Residential Single Family - 3 (R-3) District	Single family dwelling
East:	General Business (GB) District	Major eating establishment and minor retail sales
West:	Conditional Use Transitional Office (CU-TO) District	Undeveloped

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.

Analysis/Recommendation

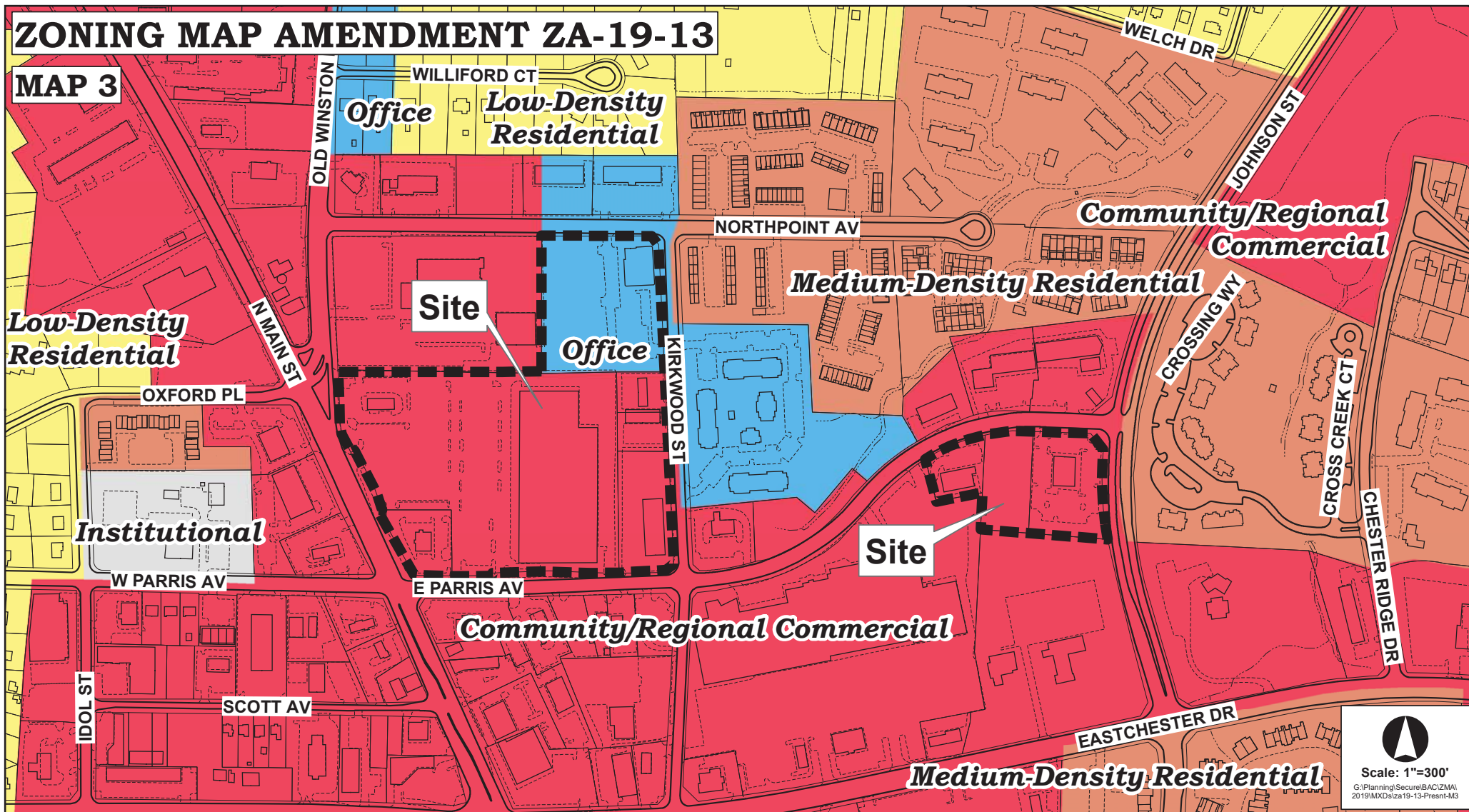
The Land Use Map supports Community/Regional Commercial uses along the west side of N. Main Street up to the W. Peachtree Drive/Greenwood Drive intersection. Policy guidance documents support

higher intensity commercial zoning for parcels oriented toward N. Main Street and lower intensity commercial zoning for smaller parcels oriented toward W. Peachtree Drive. These two parcels were granted their current conditional use permit in the mid-1980s and the conditions are no longer valid based on the manner in which this area developed over the following decades.

Staff recommends that this area be zoned Limited Business (LB) District.

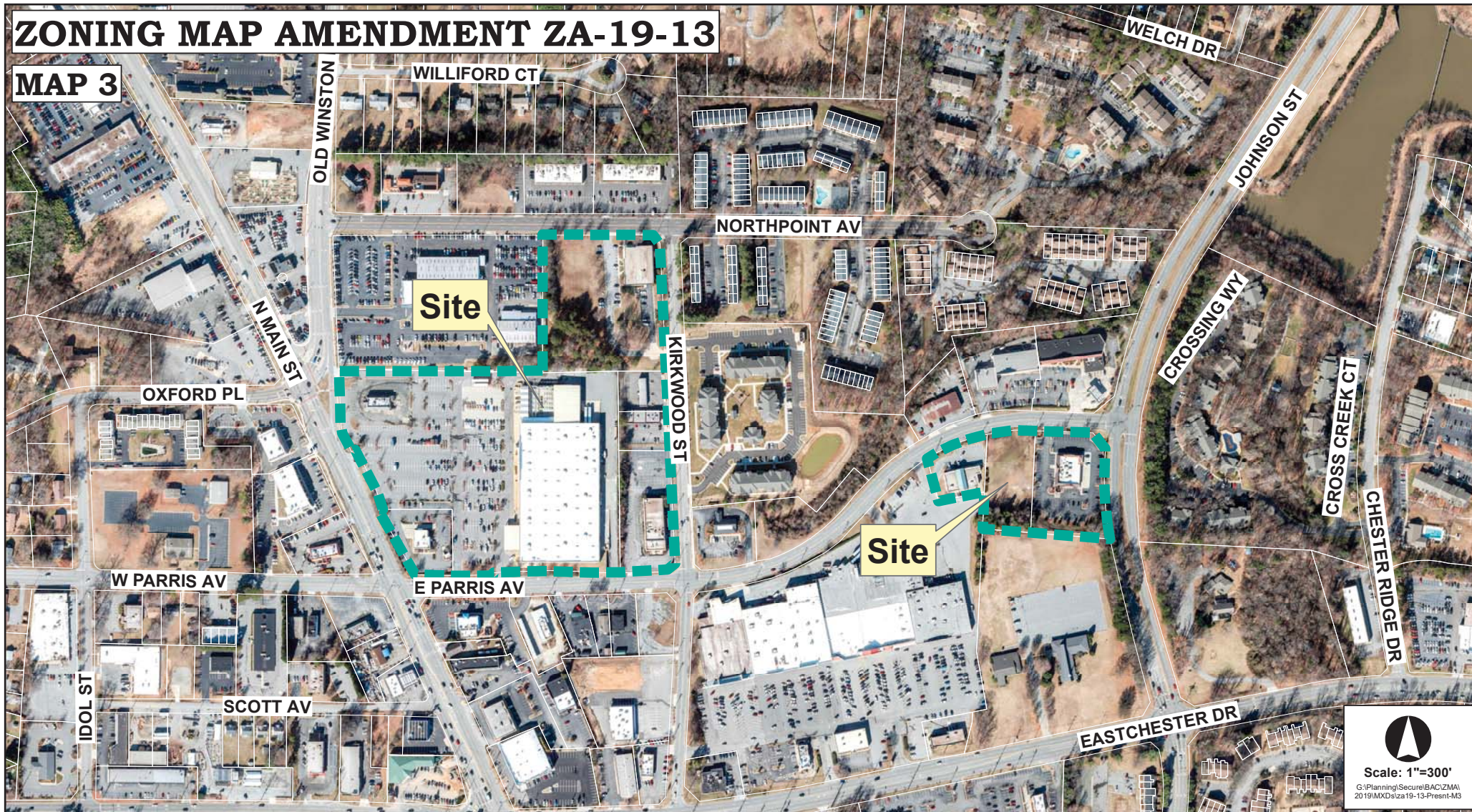
ZONING MAP AMENDMENT ZA-19-13

MAP 3



ZONING MAP AMENDMENT ZA-19-13

MAP 3



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MAP 3

(highlighted in red on attached map)

Location: 2300 & 2310 N. Main Street
133, 242, 256 & 260 E. Parris Avenue
2209 & 2205 Kirkwood Street and 136 Northpoint Avenue

Current use: Major & minor retail, personal service, minor vehicle establishment, office and eating establishment.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Retail Center (RC) District Limited Business (LB) District Conditional Use General Business District CU-GB 10-04	General Business (GB) District
<i>Purpose and Intent:</i>	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. The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments. 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	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.

	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.	
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	Prohibit certain retail uses	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Limited Business (LB) District General Business (GB) District	Office, vehicle establishments, personal services and convenience store with fuel sales
South:	General Business (GB) District Residential Multifamily – 16 (RM-16) District Retail Center (RC) District	Minor retail sales, minor eating establishments and church
East:	General Business (GB) District Conditional Zoning Office Institutional (CZ-OI) District Residential Multifamily – 16 (RM-16) District	Multifamily development and personal service uses
West:	General Business (GB) District Retail Center (RC) District	Various retail and personal service uses

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. • Office: This classification includes professional, personal and business service uses.

Analysis/Recommendation

Existing land uses along both sides of E. Parris Avenue and west side of Kirkwood Drive consists of a variety of retail, personal service, vehicle establishment and eating establishment uses. The RC zoned parcels at the N. Main Street/E. Parris Avenue intersection and at the E. Parris Avenue/Johnson Street intersection do not meet the purpose and intent of that district. These parcels have developed as stand-alone commercial uses with no integrated architectural design, signage, parking or landscaping elements. The proposed GB District more accurately reflects the manner in which land along this road has developed. Land uses along the west side of Kirkwood Drive are commercial in nature and the establishment of a uniform zoning pattern along this corridor would be consistent with land use policies.

Staff recommends that this area be zoned General Business (GB) District.

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-13 (ZA-19-13)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 **August 19, 2019**.

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 areas shown on Map 1 as: **General Business (GB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
1	0.77	106 Westover Dr.	197274
1	0.99	108 Westover Drive	197273
1	0.69	110 - 116 Westover Drive	197276
1	3.95	121 Westover Drive	197221
1	1.56	2801 N. Main Street	197272
1	0.63	3035 N. Main Street	197320
1	0.30	3031 N. Main Street	197333
1	0.38	3032 Ingleside Dr	197321
1	3.06	3017 & 3021N. Main Street	197331
1	1.80	3010 N. Main Street;	197336
1	0.53	3000 N. Main Street	197337
1	0.51	1003 Northside Court	197338

SECTION 2

- a) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **General Business (GB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	2.47	2440, 2444, 2446 and 2448 N. Main Street	197823

- b) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **Transitional Office (TO) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	0.22	200 & 202 Old Winston	194803 & 194804
2	0.49	402 Old Winston Road	194757

- c) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **Limited Business (LB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	1.30	2506 N. Main Street	197808
2	2.16	303, 305, 311 & 401 Old Winston Road	197802
2	0.35	405 Old Winston Road	197805
2	1.30	409 Old Winston Road	197828
2	0.66	107 & 109 W. Peachtree Drive	194641
2	0.51	808 Greenwood Drive	194642

SECTION 3

- That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 3 as: **General Business (GB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
3	1.58	133 E. Parris Ave.	199849
3	0.46	2209 Kirkwood Street	199854
3	0.46	2205 Kirkwood Street	199853
3	3.65	136 Northpoint Ave.	199850
3	11.36	2310 & 316 N. Main Street	199852
3	0.78	2300-C N. Main Street	199855
3	1.72	260 E. Parris Ave.	199874
3	1.09	256 E. Parris Ave.	199873
3	0.66	242 E. Parris Ave.	199870

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

By: _____

Jay W. Wagner, Mayor

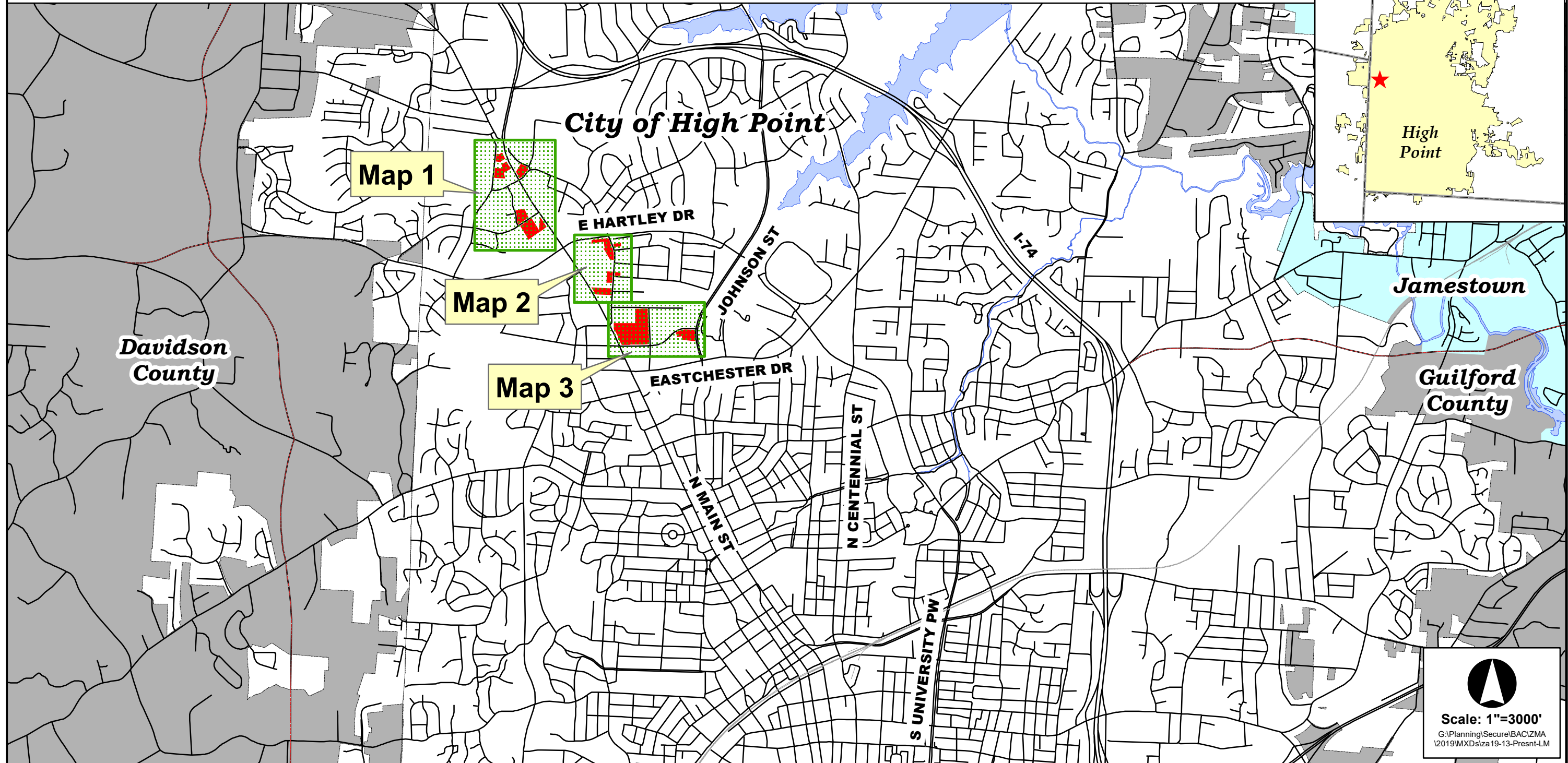
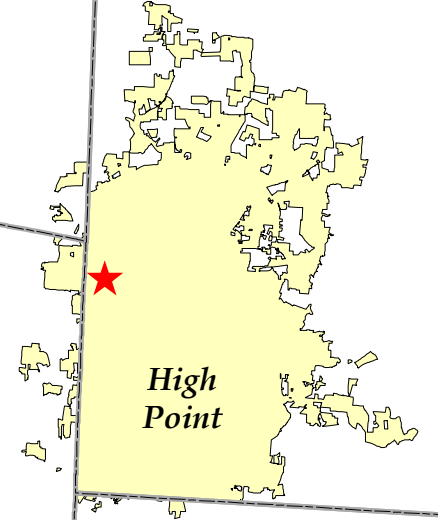
ATTEST:

Lisa B. Vierling, City Clerk

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-13
Applicant: City of High Point

Vicinity Map



Jamestown

Guilford County

Davidson County

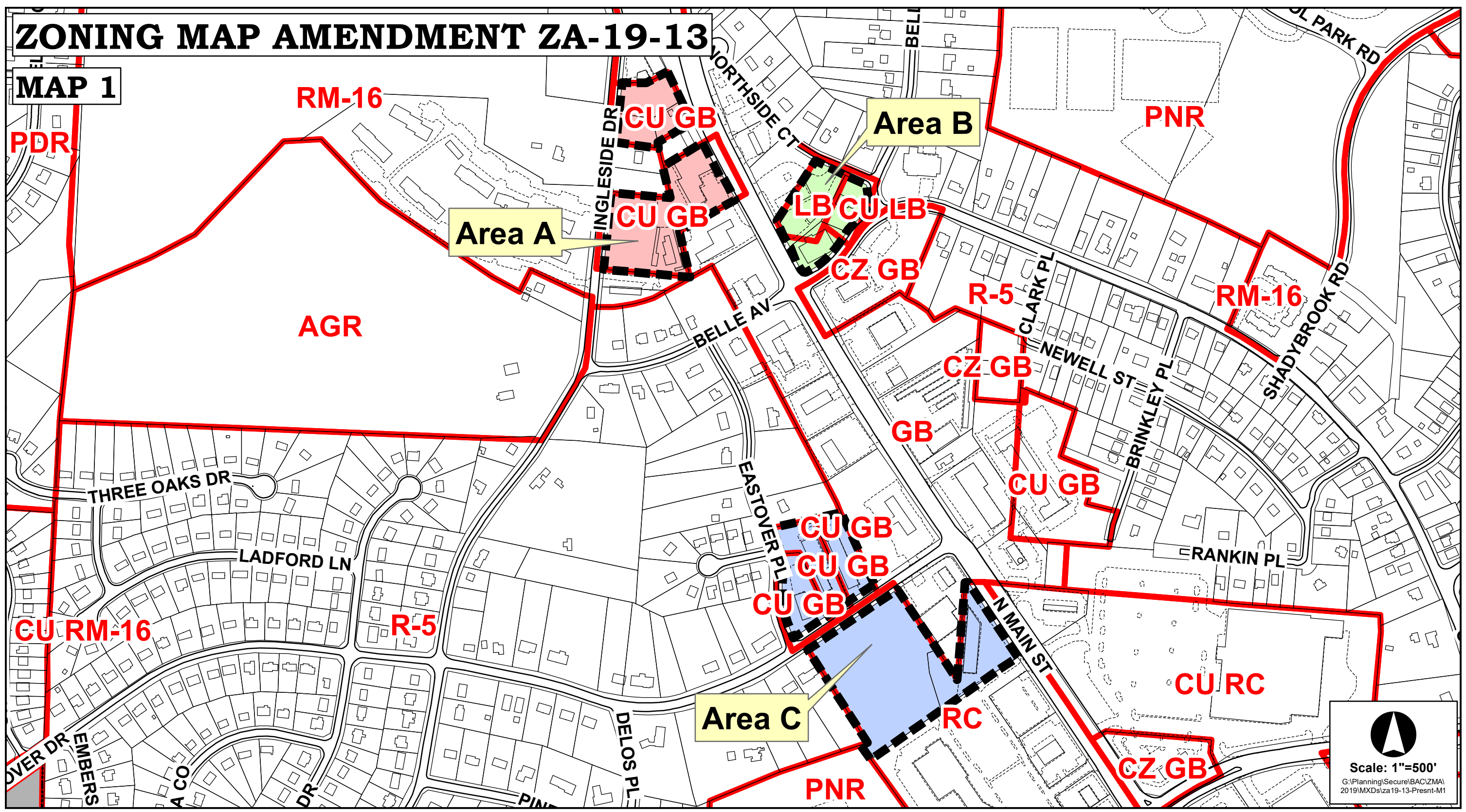


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ZONING MAP AMENDMENT ZA-19-13

MAP 1



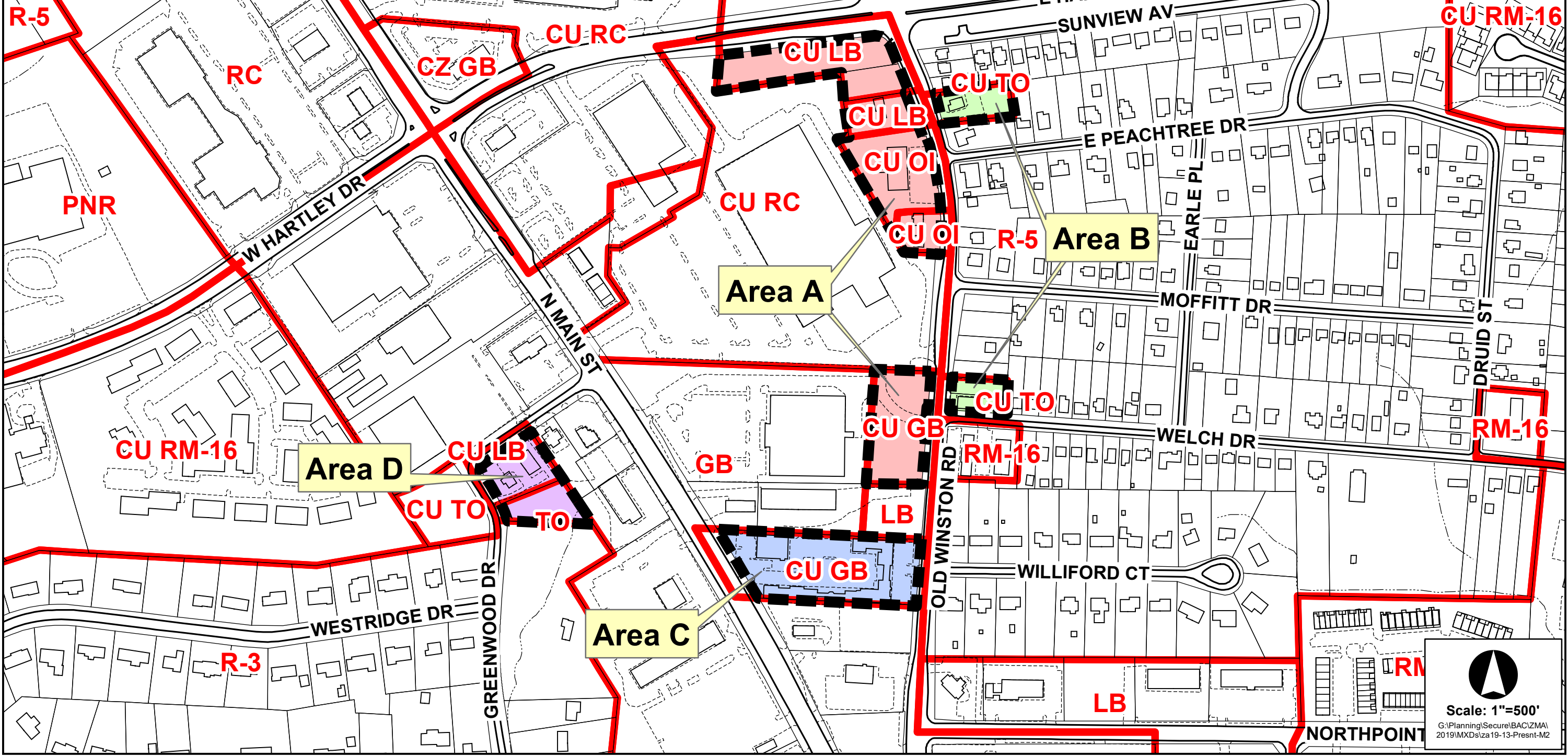


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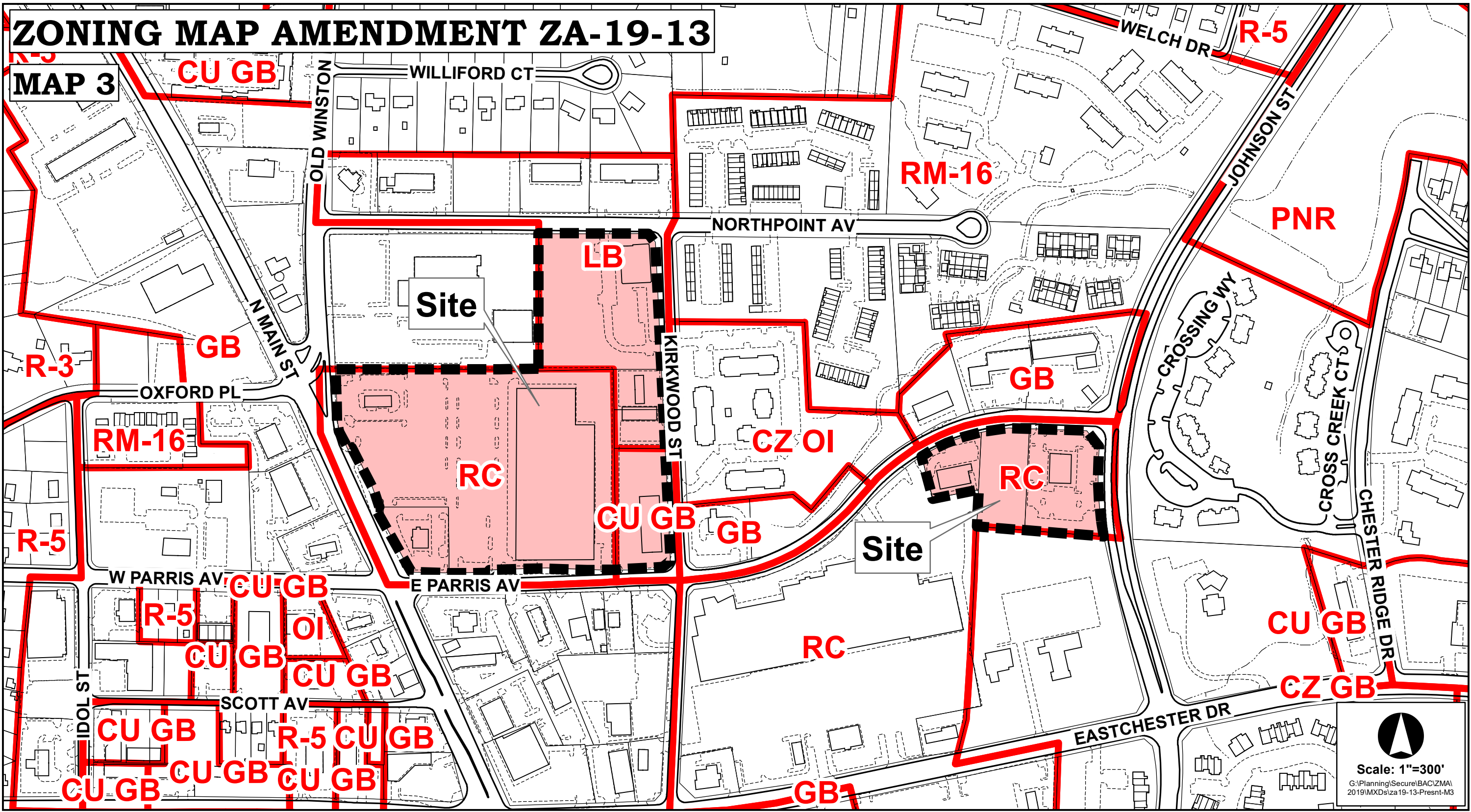
ZONING MAP AMENDMENT ZA-19-13

MAP 2



ZONING MAP AMENDMENT ZA-19-13

MAP 3



CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 19-01
(High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Plan Amendment Resolution

PURPOSE:

A request by High Point University to change the Land Use Map classification for approximately 33 acres from Low Density Residential, Local/Convenience Commercial and Recreation/Open Space to an Institutional classification. The site lies approximately 150 feet west of Panther Drive and is bounded by N. Centennial Street, E. Lexington Avenue and E. Farriss 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 July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 19-01. The Planning & Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 5-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

High Point University

Plan Amendment 19-01

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to change the Land Use Map classification for approximately 33 acres to the Institutional classification. All members of the Commission were present except for Ms. Angela McGill. Ms. Heidi Galanti, Planning Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speakers on the request:

Speaking in favor of the request was the applicant's representative, Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University.

No one spoke in opposition to this request.

Planning & Zoning Commission Action

The Commission recommended ***approval*** of Plan Amendment 19-01, as recommended by staff, by a vote of 5-0.

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

**STAFF REPORT
PLAN AMENDMENT CASE 19-01
July 23, 2019**

Requests		
Applicant: High Point University	Owner: High Point University, Jonathan L. Baldwin and Lloyd V. Price, Cindy S. Richard and Georgia Tassopoulos	
Plan Amendment Proposal: To change the future land use classification for approximately 33 acres to the Institutional land use classification.	From:	Local/Convenience Commercial, Low Density Residential, and Recreation/Open Space
	To:	Institutional

Site Information	
Location:	The site lies approximately 150 feet west of Panther Drive and is bounded by N. Centennial Street, E. Lexington Avenue and E. Farriss Avenue.
Acreage:	33 acres
Current Land Use:	Single family dwellings, multifamily dwellings, office, and open space.

Adjacent Property Current Land Use	
North:	Commercial (College Village Shopping Center)
South:	Open Space (High Point Greenway)
East:	High Point University
West:	Single family detached dwellings, convenience store with fuel sales and elementary school

Adjacent Land Use Plan Designations	
North:	Local/Convenience Commercial
South:	Recreation/Open Space
East:	Institutional
West:	Institutional, Low-Density Residential, Local/Convenience Commercial

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	<u>Low-Density Residential:</u> These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. <u>Local/Convenience Commercial:</u> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. <u>Recreation/Open Space:</u> Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.
Proposed Designation:	<u>Institutional:</u> Public, quasi-public and institutional uses on large tracts are included in this classification.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement	The following objective of the Community Growth Vision Statement is relevant to this request: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Goals, Objectives & Policies:	The following goals and objective of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #2: Encourage development that enhances and preserves established neighborhoods. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development;
Relevant Area Plan(s): <i>Core City Plan</i>	<u>Neighborhood Planning Principles – Discernible Boundaries:</u> Do not allow neighborhoods to get chipped away at their edges by incompatible uses and development forms. Employ design measures to accentuate their boundaries through features such as gateway treatments and street tree plantings.
LUPA History:	Since 2009, seven Land Use Plan Amendments have been approved to accommodate expansion of High Point University. The amendments have been located primarily south of East Farriss Avenue, east of North Centennial Street and north of Barbee Avenue.

Details of Proposal

The University purchased or has pending contracts to purchase, all the parcels within the plan amendment area except for two parcels. Now that they own most of the area and they have made a “good faith” effort to purchase the two remaining properties, they are petitioning to add this area to their campus and have submitted both a Land Use Map Amendment and a Zoning Map Amendment application for this area.

Staff Analysis

Over the past decade, High Point University has purchased properties within this area and maintained them for their use as housing for students and office space. They also demolished some buildings where they did not have a use for the existing buildings. These actions changed the character of this area from predominantly residential to institutional, which supports the requested plan amendment.

There have been numerous related plan amendment cases approved by City Council which has established policy as to the manner in which the University land expansions should occur. Expansion should abut the existing campus and should consist of an entire block being incorporated into the campus at the same time to limit piecemeal intrusion into adjacent residential neighborhoods. The requested expansion supports this policy as it incorporates entire blocks at the southeast corner of East Lexington Avenue and North Centennial Street.

Recommendation

Staff Recommends Approval:

Staff recommends approval of the request to change the future land use designation for approximately 33 acres to an Institutional land use classification. The request meets the goals and objectives of the Land Use Plan and will be in harmony with the land use pattern of the surrounding area.

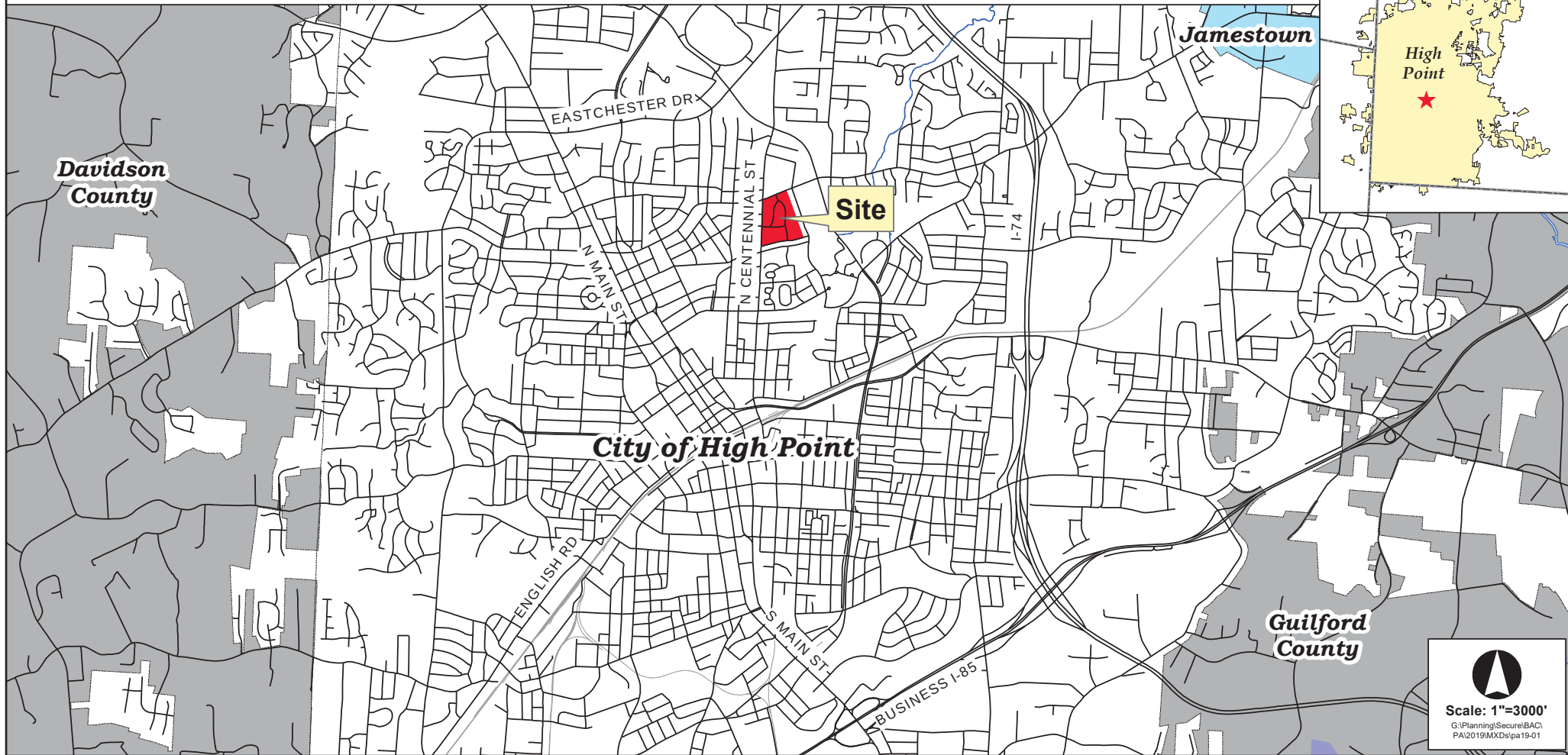
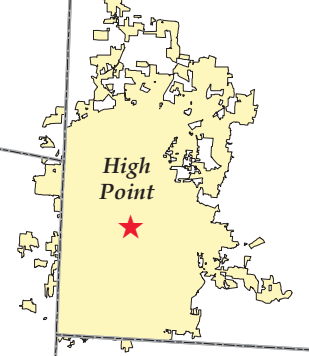
Report Preparation

This report was prepared by Planning and Development Department staff member Heidi Galanti AICP, Planning Administrator, and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

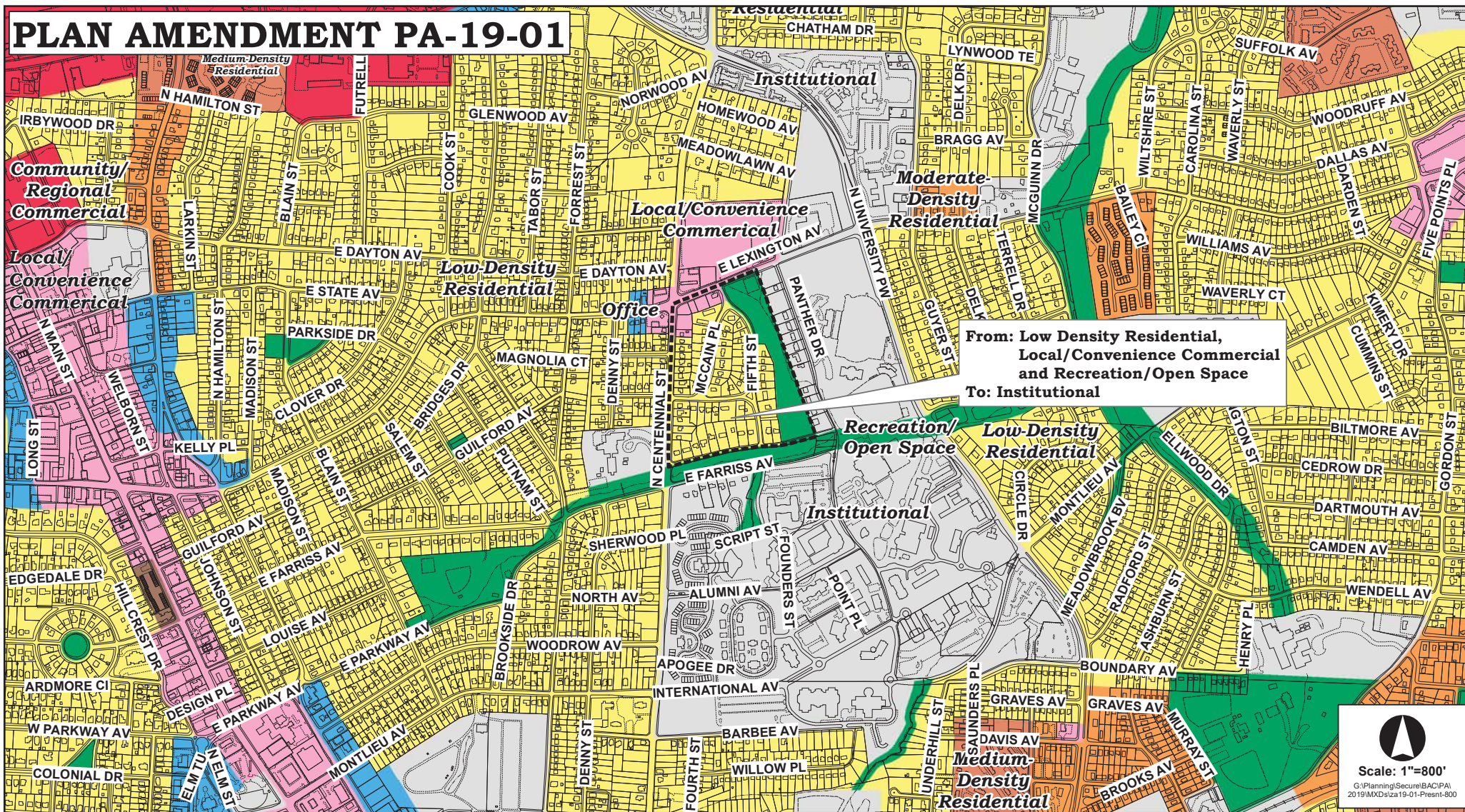
PLAN AMENDMENT: PA-19-01
Applicant: High Point University

Vicinity Map

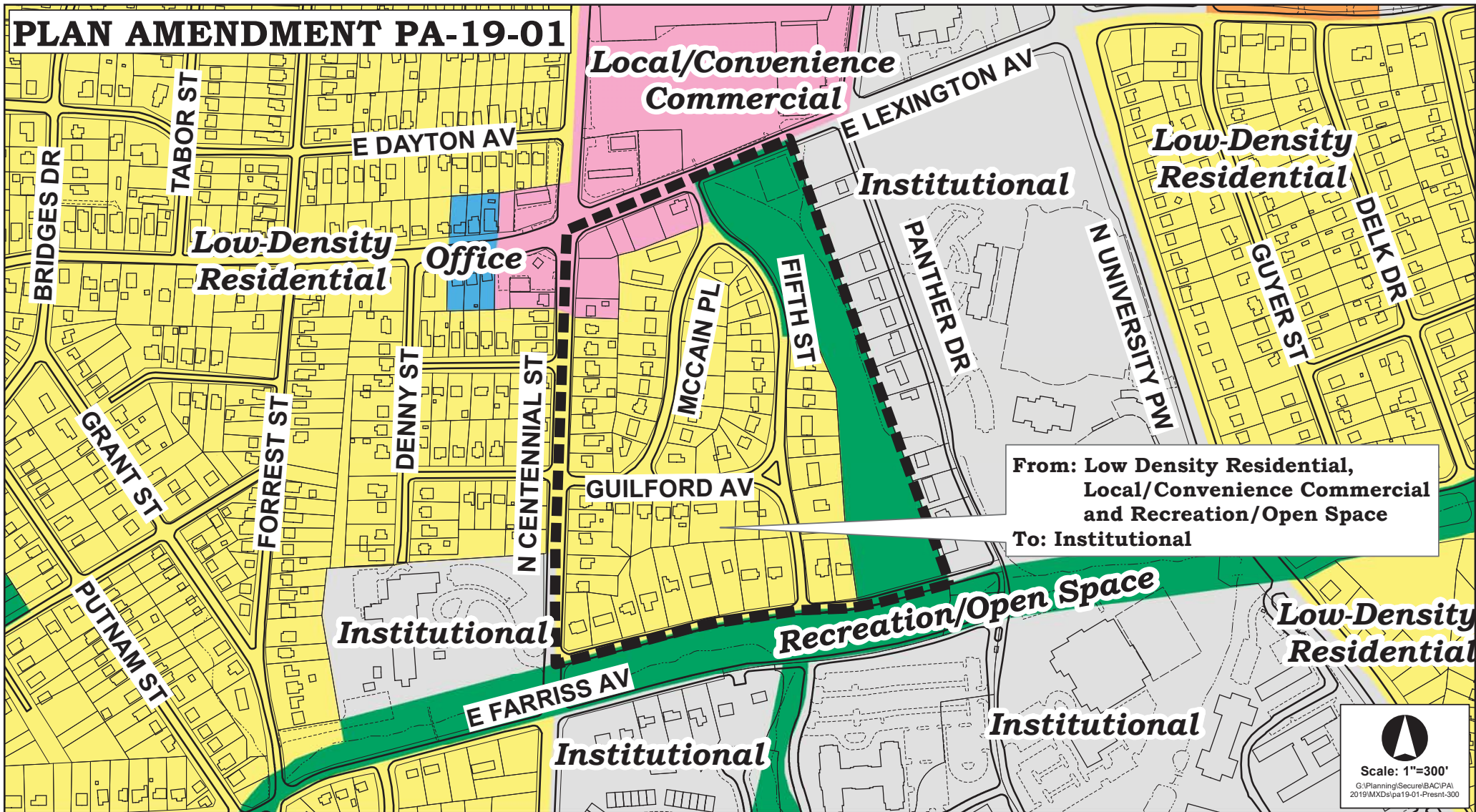


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PLAN AMENDMENT PA-19-01



PLAN AMENDMENT PA-19-01



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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019, regarding this proposed amendment (PA 19-01) 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 33 acres (as shown on the attached map) from Local/Convenience Commercial, Low Density Residential, and Recreation/Open Space to Institutional.

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.

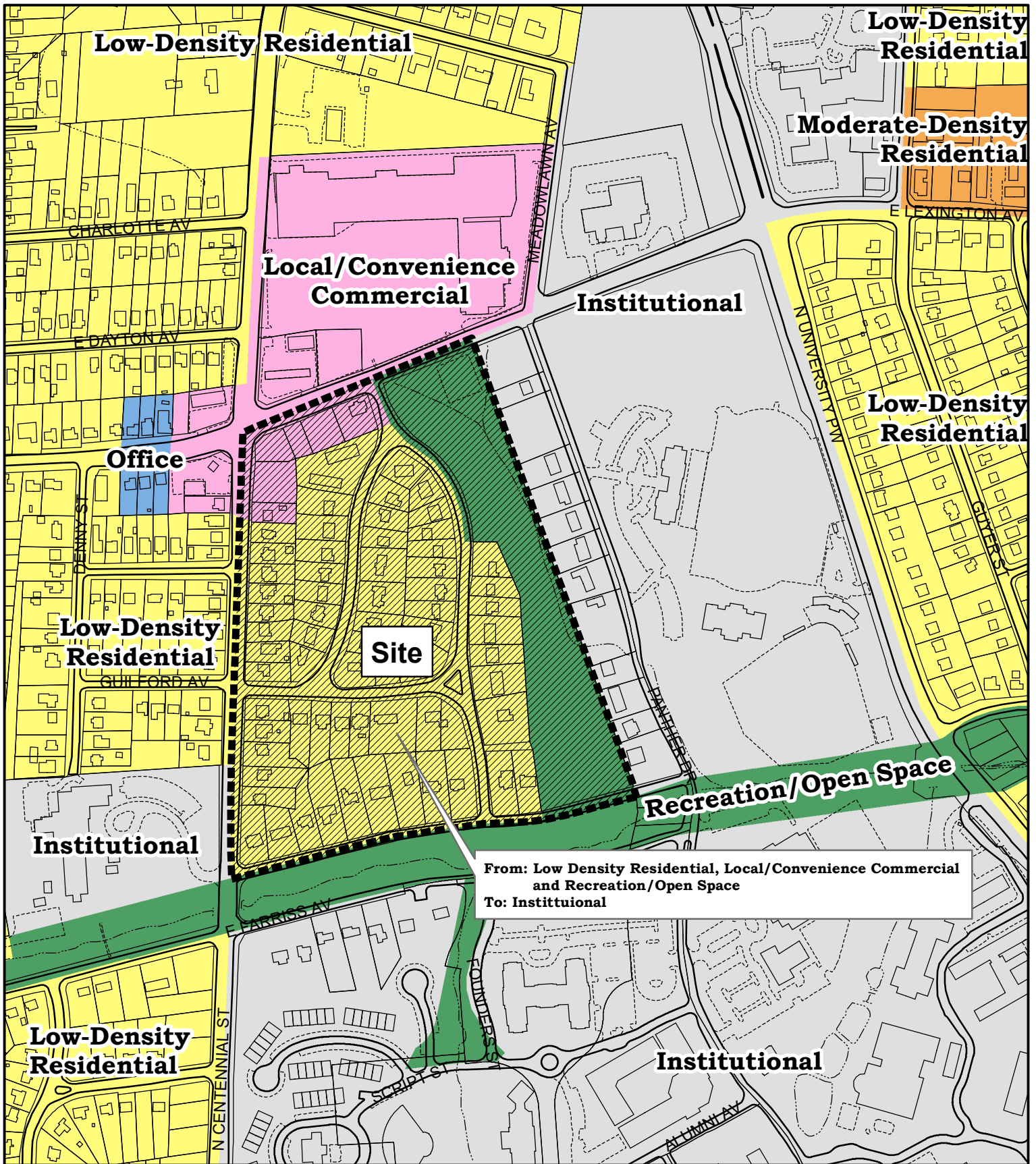
Adopted by City Council
City of High Point, North Carolina
The 19th day of August 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



PLAN AMENDMENT PA-19-01

Land Use Plan

Existing Zoning Boundary
Subject Property Boundary

**Planning & Development
Department**

City of High Point



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Community Housing, Neighborhood Development and Public Safety Committee

Chaired by Council Member Golden

Committee Members: Golden, Peters, Scarborough, and Williams

August 6, 2019 – 10:00 a.m.

3rd Floor Lobby Conference Room

Minutes

Present:

Chairman Jeff Golden, Committee Member Don Scarborough, Committee Member Monica Peters, and Committee Member Chris Williams

Staff Present:

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Michael McNair, Community Development Director; Michelle McNair, Community Resource Manager; Thanena Wilson, Community Development Assistant Director; Lori Loosemore, Code Enforcement Manager; Jeron Hollis, Community and Public Engagement Director; Laura Altizer, Budget and Performance Manager; Roslyn McNeill, Budget Analyst; Meghan Maguire, Assistant City Attorney; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Others Present:

Kai Golden, 5-year-old grandson of Chairman Jeff Golden

Media Present:

Pat Kimbrough, *High Point Enterprise*

Note: The following handouts were distributed during the meeting and are hereby attached as a permanent part of these proceedings.

- Proposed 2020-2024 Consolidated Plan
- Recommended Changes to Affordable Housing Policy

Chairman Golden called the meeting to order at 10:00 a.m.

Update: Towing Ordinance

Lori Loosemore, Code Enforcement Manager, explained the change to the Towing Ordinance; said the language in the ordinance “junked and abandoned” was changed to “junked or abandoned” to allow the word “junked” to be used as a definition by itself; explained how the impoundment process worked; and said how the changed language would allow more options for contractors to bid on the towing service for the city.

Committee Member Scarborough inquired on the timeframe for impoundment before the vehicle would be sold. Ms. Loosemore replied they follow the North Carolina General Statutes on post-towing procedures; said Raleigh would send a notification to the registered owner of the vehicle which would include all the details.

Meghan Maguire, Assistant City Attorney, spoke to following the State Statute in regards to towing; and to clarification on the term junked or abandoned which would have a timeline based on that.

Chairman Golden inquired on a parking enforcement concern on the corner of Whittier and English Street. Ms. Loosemore replied she entered a case there and would report back with information on the status.

Discussion took place regarding parking and zoning violations; fines for having parked vehicles in front yards; and the difference between junked/abandoned vehicles.

Presentation- Proposed 2020-2024 Consolidated Plan

Thanena Wilson, Assistant Director of Community Development and Housing, made a PowerPoint Presentation on the Proposed 2020-2024 Consolidated Plan; explained how the Plan identified strategies to address priority needs and drive investment decisions; outlined the six-month planning process; spoke to feedback from community and stakeholders; to an assessment of impediments and barriers to housing choices; and to Housing Market, and housing and Homeless Needs assessment. Ms. McNair continued discussion regarding the following:

Consolidated Plan Implementation:

- *The Annual Action Plan: A summary of the actions, activities, and resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.*
- *Consolidated Annual Performance and Evaluation Report (CAPER): In the CPER, grantees report on accomplishments and progress toward Consolidated Plan goals in the prior year.*

Consolidated Plan Schedule:

- *July 15-Distribute RFP*
- *August 16-Proposals Due*
- *August 19-23-Staff Review of Proposals*
- *August 26-30-Interview of Finalists*
- *September 3-Selection of Consultant*

- *September 15-Anticipated Contract Start Date (6-month process)*

Ms. Wilson said the Consolidated Plan would need to be submitted to the Department of Housing Urban Development (HUD) by May 15, 2020; and provided a link to the website with details in reference to the Request for Proposal (RFP) that outlined the requirements needed.

Committee Member Scarborough asked how many finalists there were. Ms. McNair replied they would not know until the proposals are received; spoke to staff reaching out to 10 to 12 consultants; and to placing a link on the department's website for consultants that outlines the qualifications/services.

Michael McNair, Director of Community Development and Housing, discussed the restrictions on group homes and how HUD considers group homes a fair housing impediment; said all impediments must be reported to HUD.

Committee Member Peters inquired on policies for boarding houses. Lori Loosemore replied there are zoning restrictions on where boarding houses can be located and they have to meet certain zoning requirements.

Presentation- Recommended Changes to Affordable Housing Policy

Thanena Wilson, Assistant Director of Community Development and Housing, provided a handout on updates to the Recommended Changes to the Affordable Housing Policy; referenced page 5 on emergency home repairs; said the requirement for proof of home owner's insurance was recommended to be removed; explained affordability issues for some homeowners; and to focusing on emergency repairs that could displace homeowners if not repaired.

Michael McNair, Community Development Director, spoke to homeowner's policies being cancelled after their homes were paid off.

Committee Member Williams inquired on the maximum amount of funds spent on repairs. Ms. McNair referenced the Urgent Repair Program (URP) Plan on page 6 in the policy where the funds increased to a \$10,000 lifetime benefit; and replied the program maximum lifetime benefit amount is \$25,000.

Committee Member Scarborough asked if training was given to homeowners on home maintenance. Ms. Wilson replied they do not provide training for emergency repairs; but they do provide the training for the Down Payment Assistance Program.

Ms. Wilson continued discussion regarding marketing methods of informing the public for the assistance available.

Mr. McNair spoke to keeping records of those who utilized the program for repairs; to the process of eligibility on meeting the requirements; and to the Down Payment Assistance Program requirements.

Ms. Wilson continued discussion on the Policy; referenced page 31 which added “Vinyl Siding” as an option for homeowners; and referenced page 36 adding a component for construction on Energy Efficiency; and spoke to making options more affordable to homeowners. Mr. McNair spoke to a recommended guaranteed program call Systems Vision for electric bills; said it would be tracked through City Utilities; and information would be provided to the committee at a future meeting.

Ms. Wilson referenced section “V. Other Program Elements” which replaced the “Lease Purchase Program on page 22; spoke to the city moving away from rental properties; explained the process of leasing for 12-months allowing renters to become ready to purchase the home; and to the city not becoming long-term landlords.

Committee Member Williams asked what happened when renters reach the 12-month period. Ms. Wilson replied each participant would be evaluated on the requirements needed; said consultants would report back with feedback on participants attending required training to determine their eligibility; and spoke to the success of the Down Payment Assistance Program.

Mr. McNair informed the committee the Affordable Housing recommendations would be brought before council at the August 19th Council Meeting.

A motion was made by Committee Member Williams and seconded by Committee Member Golden to endorse the 2019-2020 Affordable Housing Program Procedures required by HUD and forward it to the City Council for approval at the August 19, 2019 meeting. The motion passed by a unanimous vote.

Ms. McNair announced the next Operation Inasmuch would be in the Burns Hill Neighborhood on October 26, 2019. Staff concluded the presentation with a recent video of the last Operation Inasmuch that took place in the Southside neighborhood.

There being no further business to discuss, the meeting adjourned at 10:38 a.m. upon motion duly made and seconded.

Respectfully submitted,

Mary S. Brooks, Deputy City Clerk

Jeff Golden, Chairman

EXTRACTS FROM MINUTES OF CITY COUNCIL

* * *

A regular meeting of the City Council of the City of High Point, North Carolina (the “*City Council*”) was duly held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 5:30 p.m. on August 19, 2019:

Members Present: Mayor Jay W. Wagner, Mayor Pro Tem Jason P. Ewing, Council Member Jeffrey J. Golden, Council Member Wesley Hudson, Council Member Victor A. Jones, Council Member Monica L. Peters, Council Member Donald A. Scarborough, Council Member Christopher Williams

Members Absent: Council Member Britt W. Moore

* * * * *
* * *

Mayor Pro Tem Jason P. Ewing introduced the following resolution, a summary of which had been provided to each Councilmember, a copy of which was available with the City Clerk and which was read by title:

RESOLUTION SETTING A SPECIAL BOND REFERENDUM AND DIRECTING THE PUBLICATION OF NOTICE OF A SPECIAL BOND REFERENDUM AND NOTIFICATION OF THE BOARDS OF ELECTIONS

WHEREAS, the City Council of the City of High Point, North Carolina has adopted the following bond orders and such bond orders should be submitted to the voters of the City of High Point, North Carolina for their approval or disapproval in order to comply with the constitution and laws of North Carolina:

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 GENERAL OBLIGATION STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 GENERAL OBLIGATION HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

NOW, THEREFORE, be it resolved by the City Council (the “*City Council*”) of the City of High Point, North Carolina, as follows:

(1) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Streets and Sidewalk Bonds of the City authorized by said bond order,

which indebtedness shall be secured by a pledge of the City's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(2) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Parks and Recreation Bonds of the City authorized by said bond order, which indebtedness shall be secured by a pledge of the City's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(3) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Housing Bonds of the City authorized by said bond order, which indebtedness shall be secured by a pledge of the City's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(4) The City Clerk is hereby authorized and directed to publish a notice of said referendum which shall be in substantially the form entitled "**CITY OF HIGH POINT, NORTH CAROLINA NOTICE OF SPECIAL BOND REFERENDUM,**" attached hereto. Said notice of referendum shall be published at least twice. The first publication shall be not less than 14 days and the second publication shall be not less than 7 days before the last day on which voters may register for the special bond referendum.

(5) The Guilford County Board of Elections, the Forsyth County Board of Elections, the Davidson County Board of Elections and the Randolph County Board of Elections are hereby requested to print and distribute the necessary ballots and to provide the equipment for the holding of said referendum and to conduct and to supervise said referendum.

(6) The ballots to be used at said referendum will indicate that it is being held on behalf of the City of High Point, North Carolina and will contain the following words:

"*SHALL* the order authorizing \$22,000,000 of bonds plus interest to provide funds to pay capital costs of providing streets and sidewalks, including without limitation bridges, viaducts, causeways, overpasses, underpasses, alleys and bicycle lanes; paving, grading, resurfacing, and widening streets; sidewalks, curbs and gutters, culverts, and drains; traffic controls, signals, and markers; lighting; and grade crossings and the elimination thereof and grade separations; streetscaping, landscaping and pedestrian improvements; transit stop improvements; and the acquisition of land therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled "**YES**" and "**NO**" beneath or beside such words in which squares the voter may record his or her choice on the question presented; and

"*SHALL* the order authorizing \$21,500,000 of bonds plus interest to provide funds to pay capital costs of providing for the acquisition, construction, renovation, improvement, expansion, furnishing and equipping of parks and recreation facilities, including without limitation senior centers, athletic fields, parks, playgrounds, recreation centers, shelters and pool facilities and the acquisition of land therefor, and providing that additional taxes

may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled **"YES"** and **"NO"** beneath or beside such words in which squares the voter may record his or her choice on the question presented;

"SHALL the order authorizing \$6,500,000 of bonds plus interest to pay capital costs of providing housing projects for the benefit of persons of low income, or moderate income, or low and moderate income, including without limitation construction or acquisition of projects to be owned by the City or a housing authority, and loans, grants, interest supplements and other programs of financial assistance to persons of low income, or moderate income, or low and moderate income, and developers of housing for persons of low income, or moderate income, or low and moderate income, and the acquisition of land therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled **"YES"** and **"NO"** beneath or beside such words in which squares the voter may record his or her choice on the question presented; and

(7) The City Clerk shall mail or deliver a certified copy of this resolution to the Guilford County Board of Elections, the Forsyth County Board of Elections, the Davidson County Board of Elections and the Randolph County Board of Elections within three days after this resolution is adopted.

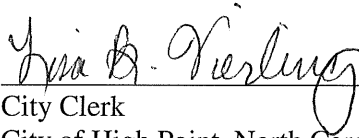
BE IT FURTHER RESOLVED that this Resolution shall become effective on the date of its adoption.

PASSED, ADOPTED AND APPROVED this 19th day of August, 2019.

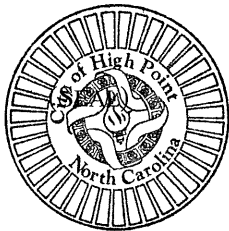
STATE OF NORTH CAROLINA)
)
CITY OF HIGH POINT) ss:

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of so much of the proceedings of the City Council as it relates to a resolution entitled “**RESOLUTION SETTING A SPECIAL BOND REFERENDUM AND DIRECTING THE PUBLICATION OF NOTICE OF A SPECIAL BOND REFERENDUM AND NOTIFICATION OF THE BOARDS OF ELECTIONS**” duly adopted by the City Council of the City of High Point, North Carolina, at a meeting held on the 19th day of August, 2019 and that such proceedings are to be recorded in the minute books of said City Council.

WITNESS my hand and the seal of the City of High Point, North Carolina, this the 19th day of August, 2019.



City Clerk
City of High Point, North Carolina



BK: R 8187

PG: 1009-1011

RECORDED:

08-21-2019

02:10:22 PM

BY: SHEIKA WASHINGTON
ASSISTANT-HP

2019044616

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

Return to: JoAnne Caryle, City Attorney

p14

City of High Point

P.O. Box 230

High Point, NC 27261

Ordinance No. 7545/19-62

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 19th day of August, 2019; 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 August 19, 2019.

ANNEXATION DESCRIPTION

Annexation Case 19-06 (AN-19-06)

Soulin Pasit and Som Put Pasit

Guilford County Tax Parcel 227820

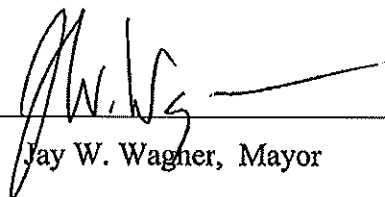
Being a parcel of land on the east side of Penny Road – S.R. 1545 located in High Point Township and Jamestown Township, Guilford County, North Carolina and being known as Lot 2 of the Mary Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 at page 18 in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the eastern margin of the right of way of Penny Road – S.R. 1545, said point being the southwest corner of Lot 1 of the Mary Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 at page 18 in the Guilford County Registry; thence with the southern line of Lot 1 S. 86-40-43 E. 329.93 feet to an existing iron pipe in the western line of property owned by the Town of Jamestown (Deed Book 4684 at page 398; thence with the western line of the Town of Jamestown property S. 04-36-28 W. 217.87 feet to an existing iron pipe; the northeastern corner of property owned by Justin R. Foltz and Susan M. Foltz (Deed Book 7991 at page 336); thence with the Foltz's northern line N. 86-28-25 W. 329.94 feet to an existing iron pipe on the eastern margin of the right of way of Penny Road – S.R. 1545; thence with the eastern margin of the right of way of Penny Road S.R. 1545 N. 04-36-58 E. 216.69 feet to the point and place of beginning and containing 1.645 acres more or less.

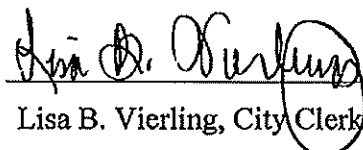
SECTION 2. Upon and after August 19, 2019 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. 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.

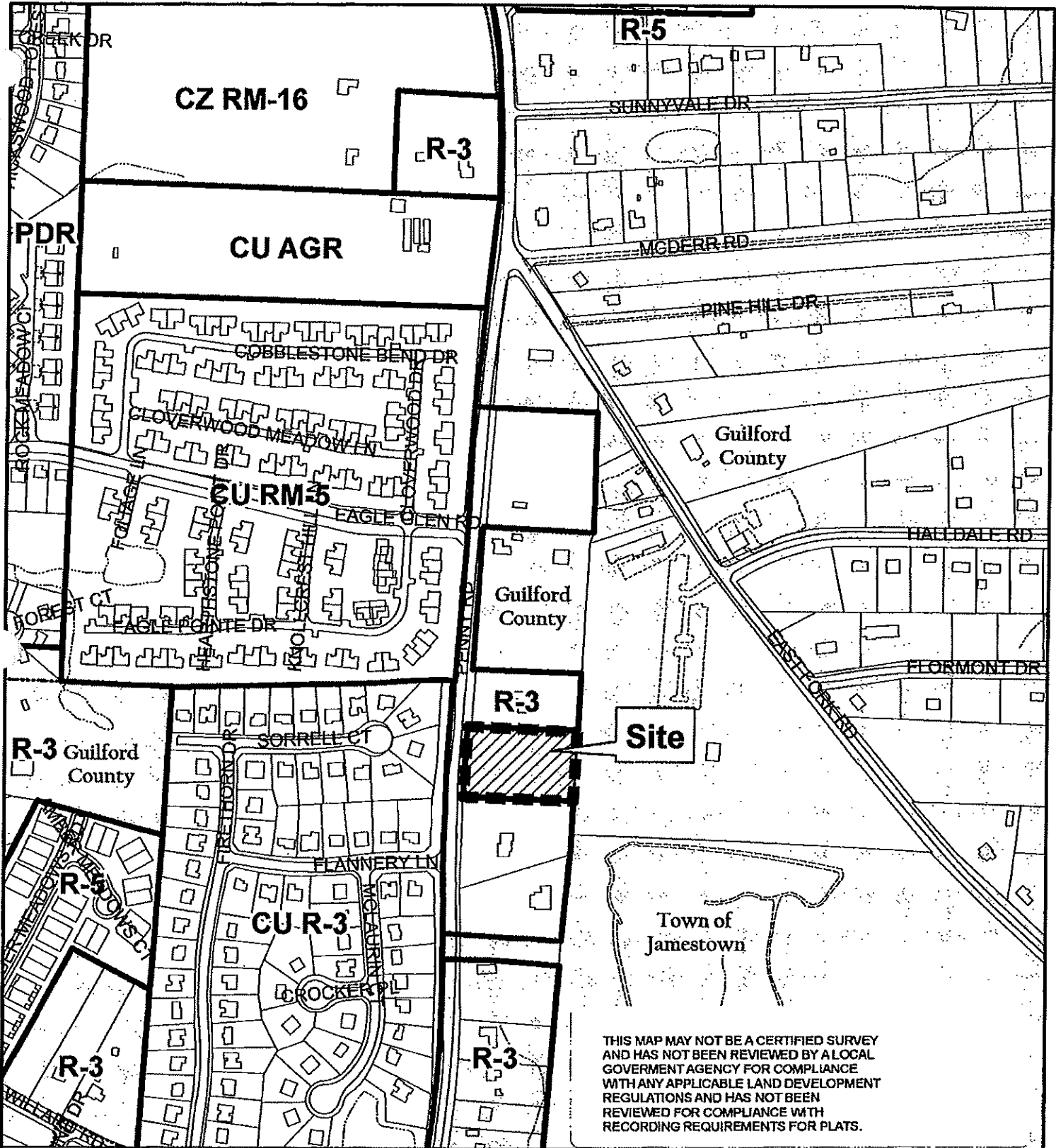
Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





THIS MAP MAY NOT BE A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS AND HAS NOT BEEN
REVIEWED FOR COMPLIANCE WITH
RECORDING REQUIREMENTS FOR PLATS.

ANNEXATION REQUEST AN-19-06

Applicant: Soulin Pasit
Area: 1.6 acres (approximate)

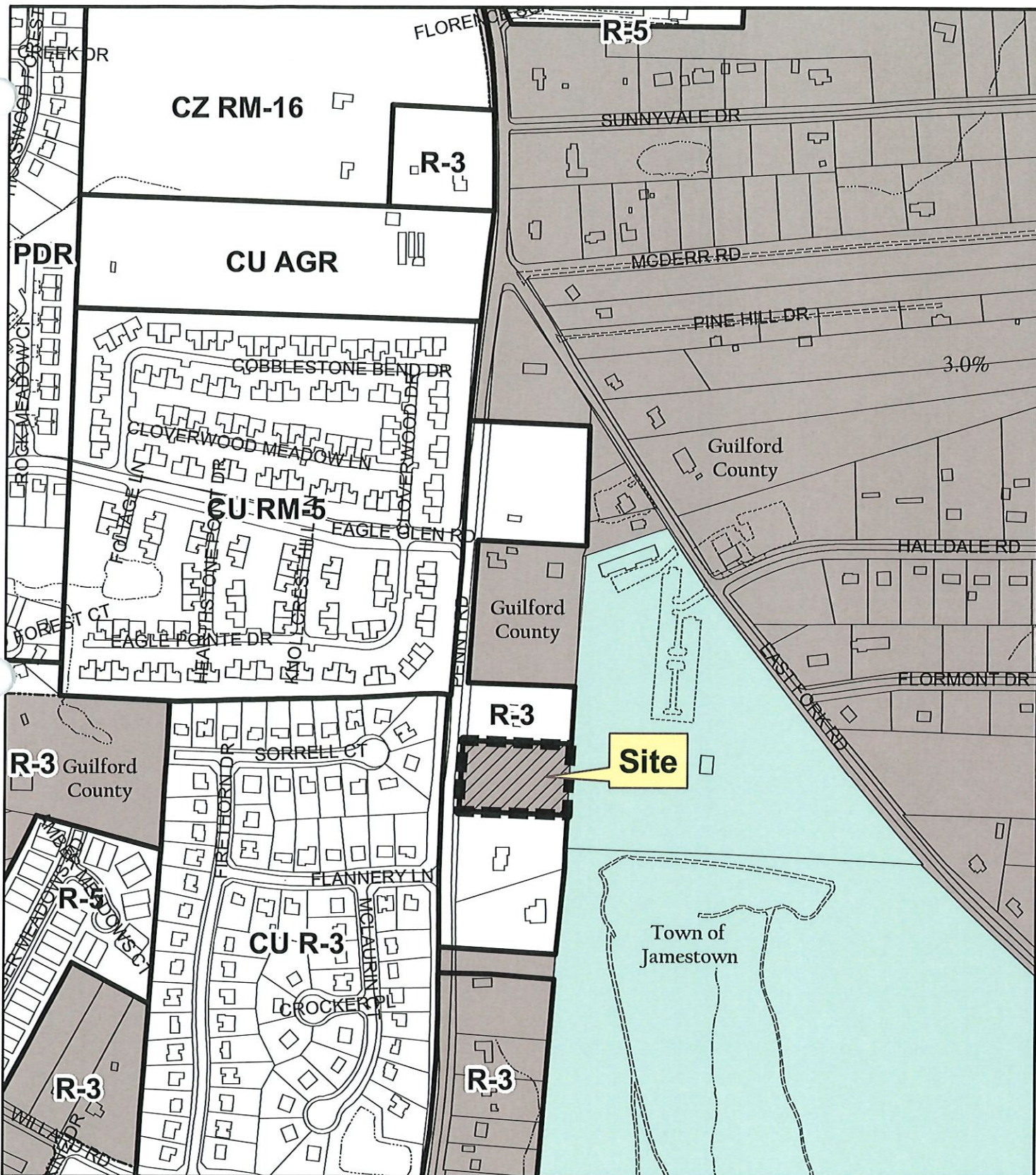
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point



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ANNEXATION REQUEST AN-19-01

Applicant: Soulin Pasit
Area: 1.6 acres (approximate)

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

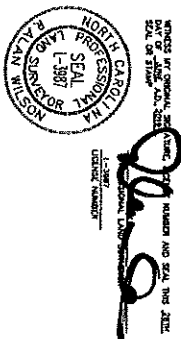
**Planning & Development
 Department**

City of High Point



Scale: 1"= 400'

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SURVEYOR'S CERTIFICATE
I, A. ALAN WILSON, CERTIFY THAT THE PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF NORTH CAROLINA, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF NORTH CAROLINA, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF NORTH CAROLINA.

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

OWNERSHIP AND EASEMENTS
THE UNDERSIGNED HEREBY ASSURE FROM OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED ABOVE AND HEREBY AGREE THAT THE PLAT AND THE EASEMENTS SHOWN THEREON ARE VALID AND EFFECTIVE TO THE DEEDS OF RECORD AND TO THE DEEDS OF RECORD TO BE MADE IN THE FUTURE AND TO THE DEEDS OF RECORD TO BE MADE IN THE FUTURE AND TO THE DEEDS OF RECORD TO BE MADE IN THE FUTURE.

SIGNED: *Kevin Post*
ATTEST: *Barbara J. Post*
SIGNED: *Barbara J. Post*
ATTEST: *Barbara J. Post*

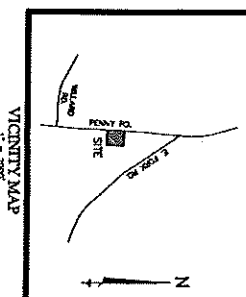
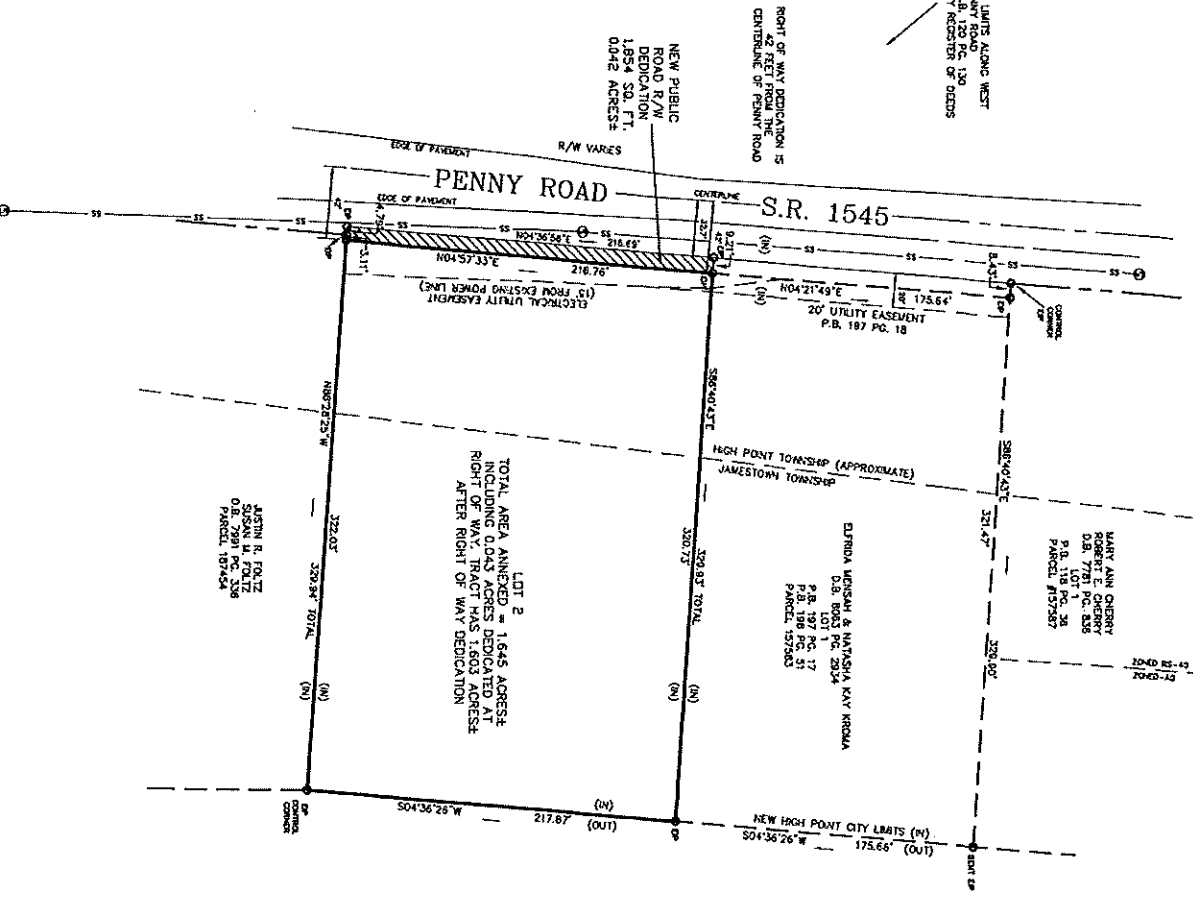
CITY COUNCIL, ANNEXATION APPROVAL
THE ANNEXATION ORIGINALLY FOR THE PROPERTY WAS APPROVED BY HIGH POINT CITY COUNCIL ON AUG. 19, 2012, AND THE EFFECTIVE DATE OF ANNEXATION BEING AUG. 19, 2012, AND THE EFFECTIVE DATE OF ANNEXATION BEING AUG. 19, 2012, AND THE EFFECTIVE DATE OF ANNEXATION BEING AUG. 19, 2012.

NOTES:
PARCEL ID #227263
DEED REFERENCE: D.B. 8144 PG. 1289
PLAT BOOK REFERENCE: LOT 2, P.B. 107 PG. 18
ADDRESS: 1526 PENNY ROAD, HIGH POINT, N.C. 27265
RATIO OF PRECISION: 1:10,000
NO NGCS MONUMENTS WITHIN 2000 FEET.
NO FLOOD STUDY DONE
NUMBER OF LOTS = 1
TOTAL AREA = 1.644 ACRES±
PROPOSED USE = RESIDENTIAL

THIS PROPERTY IS SUBJECT TO ANY FACTS (PUBOR, APPOINDMENT, CONVEYANCE, OR EASEMENTS OF RECORD) THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES UNLESS OTHERWISE NOTED.
CITY LAKE WATERSHED CRITICAL AREA (PER 4).

APPROVAL FOR RECORRATION
APPROVED FOR RECORRATION BY THE CITY OF HIGH POINT, NORTH CAROLINA, ON THE 10 DAY OF HIGH POINT DEVELOPMENT ORIGINANCE.

NO APPROVAL IS REQUIRED BY NCOT 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 (C).



- LEGEND:
- EP EXISTING IRON PIPE
 - NIP NEW IRON PIPE
 - CM CONCRETE MONUMENT
 - MBL MARKER
 - MBL MINIMUM BUILDING LINE
 - R/W RIGHT-OF-WAY
 - CH CHORD
 - C/L CONTRIBUTE
 - CP POWER POLE
 - UE UTILITY EASEMENT
 - MBL MINIMUM BUILDING LINE
 - SS SAWTOOTH SLOPE LINE

ANNEXATION MAP FOR
1626 PENNY ROAD
HIGH POINT TOWNSHIP
JAMESTOWN TOWNSHIP
NORTH CAROLINA
GUILFORD COUNTY

OWNER:
SOLIN K. POST & SONSHIP P. POST
211 AYOONDALE STREET
HIGH POINT, N.C. 27260

WILSON SURVEYING, INC.
R. ALAN WILSON, PROFESSIONAL LAND SURVEYOR AND LEAD
422 BLANDWOOD AVENUE, GAITHERSBURG, MD 20878
TELEPHONE: (301) 275-4600 FAX: (301) 275-4617
SCALE: 1" = 60'

EXAMIN BY: NIP
PROVIDED BY: GUYTON

Ordinance # 7550/19-67
Zoning Map Amendment 19-11

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding Zoning Map Amendment Case 19-11 (ZA-19-11) 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 August 19, 2019.

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 Institutional (CZ-I) District**. The property is approximately 37 acres and bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue. The property is also known as Guilford County Tax Parcels 182382, 182383, 182384, 182385, 182386, 182388, 182389, 182390, 182391, 182392, 182393, 182394, 182395, 182397, 182398, 182399, 182400, 182401, 182402, 182403, 182404, 182405, 182406, 182407, 182408, 182409, 182410, 182411, 182412, 182413, 182414, 182415, 182416, 182417, 182418, 182419, 182420, 182421, 182422, 182423, 182424, 182425, 182426, 182427, 182428, 182429, 182430, 182431, 182432, 182433, 182434, 182435, 182436, 182437, 182438, 182439, 182440, 182441, 182442, 182443, 182444, 182445, 182446, 182447, 182448, 182449, 182450, 182451, 182452, 182453, 182454, 182455, 182456, 182457, 182458, 182460, 182461, 182462, 182463, 182464, 182465, 182466, 182467, 182468, 182469, 223669 and 223670.

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:** The College or University Use Type (Education Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. General Standards for the entire zoning site.

- a. Lot Combination: As requested by the Technical Review Committee, parcels associated with the zoning site shall be combined prior to development or subdivision.
- b. Welcome Center (i.e. campus entrance gatehouses) Standards.
 - i. Welcome Centers shall not be permitted within public rights-of-way.
 - ii. Welcome Center(s) shall be oriented in such a manner that a minimum of seven (7) vehicular stacking spaces, per dimensional standards of Section 5.4.7.I of the Development Ordinance, shall be provided as measured perpendicular from the adjacent public street right-of-way (See Exhibit A).

2. N. Centennial Street Development Standards

The following development standards shall apply to townhome type dormitories or townhome type student housing developed within 100 feet of the N. Centennial Street right-of-way

- a. All buildings shall have a hip or gable pitched roof design.
- b. The size of each building(s) shall be limited to a maximum building footprint of 7,500 square feet.
- c. Except for where approved vehicular access points are located, parking, and vehicle circulation areas shall be located to the interior of the site so that buildings are located between the N. Centennial Street right-of-way and any parking or vehicle circulation areas. This shall not preclude placement of parking between buildings fronting along N. Centennial Street.

B. Landscaping, Buffers, and Screening:

1. Fencing:

a. Perimeter decorative fencing

- i If fencing is installed along the N. Centennial Street or the E. Lexington Avenue frontage of the zoning site, the decorative perimeter fencing (brick & wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed. Said fencing is not required to be installed over streams and culverts.
- ii Along the N. Centennial Street frontage of the zoning site the perimeter fencing shall be setback a minimum of five (5) feet from the right-of-way line.

- b. Where the zoning site abuts a residentially zoned parcel(s), an opaque fence shall be installed in the required planting yard adjacent to the residential parcel.

C. Transportation

1. Vehicular Access:

1. N. Centennial Street

A maximum of two (2) points of vehicular access shall be permitted to N. Centennial Street. These access points shall generally align with the existing intersection of N. Centennial Street and E. Farriss Avenue (northern portion of ROW), and the intersection of N. Centennial Street and Guilford Avenue.

2. E. Lexington Avenue

A maximum of two (2) points of vehicular access shall be permitted to E. Lexington Avenue. These access points generally align with the existing intersection of E. Lexington Avenue and Fifth Street, and the E. Lexington Avenue and Panther Drive (private drive) intersection.

2. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction 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.

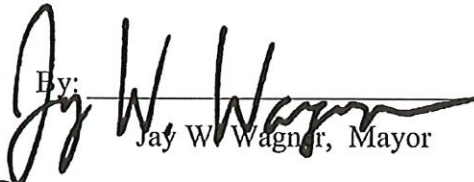
SECTION 5

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.

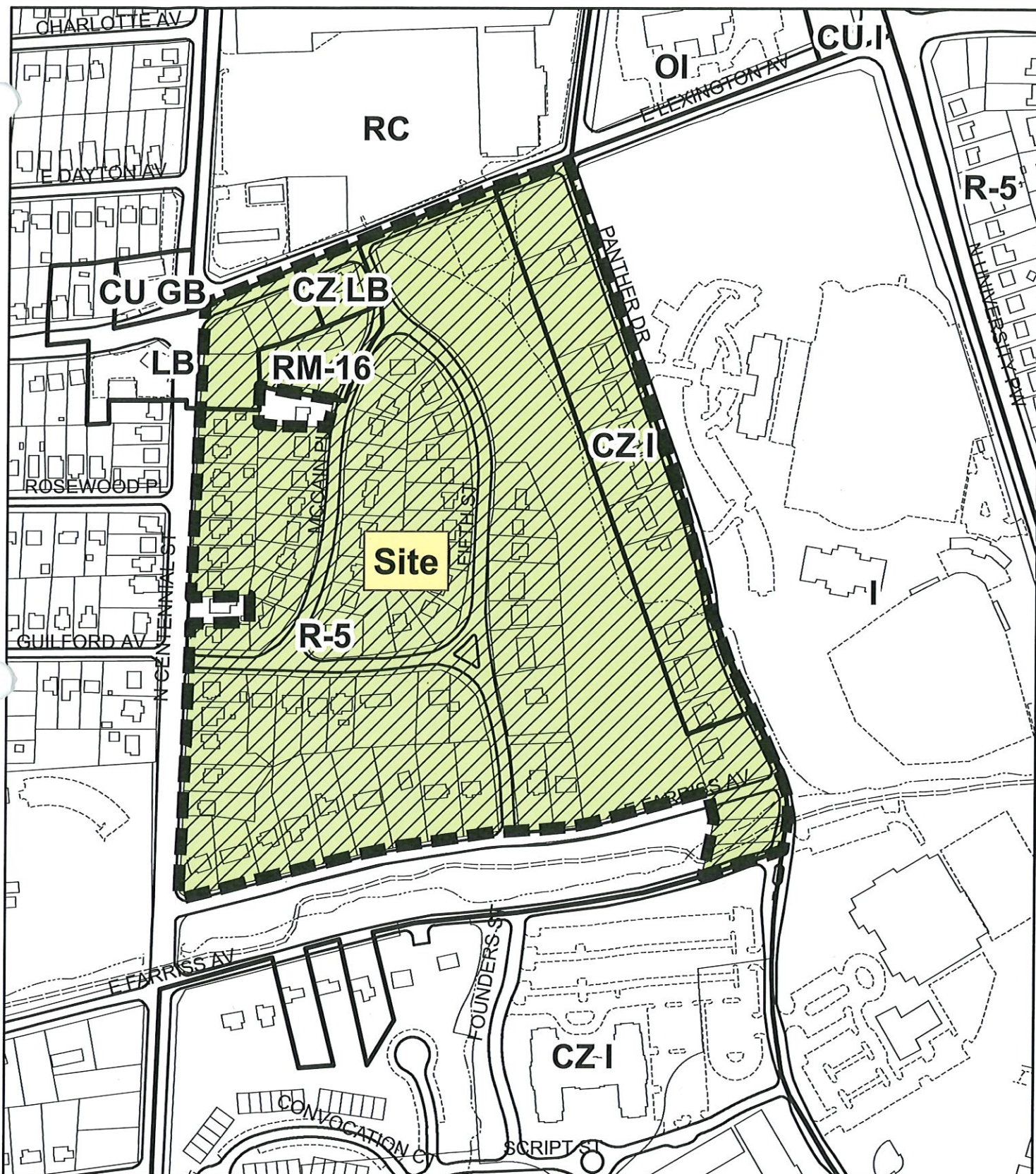
Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





ZONING MAP AMENDMENT ZA-19-11

From: Limited Business, Conditional Zoning Limited Business,
Residential Single Family-5, Residential Multifamily-16 and
Conditional Zoning Institutional

To: Conditional Zoning Institutional

Existing Zoning Boundary

Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=300'

G:\Planning\Secure\BAC\ZA\2019\MXD\za19-11

CITY OF HIGH POINT

AGENDA ITEM



Title: 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) Funding

From: Kenneth J. Shultz, Chief of Police

Meeting Date: 8/19/19

Public Hearing: N/A

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

Attachments:

PURPOSE:

Establish a public hearing date of September 16 at 5:30p.m. for the purpose of receiving public comments on the funding for the 2018 Edward Byrne Memorial Justice Assistance Grant.

BACKGROUND:

The City of High Point is proposing to use the 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) funding for the purchase of twenty-two (22) tactical vests with Level III rifles plates. Funding will be presented to City Council in the form of public hearing and comments on September 16, 2019. The grant allotment is a multi-agency award distributed between the City of Greensboro, High Point, and the Guilford County Sheriff's Department. The City of Greensboro serves as the lead and fiscal agent to administer the funding. The City of Greensboro will receive funding totaling \$122,930; The Guilford County Sheriff's Department will receive funding in the amount of \$55,974; and the City of High Point will receive funding in the amount of \$46,237.

The High Point Police Department will utilize the funding to purchase ballistic vests and associated Level III rifle plates for the Vice/Narcotics Unit and the Tactical Team Unit which answer high priority calls that often involve extreme situations of violence to include, fugitive search warrant service, apprehension of violent criminals, hostage situations, and vehicle containment operations. Level III body armor protects the officers from more ballistic threats than standard issue body armor and protects more of the officer's bodies as they perform high risk entries and arrests. The purchase will be made utilizing NC State Contract 680C.

BUDGET IMPACT:

There are no funds required for match of this grant

RECOMMENDATION / ACTION REQUESTED:

Council is requested to establish a public hearing date of September 16 at 5:30 p.m. for the purpose of receiving public comments on the High Point Police Department's use of funding awarded under the 2018 Edward Byrne Memorial Justice Assistance Grant.



Affordable Housing SOP – Summary of Proposed Changes

- Page 5, II A.1. – Remove Proof of Homeowners Insurance
- Page 6, 2. – Changed URP limit to \$10,000, prorated at \$2,000 per year
- Page 8, B. 4. – Added “Must serve as primary residence” for clarity
- Page 10, 2. – Added “If work has already been performed, the City may seek reimbursement”
- Page 10 – Added Footnote 2
- Page 11, F. – Added NSP
- Page 14, 3) ii – Added “Get a written quote from the contractor for the change order”
- Page 14, 5. b. – Added “Project Manager is responsible for completeness of file”
- Page 15, III. – Changed Infill Housing to Single-Family Affordable Housing Development
- Page 15, III. A. – Added “or non-profit”
- Page 17, 2. – Added “Property Standards”
- Page 19 – Modified lending ratios to 31% and 43% (in line with FHA lending)
- Page 19 – Added Footnote 9
- Page 20, C. – Changed assistance amount to \$5,000
- Removed the Lease Purchase Program which was previously paragraph V.
- Page 22, V. A. – Added “if federal funds used”
- Page 23, B. 1. Changed maximum to \$10,000
- Page 26 – Added Footnote 10
- Page 31, 4. – Added vinyl siding specification
- Page 36 – Added number 15. Energy Efficiency specification

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution Setting a Special Bond Referendum

From: Bobby D. Fitzjohn, Financial Services Director

Meeting Date: August 19, 2019

Public Hearing: No

Advertising Date / -

Advertised By: -

Attachments: Resolution Setting Referendum

PURPOSE:

The City Council is required by the NC Local Government Commission to initiate certain actions in order to authorize the issuance of General Obligation Bonds pursuant to a voter referendum to be held on November 5, 2019, as follows:

June 17, 2019

The first step in the authorization process involves the adoption of a resolution by the City Council finding that 1) the bonds are necessary for the City, 2) the proposed principal amount of the bonds is adequate and not excessive, 3) the City's debt management procedures and fiscal policies are carried out in compliance with applicable law and 4) any increase in taxes to service the bonds will not be excessive. The resolution will also authorize the Finance Director to file an application for approval of the bonds with the Local Government Commission.

July 15, 2019

The second step will involve actions to be taken by City Council to introduce individual bond orders, by purpose (first reading), for the issuance of General Obligation Bonds and to call for a public hearing on the bond orders.

August 19, 2019

The third and final step requires the City Council to hold a public hearing on the bond orders, approve the bond orders (second reading) and to vote on the calling of a voter referendum on the bonds.

BACKGROUND:

This referendum will fund various projects within the adopted FY 2020-2024 Capital Improvement Plan. The proposed bond orders are summarized by purpose in the attached resolution.

BUDGET IMPACT:

The proposed referendum will authorize up to \$50 million in bonds. No increase in property taxes are anticipated to pay the debt service for the bonds authorized in this referendum.

RECOMMENDATION / ACTIONS REQUESTED:

It is recommended that the City Council approve the attached resolution setting a special bond referendum and directing the publication of Notice of a Special Bond Referendum and notification of the Boards of Elections.

EXTRACTS FROM MINUTES OF CITY COUNCIL

* * *

A regular meeting of the City Council of the City of High Point, North Carolina (the “*City Council*”) was duly held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 5:30 p.m. on August 19, 2019:

Members Present:

Members Absent:

* * * * *
* * *

Councilmember _____ introduced the following resolution, a summary of which had been provided to each Councilmember, a copy of which was available with the City Clerk and which was read by title:

RESOLUTION SETTING A SPECIAL BOND REFERENDUM AND DIRECTING THE PUBLICATION OF NOTICE OF A SPECIAL BOND REFERENDUM AND NOTIFICATION OF THE BOARDS OF ELECTIONS

WHEREAS, the City Council of the City of High Point, North Carolina has adopted the following bond orders and such bond orders should be submitted to the voters of the City of High Point, North Carolina for their approval or disapproval in order to comply with the constitution and laws of North Carolina:

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 GENERAL OBLIGATION STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 GENERAL OBLIGATION HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA;”

NOW, THEREFORE, be it resolved by the City Council (the “*City Council*”) of the City of High Point, North Carolina, as follows:

(1) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Streets and Sidewalk Bonds of the City authorized by said bond order, which indebtedness shall be secured by a pledge of the City’s full faith and credit and (b) the levy of a tax

for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(2) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Parks and Recreation Bonds of the City authorized by said bond order, which indebtedness shall be secured by a pledge of the City's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(3) For the purpose of determining the question whether the qualified voters of the City of High Point, North Carolina shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Housing Bonds of the City authorized by said bond order, which indebtedness shall be secured by a pledge of the City's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said City at a special bond referendum to be held in said City on November 5, 2019.

(4) The City Clerk is hereby authorized and directed to publish a notice of said referendum which shall be in substantially the form entitled "**CITY OF HIGH POINT, NORTH CAROLINA NOTICE OF SPECIAL BOND REFERENDUM,**" attached hereto. Said notice of referendum shall be published at least twice. The first publication shall be not less than 14 days and the second publication shall be not less than 7 days before the last day on which voters may register for the special bond referendum.

(5) The Guilford County Board of Elections, the Forsyth County Board of Elections, the Davidson County Board of Elections and the Randolph County Board of Elections are hereby requested to print and distribute the necessary ballots and to provide the equipment for the holding of said referendum and to conduct and to supervise said referendum.

(6) The ballots to be used at said referendum will indicate that it is being held on behalf of the City of High Point, North Carolina and will contain the following words:

"*SHALL* the order authorizing \$22,000,000 of bonds plus interest to provide funds to pay capital costs of providing streets and sidewalks, including without limitation bridges, viaducts, causeways, overpasses, underpasses, alleys and bicycle lanes; paving, grading, resurfacing, and widening streets; sidewalks, curbs and gutters, culverts, and drains; traffic controls, signals, and markers; lighting; and grade crossings and the elimination thereof and grade separations; streetscaping, landscaping and pedestrian improvements; transit stop improvements; and the acquisition of land therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled "**YES**" and "**NO**" beneath or beside such words in which squares the voter may record his or her choice on the question presented; and

"*SHALL* the order authorizing \$21,500,000 of bonds plus interest to provide funds to pay capital costs of providing for the acquisition, construction, renovation, improvement, expansion, furnishing and equipping of parks and recreation facilities, including without limitation senior centers, athletic fields, parks, playgrounds, recreation centers, shelters and pool facilities and the acquisition of land therefor, and providing that additional taxes

may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled "YES" and "NO" beneath or beside such words in which squares the voter may record his or her choice on the question presented;

"SHALL the order authorizing \$6,500,000 of bonds plus interest to pay capital costs of providing housing projects for the benefit of persons of low income, or moderate income, or low and moderate income, including without limitation construction or acquisition of projects to be owned by the City or a housing authority, and loans, grants, interest supplements and other programs of financial assistance to persons of low income, or moderate income, or low and moderate income, and developers of housing for persons of low income, or moderate income, or low and moderate income, and the acquisition of land therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled "YES" and "NO" beneath or beside such words in which squares the voter may record his or her choice on the question presented; and

(7) The City Clerk shall mail or deliver a certified copy of this resolution to the Guilford County Board of Elections, the Forsyth County Board of Elections, the Davidson County Board of Elections and the Randolph County Board of Elections within three days after this resolution is adopted.

BE IT FURTHER RESOLVED that this Resolution shall become effective on the date of its adoption.

PASSED, ADOPTED AND APPROVED this 19th day of August, 2019.

STATE OF NORTH CAROLINA)
) ss:
CITY OF HIGH POINT)

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of so much of the proceedings of the City Council as it relates to a resolution entitled “**RESOLUTION SETTING A SPECIAL BOND REFERENDUM AND DIRECTING THE PUBLICATION OF NOTICE OF A SPECIAL BOND REFERENDUM AND NOTIFICATION OF THE BOARDS OF ELECTIONS**” duly adopted by the City Council of the City of High Point, North Carolina, at a meeting held on the 19th day of August, 2019 and that such proceedings are to be recorded in the minute books of said City Council.

WITNESS my hand and the seal of the City of High Point, North Carolina, this the ____ day of _____, 2019.

City Clerk
City of High Point, North Carolina

(SEAL)

PUBLISH ONCE: Friday, August 30, 2019

**RESOLUTION STATING THE INTENT OF THE
CITY OF HIGH POINT TO ANNEX CONTIGUOUS PROPERTY
OWNED BY THE CITY OF HIGH POINT
(Case # AN-19-07)**

BE IT RESOLVED by the City Council of the City of High Point that:

Section 1. It is the intent of the City Council, pursuant to G.S. 160A-31, to annex approximately 33.84 acres, lying along the west side of Dillon Road, approximately 350 feet north of Bales Chapel Road. The property, addressed as 3411 & 3411-Rear Dillon Road, is also known as Guilford County Tax Parcel 160602 & 160602 and is owned by the City of High Point.

Section 2. The property described in Section 1 is contiguous to the current municipal boundaries, according to the requirements of G.S. 160A-31.

Section 3. A public hearing on the question of annexation will be held Monday, September 16, 2019, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina.

Section 4. Notice of the public hearing shall be published once in the High Point Enterprise, a newspaper having general circulation in the City of High Point, at least ten (10) days prior to the date of the public hearing.

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

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

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

By order of the City Council,
This the 19th day of August, 2019.

Lisa B. Vierling, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Hold Hearings and Adopt Bond Orders Introduced at July 15th Meeting

From: Bobby D. Fitzjohn, Financial Services Director **Meeting Date:** August 19, 2019

Public Hearing: Yes **Advertising Date /** August 6, 2019
Advertised By: -

Attachments: Public Hearings & Adoptions of Bond Orders

PURPOSE:

The City Council is required by the NC Local Government Commission to initiate certain actions in order to authorize the issuance of General Obligation Bonds pursuant to a voter referendum to be held on November 5, 2019, as follows:

June 17, 2019

The first step in the authorization process involves the adoption of a resolution by the City Council finding that 1) the bonds are necessary for the City, 2) the proposed principal amount of the bonds is adequate and not excessive, 3) the City's debt management procedures and fiscal policies are carried out in compliance with applicable law and 4) any increase in taxes to service the bonds will not be excessive. The resolution will also authorize the Finance Director to file an application for approval of the bonds with the Local Government Commission.

July 15, 2019

The second step will involve actions to be taken by City Council to introduce individual bond orders, by purpose (first reading), for the issuance of General Obligation Bonds and to call for a public hearing on the bond orders.

August 19, 2019

The third and final step requires the City Council to hold a public hearing on the bond orders, approve the bond orders (second reading) and to vote on the calling of a voter referendum on the bonds.

BACKGROUND:

This referendum will fund various projects within the adopted FY 2020-2024 Capital Improvement Plan. The proposed bond orders are summarized by purpose in the attached resolution.

BUDGET IMPACT:

The proposed referendum will authorize up to \$50 million in bonds. No increase in property taxes are anticipated to pay the debt service for the bonds authorized in this referendum.

RECOMMENDATION / ACTIONS REQUESTED:

It is recommended that the City Council hold hearings on each bond order and adopt the bond orders introduced at the July 15th meeting.

EXTRACTS FROM MINUTES OF CITY COUNCIL

* * *

A regular meeting of the City Council of the City of High Point, North Carolina (the “City Council”) was duly held in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 5:30 p.m. on August 19, 2019:

Members Present:

Members Absent:

* * * * *
* * *

The City Clerk reported to the City Council that the bond orders entitled, “**BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 OF GENERAL OBLIGATION STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,**” “**BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 OF GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,**” and “**BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 OF GENERAL OBLIGATION HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,**” which were introduced at a meeting of the City Council on July 15, 2019, were published on _____, 2019, with notice that the City Council would hold a public hearing thereon on August 19, 2019 at 5:30 p.m. The City Clerk also reported that there had been filed in her office a statement of debt complying with provisions of the Local Government Bond Act, and such statement as filed showed the net indebtedness of the City to be 1.68% of the assessed valuation of property in said City subject to taxation.

At __:__ o’clock p.m., the Mayor announced that the City Council would hear anyone who wished to be heard on the questions of validity of the General Obligation Streets and Sidewalk Bond Order and the advisability of issuing the General Obligation Streets and Sidewalk Bonds.

After the City Council had heard all persons who requested to be heard in connection with the foregoing questions, Council Member _____ moved that the public hearing be closed. The motion was seconded by Council Member _____ and was unanimously adopted.

At __:__ o’clock p.m., the Mayor announced that the City Council would hear anyone who wished to be heard on the questions of validity of the General Obligation Parks and Recreation Bond Order and the advisability of issuing the General Obligation Parks and Recreation Bonds.

After the City Council had heard all persons who requested to be heard in connection with the foregoing questions, Council Member _____ moved that the public hearing be closed. The motion was seconded by Council Member _____ and was unanimously adopted.

At __:__ o'clock p.m., the Mayor announced that the City Council would hear anyone who wished to be heard on the questions of validity of the General Obligation Housing Bond Order and the advisability of issuing the General Obligation Housing Bonds.

After the City Council had heard all persons who requested to be heard in connection with the foregoing questions, Council Member _____ moved that the public hearing be closed. The motion was seconded by Council Member _____ and was unanimously adopted.

Council Member _____ moved that the City Council adopt, without change or amendment, and direct the City Clerk to publish notices of adoption, as prescribed by The Local Government Bond Act, of the bond orders entitled, **BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 OF GENERAL OBLIGATION STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,** "**BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 OF GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,**" and "**BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 OF GENERAL OBLIGATION HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA,**" as introduced at the meeting of the City Council held on July 15, 2019. The motion was seconded by Council Member _____ and was unanimously adopted.

PASSED, ADOPTED AND APPROVED this 19th day of August, 2019.

BOND ORDER AUTHORIZING THE ISSUANCE OF \$22,000,000 GENERAL OBLIGATION STREETS AND SIDEWALK BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, the City Council of the City of High Point, North Carolina has ascertained and hereby determines that it is necessary to pay capital costs of providing streets and sidewalks, including without limitation bridges, viaducts, causeways, overpasses, underpasses, alleys and bicycle lanes; paving, grading, resurfacing, and widening streets; sidewalks, curbs and gutters, culverts, and drains; traffic controls, signals, and markers; lighting; and grade crossings and the elimination thereof and grade separations; streetscaping, landscaping and pedestrian improvements; transit stop improvements; and the acquisition of land therefor; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the General Obligation Streets and Sidewalk Bonds hereinafter described as required by the Local Government Bond Act, and the City Clerk has notified the City Council that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of High Point, North Carolina, as follows:

Section 1. In order to raise the money required for the purposes described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation Streets and Sidewalk Bonds of the City are hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation Streets and Sidewalk Bonds authorized by this order shall be \$22,000,000.

Section 2. Taxes will be levied in an amount sufficient to pay the principal and interest on the General Obligation Streets and Sidewalk Bonds.

Section 3. A sworn statement of the City's debt has been filed with the City Clerk and is open to public inspection.

Section 4. This bond order will take effect when approved by the voters of the City at a referendum scheduled for November 5, 2019.

**BOND ORDER AUTHORIZING THE ISSUANCE OF \$21,500,000 GENERAL OBLIGATION
PARKS AND RECREATION BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA**

WHEREAS, the City Council of the City of High Point, North Carolina has ascertained and hereby determines that it is necessary to pay capital costs of providing for the acquisition, construction, renovation, improvement, expansion, furnishing and equipping of parks and recreation facilities, including without limitation senior centers, athletic fields, parks, playgrounds, recreation centers, shelters and pool facilities and the acquisition of land therefor; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the General Obligation Parks and Recreation Bonds hereinafter described as required by the Local Government Bond Act, and the City Clerk has notified the City Council that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of High Point, North Carolina, as follows:

Section 1. In order to raise the money required for the purposes described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation Parks and Recreation Bonds of the City are hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation Parks and Recreation Bonds authorized by this order shall be \$21,500,000.

Section 2. Taxes will be levied in an amount sufficient to pay the principal and interest on the General Obligation Parks and Recreation Bonds.

Section 3. A sworn statement of the City's debt has been filed with the City Clerk and is open to public inspection.

Section 4. This bond order will take effect when approved by the voters of the City at a referendum scheduled for November 5, 2019.

**BOND ORDER AUTHORIZING THE ISSUANCE OF \$6,500,000 GENERAL OBLIGATION
HOUSING BONDS OF THE CITY OF HIGH POINT, NORTH CAROLINA**

WHEREAS, the City Council of the City of High Point, North Carolina (the “*City Council*”) has ascertained and hereby determines that it is necessary to pay capital costs of providing housing projects for the benefit of persons of low income, or moderate income, or low and moderate income, including without limitation construction or acquisition of projects to be owned by the City or a housing authority, and loans, grants, interest supplements and other programs of financial assistance to persons of low income, or moderate income, or low and moderate income, and developers of housing for persons of low income, or moderate income, or low and moderate income, and the acquisition of land therefor; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the General Obligation Housing Bonds hereinafter described as required by the Local Government Bond Act, and the City Clerk has notified the City Council that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of High Point, North Carolina, as follows:

Section 1. In order to raise the money required for the purposes described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation Housing Bonds of the City are hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation Housing Bonds authorized by this order shall be \$6,500,000.

Section 2. Taxes will be levied in an amount sufficient to pay the principal and interest on the General Obligation Housing Bonds.

Section 3. A sworn statement of the City’s debt has been filed with the City Clerk and is open to public inspection.

Section 4. This bond order will take effect when approved by the voters of the City at a referendum scheduled for November 5, 2019.

STATE OF NORTH CAROLINA)
)
CITY OF HIGH POINT) ss:

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of an extract of the minutes reflecting the holding of public hearings and the adoption of bond orders by the City Council of the City of High Point, North Carolina, at a meeting held on the 19th day of August, 2019, and that such proceedings are to be recorded in the minute books of said City Council.

WITNESS my hand and the seal of the City of High Point, North Carolina, this the ____ day of _____, 2019.

City Clerk
City of High Point, North Carolina

(SEAL)

CITY OF HIGH POINT

AGENDA ITEM



Title: Request for authorization to provide water service to the proposed Guilford County Animal Shelter.

From: Lee Burnette, Planning and Development
Director

Meeting Date: August 19, 2019

Advertising Date: N/A

Public Hearing: No

Advertised By: N/A

Attachments:

- Water & Sewer Utility Extension Policy
- Location Map of proposed water service

PURPOSE:

To request authorization to provide water service to the proposed Guilford County Animal Shelter.

BACKGROUND:

The new Guilford County Animal Shelter, proposed for property at 980 Guilford College Road, is outside the City's corporate limits but within High Point's planning jurisdiction. An agreement was reached between High Point, Greensboro and Guilford County for services to the facility located on the northwest side of Guilford College Road, southwest of Interstate 73 and north of W. Wendover Avenue. The property is proposed to remain within Guilford County's zoning jurisdiction at this time with the City of High Point providing water service and Greensboro providing sewer service to the facility.

The general policy of the City of High Point is to provide water and sewer utility services only to properties within the City's corporate limits and to allow the extension of such lines to serve properties only within the corporate limits. However, the policy allows the City Council to approve the extension of such services to serve governmental property in lieu of annexation, as provided within the attached Water and Sewer Utility Extension Policy, Section VI.

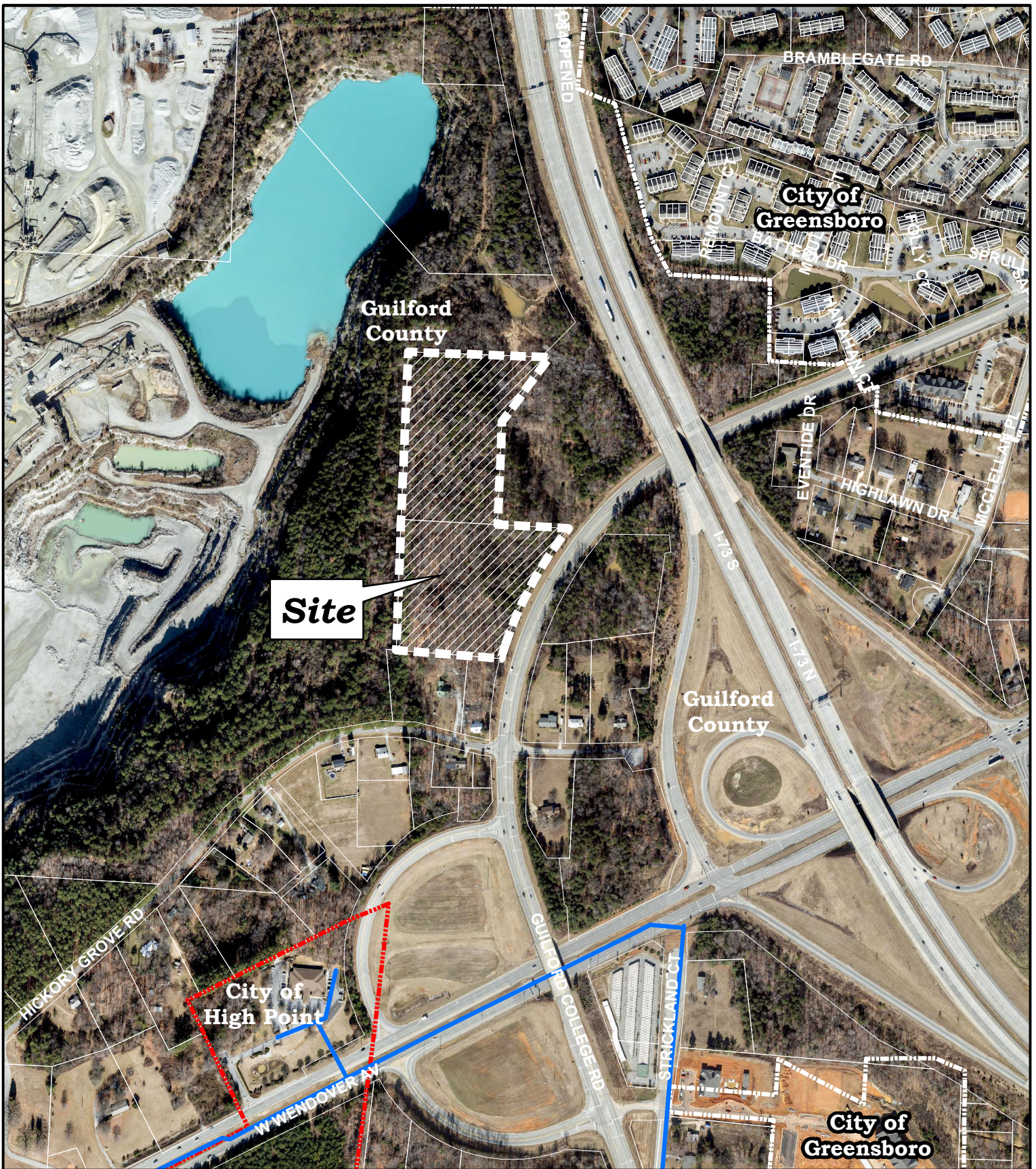
The City Council is requested to authorize the extension of water service to the new Guilford County Animal Shelter.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *authorization* of this service request.



WATER CONNECTION

Applicant: Guilford County Animal Shelter
Address: 980 Guilford College Road

Existing Zoning Boundary
Subject Property Boundary

Planning & Development
Department

City of High Point



Scale: 1"=300'

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2019\pz\wc-980GuilfordCollege

City of High Point
Water and Sewer Utility Extension Policy

I. Authority

Sections 8-2-26 and 8-2-69 of the High Point City Code authorize the provision of water and sewer utility services outside the City of High Point corporate limits under specified circumstances and with the approval of the City Council. This policy establishes the process by which such provision for services may be approved.

II. Purpose

This water and sewer utility extension policy is established to ensure a utility infrastructure that is efficient and operates in the best interests of the City and its residents.

III. General Policy

It is the general policy of the City of High Point to provide water and sewer utility services only to properties within the City's corporate limits and to allow the extension of such lines to serve properties only within the corporate limits. For water or sewer service to be provided to a property outside the corporate limits and within the City's planning area, as defined by the City's adopted Land Use Plan, the owner(s) of the property shall petition for voluntary annexation. An exception to this policy may be approved as provided herein.

IV. Exception to the General Policy

A property that is located outside the corporate limits and within the City's planning area may be connected to City water and sewer lines for service without annexation when the owner(s) apply for an exception to the general policy and it is approved as follows.

A. Conditions for Approval

The City's Technical Review Committee (TRC) determines that the property meets one of the following conditions:

1. Annexation of the property is prohibited due to statutory or legal constraints; or
2. The City is unable to effectively deliver all services (other than water and sewer) to the property; or
3. The location of the property, relative to the location of the primary corporate limits and City services, makes the delivery of City services to the property impractical due to costs or physical constraints.

B. Requirements

All the following requirements are met:

1. All plumbing fixtures and facilities shall comply with the appropriate building codes and/or County Health Department regulations.

2. The use of the property is limited to one dwelling unit or nonresidential establishment located on a property that is three acres or less in size. However, upon a written request by the owner(s), the City Council may approve service to a larger property or for more than one dwelling unit on a property if the City Council determines that such actions are not in conflict with City interests.
3. The owner(s) execute a written agreement with the City, in accordance with Section IV C., Written Agreement, committing to submit a voluntary annexation petition and the Planning & Development Department records the agreement in the respective office of the county register of deeds.

C. Written Agreement

The owner(s) must execute a written agreement with the City prior to a property receiving services that states while the property remains outside the corporate limits:

1. The property shall be subject to the City's outside rate schedule for water and sewer service;
2. The property shall not be further divided to create more lots or principal building sites;
3. The owner(s), or their successors or assigns, upon sufficient notice by the City, shall execute all documents required to accomplish voluntary annexation;
4. If following notice, the owner(s) fail to execute action to accomplish voluntary annexation, then the City shall terminate service to the property; and
5. The owner(s) shall not oppose or support opposition to an annexation initiated by the City that includes the property to which City water and sewer service was provided pursuant to this policy.

D. Service Connection

Connections to City water or sewer lines shall not be authorized until the Technical Review Committee approves the requested exception in accordance with this policy and the written agreement is executed and properly recorded.

E. Notification

The Planning & Development Department shall provide written notification of the Technical Review Committee's decision to the property owner(s), City Manager's Office, and the Public Services Department.

F. Appeal

If a request for an exception to the is denied by the Technical Review Committee, the owner(s) may appeal the decision to City Council for review and consideration in accordance with this policy, provided the appeal is submitted in writing to the City Clerk within 30 days of the decision.

V. Randleman Lake Water Supply Watershed

High density or intensive development is prohibited in most of the Randleman Lake Watershed Critical Area through the adoption of the "Deep River I Watershed Assessment and Stormwater Plan" and the NC Environmental Management Commission's approval of the City's alternative high-density option regulations, which is part of the City's watershed protection standards. As required by the State approved plan, the City cannot allow the extension of water and sewer lines for new development in the Randleman Lake Watershed Critical Area except in portions of the Richland Creek and Business 85/Riverdale Road sub-basins, as provided for in Section 6.2., Watershed Protection, of the High Point Development Ordinance. And, where such utility lines are present in the Randleman Lake Watershed Critical Area, service for new development is not allowed. However, a connection to the City's water and sewer lines for an existing dwelling or nonresidential establishment may be approved in accordance with Section III, General Policy or Section IV, Exception to the General Policy.

VI. Service to Government Property and Other Jurisdictions

Nothing in Section III, General Policy, shall preclude the City Council from approving the provision of water and sewer utility services to serve governmental property or to serve areas outside the City's planning area.

Approved this 4th day of October 2001
High Point City Council

Amended December 19, 2002
Amended August 20, 2018

Ordinance # 7546/19-63
Zoning Map Amendment 19-12

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding Zoning Map Amendment Case 19-12 (ZA-19-12) 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 August 19, 2019.

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 District**. The parcel is approximately 1.6 acres and lies along the east side of Penny Road, approximately 650 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcel 227820.

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.

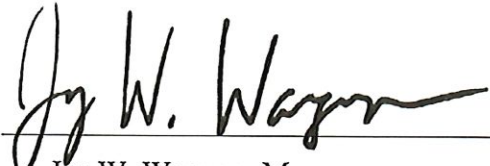
SECTION 3

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

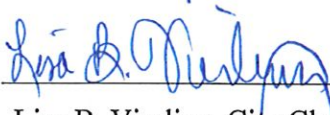
SECTION 4.

This ordinance shall become effective upon the date of adoption.

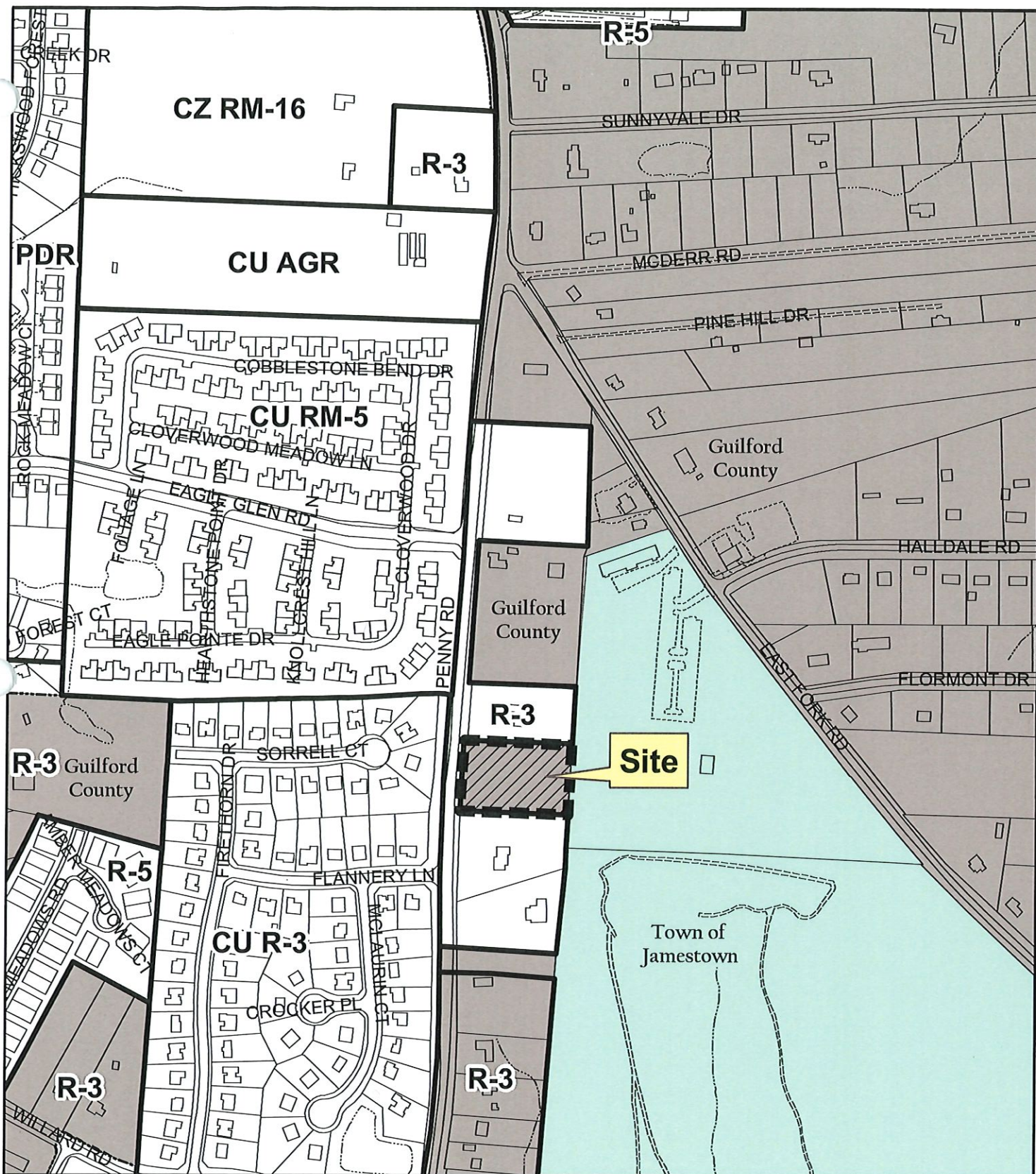
Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





ZONING MAP AMENDMENT ZA-19-12

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



Scale: 1" = 400'

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City of High Point

AFFORDABLE HOUSING PROGRAM

Standard Operating Policies And Procedures

Latest Revision: August 2019

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I. Introduction

The Community Development and Housing Department designs and implements various affordable housing, community and neighborhood development strategies to meet identified needs within the City of High Point. Affordable housing strategies are designed to increase the supply of affordable housing, improve the condition of low-income housing stock and enhance the accessibility of affordable housing to income-eligible homebuyers and tenants.

The affordable housing strategies employed by the Department include the following:

- Rehabilitation of affordable housing
- New construction of affordable housing
- Financial assistance to income-eligible homebuyers (Citywide)
- Core City Homebuyer Incentive Program

II. Rehabilitation Program

NOTE: This program is offered contingent on the availability of funding or as a part of work performed under other rehabilitation grant programs (e.g., lead hazard control).

A. Program Description

The housing rehabilitation program is designed to provide assistance with housing repair needs. The program addresses housing repairs such as replacements for roofing, siding, windows, plumbing, wiring, and central heat and air and emergency home repair. The purpose of these programs is to help income-eligible homeowners (80% or below of the area median income¹), by providing forgivable loans to (1) address unsafe or unsanitary conditions in the home and (2) install accessibility modifications that will allow the homeowner to remain in the home. City Project Managers supervise all work performed. All work write-ups are competitively bid. The City ensures that the work is completed satisfactorily and in compliance with applicable building standards. All program files shall include an agreement with the City, homeowner and contractor pertaining to work that will be performed.

The programs offered are as follows (funding source(s) in parentheses):

1. Emergency Home Repair (CDBG/Core City Redevelopment)

An emergency is a repair necessary to the safety of the structure and the welfare of its inhabitants.

- a. Service recipients shall be residents of the City of High Point who occupy homes, which are titled in their name by deed to the property. FOR CORE CITY REDEVELOPMENT FUNDING, the service recipient shall be located in an area that has been designated “Extremely Weak” by the City’s Housing Market Segmentation Study (see [Appendix F](#)).
- b. Service recipients must have household incomes no greater than 80% of the area median income as defined by the federal government under the Section 8 program, 24 CFR Part 5 Definition of Income. Income will be verified as explained in Part II, Section D (2). Income certification shall be included in every file.
- c. Service recipients must not have liquid assets in excess of \$10,000.00 verified by current bank statements.
- d. An Eligibility checklist shall be included in every file.

All emergency repairs are subject to the Community Development & Housing Department Director’s approval.

¹ Visit www.highpointnc.gov/cd to download a current table of income limits

Eligible Repairs include, but are not limited to:

- Plumbing repairs (e.g., broken toilets, sinks, and faucets)
- Electrical/mechanical repairs (e.g., switches, outlets, lights, thermostats, fluorescent fixtures)
- Repairs to stairs, handrails, and porches
- Water heater repair or replacement
- Heating/Air conditioner or evaporative cooler repair or replacement
- Repair to flooring/ceiling due to water damage
- Roof replacement, patching or repair
- Repairs to main water lines
- Accessibility additions (e.g., handrails, grab-bars, etc.)
- Lead hazard control, based on referrals from the Guilford County Department of Health and Human Services related to the diagnosis of a child with elevated blood lead levels

2. Urgent Repair Program (NCHFA)

The Urgent Repair Program (URP), with funding provided by the N. C. Housing Finance Agency (NCHFA) via the North Carolina Housing Trust Fund, provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities.

The City will provide assistance to homeowners, whose homes are selected for repair/modification in the form of a forgivable loan. Homeowners will receive an unsecured deferred, interest-free loan, forgiven at a rate of \$2,000 per year, until the principal balance is reduced to zero. There is no minimum to the amount of the loan; however, the maximum life-time limit of the forgivable loan is \$10,000.

Eligibility:

To be eligible for assistance under URP, applicants must meet the following requirements (subject to changes based on current URP guidelines).

1. Must reside within the City of High Point and own and occupy the home in need of repair.
2. Must have a household income which does not exceed 50% of the State median income for the household size (contact Department staff for current income limits).
3. Must have one or more full-time household members with at least one of the following special needs:
 - Elderly (≥ 62 years old),
 - Handicapped or disabled,

- A single parent with at least one dependent child in residence,
 - A large family with ≥ 5 household members,
 - A household with a child below the age of six with an elevated blood lead level (between 10 $\mu\text{g/dl}$ and 19 $\mu\text{g/dl}$), or
 - A veteran - not dishonorably discharged
4. Must have urgent repair needs, which cannot be met through other state or federally-funded housing assistance programs.

3. Construction Training Partnership Program (NCHFA)

The City's Construction Training Partnership Program (CTP) is a partnership between the City, the N. C. Home Builders Association (NCHBA) and the N. C. Housing Finance Agency (NCHFA) that offers an occupational training program for income-eligible residents. All participants will receive eight weeks of classroom and hands-on training in a variety of housing construction techniques. After completion, the participants are provided the opportunity to receive continued, supervised on-the-job training by performing rehabilitation services as well as in new construction. To build confidence and experience, the rehabilitation projects are selected by the City that are capable of being successfully completed by participants.

The eligibility requirements for residents interested in applying to receive rehabilitation services through this program are consistent with the requirements provided in Section II, Paragraph A (1) above.

4. Lead Hazard Control

The City currently does not have an active Lead Hazard Control program. However, the City will respond to referrals by the Guilford County Department of Health and Human Services based on a diagnosis of a child with an elevated blood lead level by providing lead hazard control rehabilitations on owner-occupied dwellings.

The City may continue to seek funding to address housing-related lead hazards in our community. For more information on the City's lead hazard control efforts, please visit <https://www.highpointnc.gov/256/Lead-Safe>.

5. Operation Inasmuch (Core City Redevelopment)

The Operation Inasmuch (OAIM) program features a bi-annual, hands-on volunteer driven Blitz Day that focuses on improving the quality of life in low income neighborhoods. One of the unique benefits of OAIM is that it provides a platform for churches, non-profits, local government and individual citizens to develop a community-oriented partnership fueled by the desire to help others.

The City has engaged Community Housing Solutions to organize and manage the Operation Inasmuch program to be implemented in Core City neighborhoods in High Point. Please visit <https://www.highpointnc.gov/1838/Operation-Inasmuch> for more information on OIAM.

6. Purchase/Rehabilitation

Subject to available resources, the City may purchase foreclosed and vacant homes, rehabilitate the homes, and offer them for sale or lease-purchase to income-eligible homebuyers.

7. Substantial Rehabilitation

The City may, at its discretion, perform substantial rehabilitations on dwellings on a case-by-case basis subject to available resources.

B. Eligible Properties

To be eligible for assistance, the property must meet the following criteria:

1. The proposed property must be located within the city limits of High Point.
2. The applicant(s) must have an ownership interest in the property.
3. The property must comply with all of the City of High Point Ordinances and the rehabilitation work itself must be permitted in adherence to City ordinances.
4. Must serve as primary residence.

C. Ineligible Properties

Properties ineligible for the City's housing rehabilitation programs include investor-owned properties (except for Lead Hazard Control program), public housing units, mobile homes, and manufactured homes without a permanent foundation.

D. Application Process

1. Eligibility Screening Form

Residents interested in applying for assistance are encouraged to contact the Community Development and Housing office to complete an Eligibility Screening Form. Screening forms can also be found on the City's website: <https://www.highpointnc.gov/cd>. The form will be reviewed by City staff to determine program eligibility (e.g., household income, age of home, elderly, etc.). Once program eligibility is determined, an application will be mailed to the potential applicant (or the applicant can pick up an application at our office located at 211 S. Hamilton Street, Room 312).

2. Application Process and Qualification

After the applicant has submitted a completed program application, City staff will review the application and supporting documentation for completeness and will contact the applicant to schedule an in-take appointment. The Housing Specialist will verify eligibility during the appointment based upon administration guidelines.

Listed below are the documents required for determining eligibility.

a. Applicant Qualifications and Required Documentation for Full Application

The Community Development and Housing Department shall request the following types of documentation to prove eligibility:

- 1) Property deed
- 2) Proof that the applicant has owned and occupied the home in the city limits of High Point for at least one year (e.g., deed, tax bill, etc.)
- 3) Property Tax Bill for property owned by applicant. Property taxes must be current or have a payment plan approved by the County prior to application approval.
- 4) Evidence that the applicant meets income guidelines based on family size pursuant to HUD's yearly income schedule or, in the case of URP, income limits as provided by NCHFA (updated annually).
- 5) Divorce, separation agreement (to determine whether spouse is part-owner of the property), or death certificate of a deceased spouse.
- 6) List of current bills and amounts (utility, credit cards, mortgage payment etc.)
- 7) Previous two months' bank statements for all accounts to which applicant has access. (checking and savings accounts)

b. Application Form and Information Verification

Based on information from the above sources, the Housing Specialist will complete the application and verify its correctness through third party verification when appropriate. Income verification is valid for a six-month period. Other verifications may be required on an as-needed basis at the discretion of the Housing Specialist.

1) Basic Information

The application requires that the applicant give his or her name, age, social security number, and employer or other source of income data for each household member. Staff will make a photocopy of the social security card and of a valid identification card (e.g., driver's license).

²*An Environmental Review shall be completed prior to approval for projects financed with federal funds.*

2) Income Verification

Annual income is the key qualifier used to determine program eligibility. Applicants must provide documentation verifying the annual income for all household members from all sources (annual income as reported under the Section 8, 24 CFR Part 5 - Definition of Income). Income certification shall be included in every file, including:

- (a) Wages, salaries, tips, commissions, etc.;
- (b) Self-employment income for own non-farm business, including proprietorships and partnerships;
- (c) Farm self-employment income;
- (d) Interest, dividends, net rental income, or income from estates or trusts;
- (e) Social Security or railroad retirement;
- (f) Supplemental Security Income, Aid to Families with Dependent Children, or other public assistance or public welfare programs;
- (g) Retirement, survivor, or disability pensions; and
- (h) Any other sources of income received regularly, including Veterans' (VA) payments, alimony, child support and unemployment compensation.

Execution of the application by the applicant along with proof of income provides verification of total household income. If it is later found that the applicant failed to divulge all income, he/she may be disqualified for assistance. Please refer to [Appendix A](#) for determining/verifying income eligibility. If work has already been performed, the City may seek reimbursement

3) Certification

Applicant(s) must certify that all information provided in the application is correct, including information regarding any previous foreclosures.

Project Eligibility checklist shall be included in every file.

3. Approval

After the applicant(s) property and file have met all required qualifications, and the application information has been verified, the Housing Specialist submits the application along with a recommendation to the Assistant Director. The Assistant

² An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards.

Director offers the recommendation to the Community Development and Housing Department Director for approval.

E. Homeowner Rehabilitation Delinquent Loan Policy

Collections and delinquency follow-up shall occur for delinquent rehabilitation loan accounts to recapture funds loaned and to protect the City of High Point from loss of program income intended to be used for future rehabilitation loan applicants. The Delinquent Loan Policy sets forth an effort to collect accounts while instituting a philosophy of fairness and understanding. A borrower is delinquent if payment is not received on or before its due date, irrespective of the 15-day grace period provided by the City. The following procedures dictate the steps in recovering delinquent accounts:

1. An account becomes delinquent after the first day of every month. The Department grants a 15-day grace period after the first day of the month for individuals that are not timely in their payments. After the 15th day of the month a late fee is applied in the amount of 10% of the loan payment or \$10, whichever is less (unless otherwise waived by the Director at the request of the Housing Specialist).
2. If an individual contacts the Department and details a legitimate hardship, the Department will make every effort to accommodate the need of the customer. The Department takes hardship scenarios on a case-by-case basis and has utilized a variety of strategies to address the customer's request, including refinancing the loan amount so the payment may be more affordable for the customer. Another option is to delay debt collection procedures if the customer is making a good faith effort to "make-up" late payments and fees. However, at the discretion of the Director or their designee, credit bureau reporting may take place on a monthly basis for all loan accounts current and delinquent.
3. The City will periodically review the payment history of all amortizing accounts. If a borrower becomes ninety (90) days or more past due on their account, the borrower will be subject to be placed on the N. C. Debt Set-Off Clearinghouse list, which allows for past-due amounts to be paid with anticipated State tax refunds and/or Education lottery proceeds³.

F. Funding Sources for Eligible Projects

- Community Development Block Grant (CDBG) – U. S. Department of Housing and Urban Development (HUD)
- HOME Investment Partnerships Program (HOME) - HUD
- Urgent Repair Program & Construction Training Program - N. C. Housing Finance Agency
- Core City Redevelopment/General Fund – City of High Point
- Neighborhood Stabilization Program (NSP)

³ For more information, visit <http://www.ncsetoff.org/>.

G. Rehabilitation Activity Process

NOTE: The Community Development & Housing Department complies with all applicable Federal, State and local regulations.

1. Pre-Bid

- a. City staff will accept the applicant's household information and shall review for eligibility (see Section D above). The Housing Specialist (HS) will forward the project file to the Assistant Director who will assign a Project Manager to oversee the rehabilitation process. The Project Manager then schedules and conducts a preliminary rehabilitation inspection to determine the extent of needed rehabilitation activities and advises Assistant Director to ensure rehabilitation is consistent with stated expenditure ranges and program guidelines.
- b. Housing Specialist will initiate Environmental Review Request for Federally-funding projects. Project Manager will schedule on-site inspection with the applicant.
- c. Project Manager will prepare a work-write-up and cost estimate utilizing a cost estimating program in response to the needs of the customer, including relocation, prior to consideration of request by the Assistant Director. After receiving approval, the Project Manager will prepare bid specifications and work with the City's Purchasing Department to facilitate the bidding process, subject to established bid threshold limits.
- d. A contractors' pre-bid meeting with the Project Manager will be scheduled and conducted prior to bid submission. Community Development & Housing Department's Housing Quality Standards will be followed for each item (see [Appendix C](#)).

2. Bid Process

- a. Purchasing (or the Project Manager)⁴ develops and sends out bid notices to eligible contractors (or only to RRP-certified⁵ contractors if the work is on a home built in 1978 or before) and then schedules site reviews with the contractors.
- b. Purchasing (or the Project Manager) will conduct the bid opening at a site designated by City staff (typically in City Hall). The lowest responsive and responsible bidder shall be selected for the contract.
- c. **FOR PROJECTS FUNDED WITH NCHFA RESOURCES ONLY!** If the lowest bid is more than 15% below the project manager's estimate, the

⁴ Pursuant to the City's Purchasing Policy, projects that are estimated to cost \$30,000 or more, the City's Purchasing Department shall facilitate the bid process. For projects estimated to cost less than \$30,000, Community Development & Housing staff shall facilitate the bid process.

⁵ EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA (or an EPA authorized state), use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices.

contractor shall have the option of withdrawing the bid. If the contractor wishes to maintain the bid, the project manager will analyze each line item of the bid with the contractor to be certain the contractor properly understands the scope of work and the expected level of quality. If the contractor affirms to the project manager that he/she can and will satisfactorily meet the terms of the work write-up at the bid price, the bid shall be treated as valid. If not, the project manager shall negotiate a contract with the next lowest bidder.

- d. Purchasing will advise Project Manager and Assistant Director as to the lowest responsible bid for each project (as applicable). A bid award recommendation will be developed by the Project Manager and forwarded to the CD&H Director via the Assistant Director for signature.

3. Pre-Construction

Project Manager will schedule a pre-construction conference attended by the homeowner, contractor, and Project Manager to outline specifics in the work write-up and establish a relocation plan with the homeowner if needed. Homeowner shall sign a Notice to Proceed prior to the start of construction.

4. Construction

- a. The Project Manager will conduct inspections periodically while rehabilitation is underway. Periodically, the Assistant Director will accompany each project manager on a work-in-progress inspection.
- b. Changes to the scope of work or changes in the total contract cost shall be estimated by the Project Manager using a cost estimation program. Change Order requests via a quote shall be submitted by the Contractor prior to any change in the scope of work as documented in the signed contract. The Contractor shall not implement the change order without the prior approval of the City. The Contractor shall assume the costs of all unapproved work.

The following procedures shall be used as a guideline and implemented on all Change Orders to rehabilitation contracts:

- 1) The Project Manager shall keep Department management apprised of the status of ongoing projects and pertinent information as it relates to expenditures on items not delineated in the original contract.
- 2) A request for a Change Order shall be submitted for needed modifications to the original scope of work as a result of unforeseen or unplanned additional work that may arise as a result of the rehabilitation.
- 3) Upon receiving a request for a Change Order from the Contractor, the Project Manager shall:
 - i. Develop an estimate of the cost of the Change Order to determine cost feasibility.

- ii. Get a written quote from the contractor for the change order
- iii. Determine if the request is timely, feasible, and serves the best interests of the Customer.

4) The Project Manager shall complete a Change Order form for signature by the Owner, Contractor, Project Manager, and Authorized City Staff/Officials. The Project Manager shall submit the form along with the Project Manager's estimate and Contractor's quote to the Assistant Director for review. The Assistant Director shall submit the change order package to the Director for review before submitting to the City's Authorized Representative (i.e., City Manager or his designee) for signature. A signed Change Order form shall be executed before work commences.

5. Post Construction

- a. The Project Manager will conduct the final housing rehabilitation inspection. If necessary, a punch list citing unfinished work items will be prepared and a second final inspection conducted. The Project Manager shall not request final payment of any contractor until all work items have been completed and a Certificate of Satisfaction has been signed by the homeowner.
- b. Project Manager is responsible for completeness of file.
- c. The Assistant Director or designated administrative staff will review files for completeness.

6. On-Going Project Maintenance

- a. In accordance with 24 CFR 92.252, City staff shall review and recommend to the Director the approval of rents for each HOME-assisted rental project on an annual basis. Each project file shall include documentation of the annual rent structure for each HOME-assisted rental unit.
- b. In accordance with 24 CFR 92.504(d), the Project Manager shall inspect each HOME-assisted rental unit within one year of project completion and a minimum of once every three (3) years thereafter to ensure the quality and safety of each unit, based on the number of HOME-assisted units. The Project Manager shall conduct inspections more frequently if specific units are found to have health and/or safety issues.
- c. The Assistant Director shall review and document the financial condition of each rental project with ten (10) or more HOME-assisted units to determine its on-going viability and recommend corrective actions to the Director if problems are identified.

7. Debarred Contractors Review

To ensure compliance with 24 CFR 85.35 and 24 CFR 92.350, the Project Manager will check the listing of Debarred Contractors to determine a contractor's eligibility and place a copy of the Debarred Contractors list in each project file. The federal

and state debarment list can be found on the websites of the [U. S. Department of Labor](#) and [N. C. Department of Administration](#), respectively.

III. Single-Family Affordable Housing Development

A. Program Description

The construction and sale of affordable housing is designed to enhance property values and quality of life in low-to-moderate income areas in High Point. The program encourages the development and purchase of these homes by providing financial assistance to developers as well as potential buyers. The City of High Point has partnered with Community Housing Development Organizations (CHDOs) in the development of new units of affordable housing.

A CHDO is a nonprofit organization whose purpose is to provide decent and affordable housing to low and moderate-income persons (24 CFR Part 92.2). The City is required to set aside a minimum of fifteen percent (15%) of its HOME funds for CHDO activities (Part 92.300) and allocates funding to each of its participating CHDOs on an annual basis. Currently the City of High Point has written agreements (Part 92.504(c)(3)) with two CHDOs: Habitat for Humanity of High Point, Trinity and Archdale (Habitat) and Community Housing Solutions of Guilford, Inc. (CHS).

The City may, at its discretion, partner with for-profit or **non-profit** builders to increase unit production.

B. Commitment to Affordable Housing

The Infill Housing Program is directed toward home purchases by income-eligible households. Intended results of this Program include the following:

1. Provides buyers with an opportunity to build wealth through homeownership;
2. Enhances confidence and stability in many transitional neighborhoods located in the Core City; and
3. Builds on the presence of existing homeowners to strengthen neighborhoods.

C. CHDO Evaluation/Review Process

The CHDO Capacity Self-Assessment Tool⁶ is used as a guide to determine the initial and continued eligibility of non-profit developers to partner with the City in the construction of affordable housing.

The process of becoming a recognized CHDO by the City is as follows:

1. The organization shall submit a letter to the Department expressing their interest in being considered as a CHDO, briefly describing their development experience and

⁶ <http://www.ncdaonline.org/pdf/chdo/CapacitySelfAssessmentTool.pdf>

organizational capacity. The applicant organization must have been in existence for at least one year from the date of incorporation and have obtained tax-exempt status prior to applying.

2. A copy of the City's CHDO Application will be forwarded to an authorized representative of the organization to be completed and returned, along with supporting documentation (e.g., copy of articles of incorporation, listing of board members/backgrounds, financial statements, etc.).
3. The Director and/or Assistant Director will meet with representatives of the organization to review their documentation and to discuss next steps.
4. If the application is successful, the Director will forward a letter to the organization stating their designation as a CHDO for the City and begin the process of developing a written agreement with the organization.
5. If the initial application is deemed inadequate, the Director will forward a letter to the organization highlighting the area(s) of deficiency and recommend steps for improvement (e.g., improve board/staff capacity, participate in HUD-sponsored CHDO training, etc.).

CHDOs shall be evaluated at least on an annual basis to determine the organization's continued eligibility. The evaluation criteria shall include, but not limited to, the following:

1. Level of capacity of paid staff appropriate to CHDO's role (i.e., owner, developer and/or sponsor);
2. Progress on development projects to date;
3. Capacity of staff to accomplish contract goals;
4. Fiscal management;
5. Composition of Board of Directors in relation to HOME Program requirements; and
6. Continued good standing with the State of North Carolina.

D. Project Underwriting

The City shall document the assessment of each project and has established the following underwriting guidelines for rental and homebuyer development projects:

1. Subsidy Layering

The City shall (a) ensure that the amount of HOME funds invested is not more than necessary to provide quality, financially viable affordable housing; (b) determine a reasonable level of profit/return to the owner/developer based on the size, type and complexity of the project; (c) examine funding sources and uses for cost reasonableness; and (d) verify and document financial commitments.

The City shall require CHDOs to provide sufficient project financial documentation to complete underwriting process.

2. Property Standards

For rehabilitation projects with twenty-six (26) or more units, the City shall perform a Capital Needs Assessment, which documents the projected operating and other expenses for the specific project during the affordability period, in accordance with 24 CFR 92.251(b)(1)(ix).

3. Market Assessment

In accordance with 24 CFR 92.250(b)(2), the City shall (a) assess and document the current market need for projects through its periodic Assessment of Fair Housing, (b) utilize findings from recent studies such as the City's Market Segmentation Study as a basis for determining neighborhoods in which to enhance affordable housing efforts prior to entering into project agreement with CHDO, and (c) certify compliance in IDIS at project set-up stage. Each project file shall contain market assessment documentation (e.g., a copy of the market segmentation information based on the census tract in which the project is located).

4. Developer Capacity/Fiscal Soundness

In accordance with 24 CFR 92.2 and 92.250(b)(2), the City shall certify and document that the CHDO (a) meets the definition and regulatory requirements of a CHDO and (b) has the capacity to fulfill the specific project role (i.e., owner, developer, and/or sponsor) each time funds are committed to specific CHDO projects. Each project file shall contain documentation of the CHDOs project capacity and fiscal soundness.

IV. Down Payment and Closing Cost Assistance Programs

A. Program Description

The purpose of the City-Wide Down Payment and Closing Cost Assistance program is to provide financial assistance to qualified low to moderate income citizens in High Point who are interested in purchasing a home.

The City's Core City Homebuyer Assistance Program provides down payment and closing cost assistance to increase homeownership and to promote income diversification in the Core City of High Point.

B. City-Wide Down Payment and Closing Costs Assistance

The City-Wide Homebuyer Assistance Program provides affordable homeownership opportunities for income-eligible homebuyers, by provision of deferred, low-interest loans to reduce out-of-pocket cash requirements for down payment, closing costs, and pre-paid expenses for the purchase of a home⁷ outside of the Core City. However, the program does not include providing assistance with earnest pay/good faith deposits that may be required by a Realtor or former homeowner to hold property. The program requires that the homebuyer:

- receive an approved loan from a participating lender;
- be income eligible for the program (80% or below the area income median);
- purchase a home within the City limits (except within the Core City limits); and
- provide \$500 of their own funds toward the purchase.

The program cannot be used to purchase a home that exceeds 95% of the median purchase price⁸ for the City of High Point metropolitan area in accordance with 24 CFR 92.254(a)(2)(iii).

City-Wide Down Payment and Closing Costs Assistance loans shall not exceed a maximum amount of \$5,000. Loan repayment terms include a three-year deferment and a three percent (3%) interest rate over 5 years.

1. Qualifications

Program Qualifications require an applicant to meet certain eligibility requirements before assistance can be awarded. These requirements are as follows:

- a) Meet income guidelines based on family size pursuant to HUD's yearly income schedule. Annual income as reported under the Section 8, 24 CFR Part 5 - Definition of Income. Income certification shall be included in every file.

⁷ A "home" is a single-family residence or condominium/townhouse affixed to a permanent foundation.

⁸ As of this writing, 95% of the median purchase price for the High Point metropolitan area is \$144,000 for an existing, single-family unit and \$224,000 for a newly-constructed, single-family unit. Updates can be found on HUD's website at <https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>.

- b) Attend a minimum of eight (8) hours of homebuyer counseling/training.
- c) Select a house within the city limits of High Point (not including the Core City) that does not exceed 95% of the area median purchase price, as provided by HUD on an annual basis.
- d) Have liquid assets of less than \$10,000.
- e) Be able to obtain a home loan from a participating lender (Please refer to the Participating Lender qualifications outlined below).
- f) Have acceptable credit - defined by City staff as no-charge offs, late payments, outstanding judgments or collections (excluding medical bills) - for the past two years.
- g) Steady employment at the same company or in the same industry for the past two years or dedicated source of income.
- h) Be able to invest a minimum of \$500 of personal funds toward the cost of purchasing the home. These funds can be “gift funds” but prepaid items paid by the buyer are not included in the \$500 requirement.
- i) Have a debt to income ratio not to exceed 31% for housing costs and 43% total debt including the proposed housing payment.
- j) Correction of existing Minimum Housing Code Inspection items. New Construction is exempt but must obtain a Certification of Occupancy.
- k) An Environmental Review shall be requested and completed prior to loan approval.
- l) An Eligibility checklist and Income Certification shall be included in every file.
- m) Evidence of the purchase of homeowner’s insurance.

2. Lender Participation

Lenders who desire to participate in the City-Wide Homebuyer Assistance Program agree to apply lending standards that are not predatory in nature. This requirement is designed to protect the homebuyer from predatory lending that may strip homeowner equity through illegal and unethical practices. ⁹Predatory lending practices may include, but not be limited to, excessively high fees and commissions, the misrepresentation of the mortgage’s terms and conditions, high interest rates, repeated financing of loans and balloon payments.

Participation Criteria

The financial institution must:

- a) have a homeownership program that offers conforming loans with 1% or less origination fee;
- b) must not charge any form of associated costs, fees, etc. for providing a loan, i.e. broker’s fee;
- c) underwrite for the combined total loan-to-value not to exceed 100% of appraised value;
- d) underwrite such that the maximum loan cannot exceed 95% of the median purchase price as established by HUD (*see Section B above*);

⁹ Predatory lending is any lending practice that imposes unfair or abusive loan terms on a borrower.

- e) provide an interest rate at market;
- f) be willing to provide proof of a current valid license and NMLS ID# for participating brokers;
- g) be willing to inform prospective candidates about the programs, facilitate the application process on behalf of homebuyer, and submit the application to the City for approval.
- h) ensure applicant's eligibility to programs to the best of their ability

C. Core-City Homebuyer Incentive Program

The Core City Homebuyer Incentive Program (CCHBI) was created to promote greater income diversification within the City's Core City area (see map below), by provision of forgivable loans to reduce out-of-pocket cash costs for down payment, closing costs, and pre-paid expenses. The program requires the homebuyer:

- to receive an approved loan from a participating lender;
- purchase a home within the Core City with a purchase price of \$200,000 or below; and
- provide \$500 of their own funds toward the purchase.

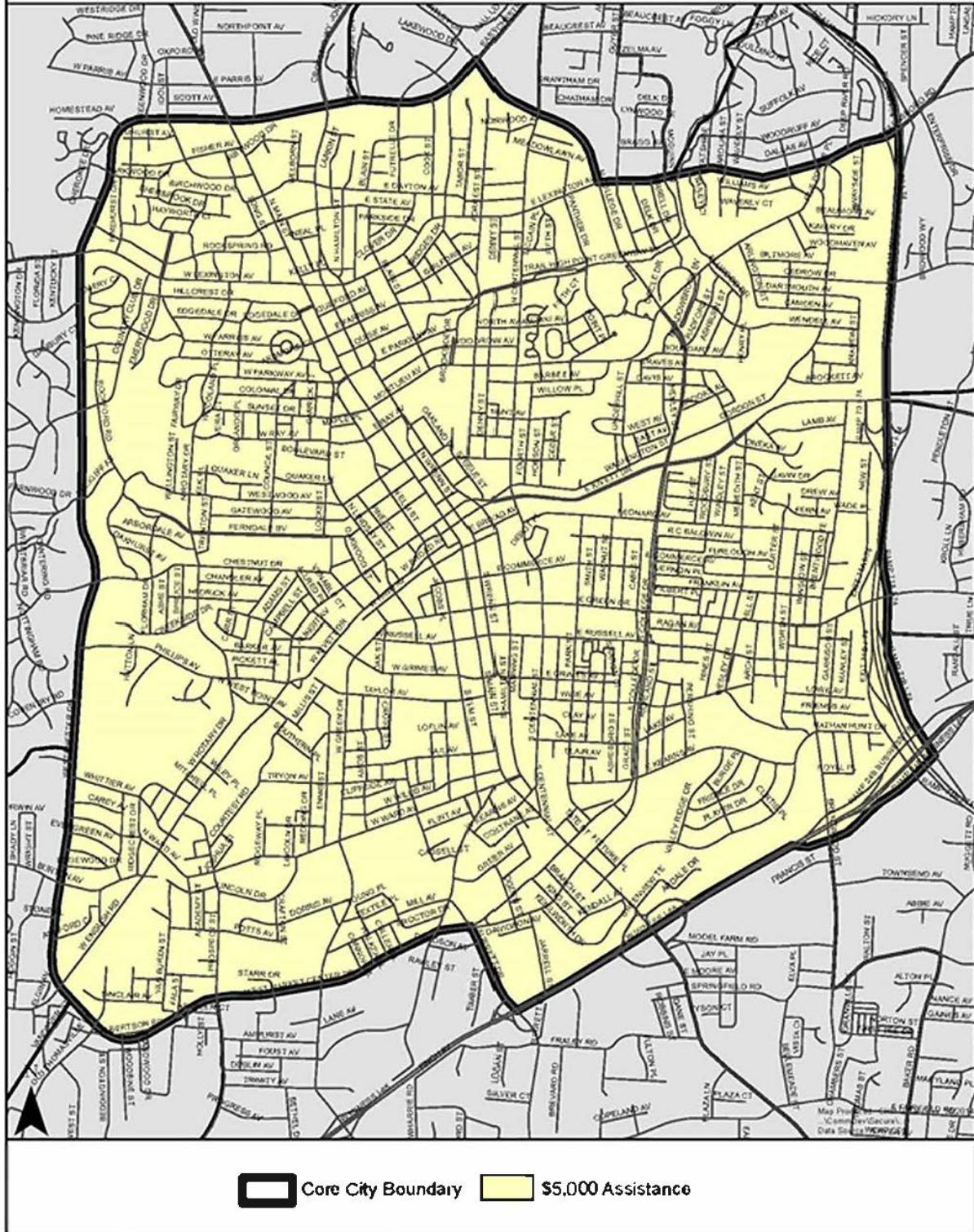
For first-time homebuyers, the homebuyer shall also be required to complete an 8-hour Homebuyer Education class and commit to participate in post-purchase counseling consisting of two, 2-hour individual counseling sessions within the first 12 months of ownership.

The Director may waive any of the requirements given above at their discretion.

CCHBI is provided in the form of a forgivable loan in the amount of \$5,000. The loan is forgiven at 20% per year over a five-year period. If the homebuyer ceases to own and occupy the home during that five-year period, the remaining pro-rata loan balance shall be due and payable to the City.

There are no income requirements associated with CCHBI. Core City homebuyers who are eligible for federal funding will have additional requirements including, but not limited to, a minimum housing code inspection.

Core City Home Buyer Incentive Zone



Lead Safe Housing

Many housing units in the Core City were built in or before 1978, the year when the use of paint containing lead was banned. With the dangers of lead-based paint being well [documented](#), particularly to children ages 6 and under, it is the goal of the City to minimize the potential exposure to possible sources of lead-based paint hazards in homes being purchased with CCHBI funding.

In conjunction with the other requirements provided above, the following is a list of criteria that the City shall follow as a part of its underwriting process regarding lead safety, taking into account the age of the home and the presence of children.

	<i>Home built in 1978 or before</i>	<i>Home built in 1979 or after</i>
<i>Borrower DOES NOT have children ages 6 and under nor children in this age range that will be “visiting frequently”</i>	No additional action is required	No additional action is required
<i>Borrower DOES have children ages 6 and under or children in this age range that will be “visiting frequently”</i>	See below	No additional action is required

1. Upon receiving an application for CCHBI funding from the Participating Lending, City staff will provide the Borrower with a copy of the brochure entitled “Protect Your Family from Lead in Your Home” (Lead Brochure).
2. At closing, the Borrower will be required to sign a statement verifying that they received a copy of the Lead Brochure as well as indemnifying the City against any future obligation related to lead-based paint hazards.

V. Other Program Elements

A. Minimizing Displacement

The City of High Point will utilize the following program elements to minimize displacement and maximize benefit to low- and moderate- income households during implementation of the rehabilitation program, **if federal funds are used**.

1. The City will follow applicable federal regulations pertaining to displacement of affected residents.
2. The City will relocate individuals only if the dwelling units in which they live are dilapidated and/or if lead based paint regulations require relocation. The Housing Specialist and Project Manager will coordinate temporary relocation of the client into a decent, safe, and sanitary unit.
3. The City’s loan programs discourage the subsequent sale of rehabilitated property by enforcing its recapture provisions.

B. Repeat Assistance

Applicants who have received prior assistance under any of the City of High Point's rehabilitation programs may not apply for additional assistance for a period of five (5) years from the date of completion of prior work or until after the satisfaction of any liens placed on the property, whichever is later.

Applicants will become ineligible for repeat assistance if they have reached a maximum of \$25,000 in assistance from all City rehabilitation program resources combined.

Prior to making a determination on repeat assistance, the Director and Assistant Director will have available to them the following additional information:

1. Funding Source(s) for Prior Assistance (e.g., \$10,000 maximum for URP)
2. Date and Terms of Prior Assistance (e.g., will not be considered for component replacement work for at least 10 years after work was completed)
3. Prior and Current Work Write Up
4. Necessity and cause of repairs currently requested

Exceptions can be made subject to approval by the Director. Grounds for exception may include severity of the housing need and the nature of the repair work.

APPENDICES

Appendix A: Verifying and Determining Income

1. Current household income, projected 12 months into the future, must be verified and verification shall be kept in each applicant's file. Once income is verified, the agency shall formally determine if the family is income eligible for assistance.
2. Verifications of income should not be more than six months old when the family receives agency assistance.
3. The financial institution that holds certifications of deposit, savings or checking accounts is the preferred source to verify their earnings and values.
4. Income should be verified using the following methods in order of preference:
 - a. Written third party verification completed by the employer or other income source, mailed or faxed directly to the Community Development and Housing (CD&H) Department. For applicants receiving income from the Social Security Administration (pensions, disability benefits, Social Security, or others) or from Social Service agencies, request the information from the office serving the area to the attention of an identified CD&H staff person. Hand-delivery of third-party verification documentation may be accepted on a case-by-case basis.
 - b. For employees earning wages or salaries, a previous year's W-2 form or copies of current (meaning they were issued no more than 30 days prior to the application for assistance) paycheck stubs for a three-month period. For applications receiving benefits through public agencies, a copy of the award letter is acceptable.
 - c. For those with unearned income and no other alternatives are possible, a photocopy of the regular benefit check is acceptable, along with a signed affidavit.
5. The previous year's completed Federal tax returns (1040) including W-2 forms and all other schedules for all adult household members. Those individuals who did not file a tax return must provide a notarized affidavit stating the same.

Self-employed individuals, or persons having variable or seasonal annual income must submit the previous three year's Federal tax returns. W-2 forms alone are not considered adequate income verification. During the last six months of the calendar year, the tax forms should be supplemented with recent income documentation.

Appendix B: Competitive Bid Procedure

Projects are awarded on the basis of a *competitive bid*. In most cases, all contractors on the ¹⁰preferred contractor list will be sent written invitations to bid on the prospective project several days prior to the bid meeting. On occasion not all contractors will be invited to bid on project. Some of the reasons for not inviting a contractor to bid on a particular project include the following:

1. The contractor's backlog of work would preclude beginning the prospective project by the desired date;
2. The scope of the work for the project is not a good fit with the contractor's particular area of expertise;
3. There are issues or problems with performance on a previous or current project that have not been resolved to the satisfaction of the project manager.

A brief summary of the bid process is given below:

- An Invitation to Bid is sent to all preferred contractors, informing them of the date for the Bidders Meeting (usually includes a site review) and the Bid Due date and time.
- Contractors shall bid on the prepared Work Write-Up.
- Contractors or their representative shall attend the Bidder's Meeting in order to be eligible to bid.
- All bids shall be submitted to the City by the established Bid Opening date and time.
- No bid may be changed or corrected after the Bid Opening (note that the contractor need not be present at the bid opening).
- All bids will be considered firm contract prices, and contractors will be held to their total bid price.
- Prior to being awarded a bid, a contractor shall have the Work Write-Up reviewed by the City's Project Manager. The total bid price shall equal the sum of the line items located within the Work Write-Up.
- If awarded a bid, a contractor has three (3) business days from date of notification to refuse the project. If refused, the project will be awarded to the next lowest acceptable bid.

The bid meetings are held at the jobsites and the contractor or a designated representative may be present in order to submit a bid. Each contractor shall be issued two copies of the work write-up. One is for the contractor to keep for reference and note taking. The other is the bid copy to be turned in before the bid deadline. At the bid meeting, the project manager will review the work write-up with the contractors on a line item basis. Contractors have the opportunity to inspect the property to evaluate the condition of the property for themselves.

The bid opening is held at a designated location in City Hall. Contractors need not be present at the bid opening but are welcome to attend. To be eligible, a bid must arrive at the City prior to the announced bid opening deadline.

¹⁰ A preferred contractor is one who has completed the Community Development and Housing Department contractor application process (i.e. reference checks, insurance, etc.).

In general, the contractor submitting the lowest bid will be awarded the contract for the project in question. The City retains the right to reject any and all bids when it is judged to be in the best interests of the City to do so.

New Contractors: Contractors must demonstrate their ability to successfully complete their first project before being awarded other projects. If contractors desire to become a preferred contractor:

- 1) Complete a contractor's questionnaire form which includes references, financial information, and recent jobs completed.
- 2) Provide appropriate documentation, including licenses and liability insurance.

Appendix C: Housing Quality Standards



COMMUNITY DEVELOPMENT & HOUSING DEPARTMENT

CITY OF HIGH POINT

**HOUSING QUALITY STANDARDS
FOR NEW CONSTRUCTION**

AFFORDABLE HOUSING DEVELOPMENT PROGRAM

JOB START-UP REQUIREMENTS

- I. Provide approved Porta-Jon with weekly maintenance at job site.
- II. Provide approved means of temporary power at job site by starting date of job.

1. FOUNDATION

FOUNDATIONS

The sizing of and type of concrete materials selected for footings, foundation walls, piers, retaining walls and curtain walls shall be determined by the NC State Building Code. However, it is a requirement of the Infill Housing Quality Standards that all masonry/concrete foundation walls shall be veneered with brick and mortar. Foundation coatings of stucco, paint, or other exterior coatings shall not be permitted.

VENTS

Install vinyl, screened and automatically dampered foundation vents.

2. SITE IMPROVEMENTS

GRADING

Grade soil to a minimum clearance of 6" between siding and grade. Form a swale to divert surface water away from foundation. Seed all areas of disturbed soil with Fescue grass seed, fertilize and cover with straw.

CONCRETE DRIVEWAY

Concrete driveways shall be 4" minimum thickness with wire reinforcement. Wire mesh reinforcement shall be **6/6 10-10 welded steel wire** fabric, conforming to ASTM-A185. Sides and ends shall be lapped at least 6". Use only transit mixed 3,500 PSI grade concrete. **Concrete shall not be poured when the surrounding air temperature is below 40 degrees F.** Install 1/2" isolation joints at sidewalks' and control joints every 10' per industry standards and 1" in depth. Edge the driveway and complete with a light broom finish.

CONCRETE SIDEWALK

For sidewalks, form and pour a 3' wide, 4" minimum thickness concrete sidewalk. Surface finish driveways and sidewalks to a light broom finish. Use only transit mixed 3,000 PSI grade concrete. **Concrete shall not be poured when the surrounding air temperature is below 40 degrees F.** Groove the walkway every four lineal feet. Round the edges of the walkway and complete with a float and broom finish.

CONCRETE STEPS

Size the steps to be uniform in width and height with risers that do not exceed **8-1/4"** and that treads are not less than **10-1/4"**. Surface to have a light broom finish and rubbed finish after the forms are removed. **Concrete shall not be poured when the surrounding air temperature is below 40 degrees F.**

LANDSCAPING

Yard areas that are to be seeded shall be loosened to a depth of two inches. Apply **Kentucky Tall Fescue** at the rate of 1/2 pound per 100 square feet. Apply **10-10-10 fertilizer** at the rate of 2 pounds per 100 square feet. Apply **straw** at the rate of 1/2 bale per 100 square feet. Materials shall be distributed uniformly over the areas to be seeded.

3. FLOORING

UNDERLAYMENT

Underlayment shall be **3/8" thick AC exterior** plywood panels and shall be nailed with steel flat countersunk headed nails, slightly recessed and spaced not more than 6" on center along panel edges and not more than 8" on center along panel interior. (A screw schedule may be substituted at the contractor's discretion.) Fill and sand underlayment so as to provide a smooth and even base. Underlayment shall be installed on the inside of any closets that can be accessed from the room.

VINYL FLOORING

Install cushioned **Armstrong** (or equivalent) 15-year wear warranted vinyl sheet floor covering over clean floor. Use recommended flooring manufacturer installation guidelines and apply in accordance with manufacturer's instructions. Sheet vinyl flooring is to be installed in a manner which will minimize the need for seams. Seams shall be placed in inconspicuous locations, away from heavy traffic areas. All seams shall be in accordance with the manufacturer's instructions and seams are to be sealed using seam-sealer recommended by the manufacturer. Fitting and cutting shall be done carefully so as to produce an "invisible" seam. use aluminum edge trim at doors only. Install shoe molding around the perimeter of floor and finish to match. Floor covering shall include the inside of any closets that can be accessed from the room. Submit vinyl samples for approval. Allowance for vinyl sheet floor covering shall be not less than **\$10.50 per sq. yard**. Vinyl pattern and color to be selected from available Armstrong stock.

CARPET

Carpet padding and carpet shall comply with FHA standards UM-44A.

(a) Padding shall be **1/2" thick** FHA approved rebond; and

(b) Carpet shall be FHA approved **plush nylon** with a minimum pile yarn weight of **44 ounces per square yard**.

Use tack strips along all walls to be carpeted. Cut off doors as required to clear carpet. Care shall be exercised when cutting doors to prevent splintering or damage to the doors. Install metal carpet strips where carpet abuts other types of flooring surfaces. Carpet shall be installed in closets of rooms where carpet is specified. All carpet laying work is to be done by professional carpet installers. Seams shall not be permitted in the standard running length of the carpet. Carpet shall be laid in a manner which will minimize the need for seams. Required seams shall be placed in inconspicuous locations, away from heavy traffic areas.

Install **15-year** wear warranted carpet and pad.

4. EXTERIOR WALLS

HARDIBOARD SIDING

Siding color and style shall be selected by the owner. Siding shall have a manufacturer's **life time warranty**. Install 1 "Hardiboard" siding over insulation board or in accordance with approved Model Energy Code/Energy Star guidelines. Siding shall be installed according to the manufacturer's instructions. Wrap all exterior fascias, soffits, rakes, front porch ceiling and columns, window frames and sills with color coated aluminum. Nails shall be aluminum. Use light blocks at all exterior light locations. Caulk all seams and cracks with color-matched latex caulk.

VINYL SIDING

Vinyl siding color and style shall be selected by the owner. Siding shall have a manufacturer's life time warranty. Siding shall have a minimum thickness of .040". Install vinyl siding with 3/8" Styrofoam plastic insulation board. Siding shall be installed according to the manufacturer's instructions. Wrap all exterior fascias, soffits, rakes, front porch ceiling and columns, window frames and sills with color coated aluminum. Nails shall not be driven tight. Nails shall be aluminum. Use light blocks at all exterior light locations. Caulk all seams and cracks with color-matched latex caulk. All siding installed shall be manufactured in accordance with the BOCA Research Report #NER 460.

5. EXTERIOR DOORS

Note: Key all installed locks the same if two or more exterior door locksets or deadbolts are installed.

EXTERIOR DOOR

Install a 1-3/4" thick, 24-gauge galvanized steel veneered **Masonite** (or equivalent), insulated core, six panel exterior door, with reinforced lock block, frame and casing. The door shall be hung on three 4" brass plated butt hinges and install a pick resistant entrance type lockset and single cylinder entrance type dead bolt. Install a brass plated door stop on the baseboard. Door is to be installed complete with vinyl beaded weather stripping and an aluminum threshold with vinyl insert. Door may come with or without glass in the top portion. Door shall be factory primed and come with a **five-year** manufacturer's warranty. All exterior doors shall have a solid platform of concrete or approved decking at every exterior entrance.

DEADBOLT LOCKS

Deadbolt locks (**Kwickset, Schlage or equivalent**), are to have case hardened rim and throw bolt at least 1" long. Locks on solid doors are to have a thumb-turn on the inside. Locks on doors with glass windows shall be keyed on both sides.

6. STORM DOORS

STORM DOOR

Install an aluminum framed, color finished **Anderson 3000 Series** (or equivalent) storm door, complete with all hardware, mechanical closure, vinyl sweep, storm check, one screen and two glass panels. Extruded door stiles shall be a minimum of 1" thick for continuous hinge and 1-1/4" thick for three hinge, with top rail and stiles a minimum of 1-1/2" wide. Storm doors to be furnished in white or brown.

7. WINDOWS

WINDOWS

Provide for **Anderson “American Craftsman”** (or equivalent) windows that are constructed of vinyl double hung, double glazed window and frame, with tilt-out sashes and all code required hardware. Windows shall meet or exceed current Model Energy Code/Energy Star Guidelines. Windows shall be colored vinyl with half screens. Windows shall be installed strictly in accordance with the manufacturer’s instructions. Fill all voids with insulating foam and a continuous 6 mil polyethylene vapor retarder between framing and casing. Installation shall include all exterior and interior trim. Install an aluminum framed screen and locks. Caulk all window frame seams and joints with a color-matched caulk.

8. PORCHES

WOOD DECK

All materials used for decks shall be pressure treated wood. The complete outer band will consist of 2” x 8” lumber. Joists will be 2” x 6” lumber. Posts are to be 4” x 4” lumber embedded in 12” of concrete. Joist hangers or ledger strips shall be used for all joist ends. Joists shall be on 24” centers. Flooring shall be 2” x 6” or 5/4” deck planking. All nails shall be galvanized. Care shall be exercised during nailing to avoid “split outs”. Deck construction must be in accordance with the North Carolina Building Code, Volume VII.

9. GUTTERS

GUTTER SYSTEM

Install pre-finished, seamless aluminum gutters on all horizontal fascias, with adequate downspouts for proper drainage. Gutters are to be secured with spikes and sleeves set no more than 24” on centers. Install precast concrete (not plastic) splash blocks at the base of each downspout.

10. ROOFING

SHINGLE ROOFING

Install 1 layer of 15 lb. builders felt with a 2” top lap and a 4” side lap. Install minimum **GAF 30-Year** (or equivalent) laminated fiberglass shingles conforming to ASTM D3462 (Class A, Type 1). Install to the manufacturer’s instructions. Drip edge shall be installed around the perimeter rakes of the roof edge. Install stepped metal flashing and counter flashing at all chimneys. Flash all plumbing vents, valleys and junctions of roof to walls. Install with galvanized or aluminum nails. Provide a **Limited Lifetime material warranty and a one-year written warranty** on the labor.

SOFFIT VENTS

Under eaves venting to be perforated vented vinyl 8” by 16” vents or continuous strip vent. Mandatory specifications for ventilation are 1 sq ft free area per 150 sq ft attic floor.

GABLE VENTS

Install A type gable vents, vinyl or pre-painted aluminum. Prime and paint two coats to match existing. Mandatory specifications for ventilation are 1 sq ft free area per 150 sq ft attic floor.

11. HEATING EQUIPMENT

NOTE: All electrical hook-up and control wiring, fuel piping, duct and furnace installation shall be in accordance with the NC State Building Code. All system design and mechanical work shall be performed by a licensed heating contractor and warranted to meet performance, general, material and workmanship specifications. All work is to be made without damage to structural members, walls, ceilings or floors.

NOTE: All low voltage wiring, gas piping or any necessary penetration shall be protected with an approved conduit installed through the foundation wall to the furnace or condensing unit.

FORCED AIR HEATING AND AIR CONDITIONING

Install a forced air electric or gas heat and electric cool system with an AFUE minimum rating of **90% (or better) AFUE and minimum 13 SEER for cooling**. The system shall have sufficient size and capacity to maintain an inside temperature during the heat cycle of 70 degrees F when the outside temperature is at 10 degrees F. and maintain an inside temperature during the cool cycle of 78 degrees F when the outside temperature is at 95 degrees F.

Supply and return plenum for the unit shall be of sufficient length to extend through the foundation wall a minimum of 12" beyond the wall. Any opening made in the masonry foundation wall for the plenum shall be braced and supported with steel angle irons of appropriate size. Adequate supplemental floor supports shall be provided for floor joists bearing on framing across the opening. The plenum shall be protected with a metal flashing that covers the plenum on three sides. The flashing shall extend from the package unit to the foundation wall and shall be attached with sheet metal screws at the unit and caulked with an approved caulking material at the joints.

The air duct design shall utilize a main trunk. Do not install a "spider" design air duct system. New duct installation shall have a minimum of R-8 duct insulation with a vinyl vapor barrier. Seams shall be stapled and sealed vapor tight. Install the filter in an interior wall for easy access by the owner. Adjust, balance and control the system to provide the uniform distribution of heated and filtered air to all rooms. Restore ground area around exterior units to provide for positive drainage away from the equipment and the house.

12. MOISTURE AND THERMAL CONTROL

VAPOR BARRIER

Remove all debris from crawl space and install a 6 mil. polyethylene vapor barrier on ground. Lap seams 12" minimum and lay vapor barrier flat. Cover 85% of the total area. **NOTE:** Do not install vapor barrier until after termite treatment.

FLOOR INSULATION

Install R-19 kraft faced fiberglass roll insulation with vapor barrier facing up toward the floor. Hold the insulation in place with tiger teeth or staples.

ATTIC INSULATION

Insulate the attic to a minimum of R-38 blown in place cellulose or fiberglass insulation. Display an attic insulation certification card on a roof rafter in the attic directly above the attic access scuttle to verify the R value.

DRYER VENT

Install outside venting for the clothes dryer, using aluminum metal flexible dryer vent hose with a dampered exterior weather cap.

13. PLUMBING

NOTE: The design and installation of all new plumbing and fixtures shall comply with the provisions of the NC State Building Code (PVC drain from the curb to the house shall be 4" diameter piping to include the soil and vent stack. All plumbing work shall be performed with a permit and by a licensed plumber. All work is to be made without damage to structural members, walls, ceilings or floors.

PLUMBING MATERIALS

Plumbing materials shall comply with and be installed in accordance with the North Carolina State Plumbing Code. All piping shall be installed in a manner which will not cause critical damage to structural members. Sewer and waste lines shall be PVC plastic pipe with compatible fittings. Include connections for the washer/dryer area. Use solvents recommended by the pipe manufacturer. Supply (water) lines shall be type L hand drawn and code approved plastic tubing with wrought copper fittings. Fixture supply lines shall be rigidly mounted plastic pipe with shutoff valves. Do not use lead-based solder with non-corrosive flux. Water lines may be neoprene in lieu of copper. Grade and seed all areas of disturbed soil with Fescue grass seed, fertilize and cover with straw.

KITCHEN SINK

Install a stainless sink, self-rimming, 4-hole, 2 basin **Glacier Bay** (or equivalent) 20-gauge (or better) kitchen sink, with 8" deep bowls complete with basket strainers and spray nozzle. Install sink complete with drain piping and trap assemblies and 2 supply lines with individual cut-off valves.

KITCHEN SINK FAUCET

Install a chrome plated all metal single level **Delta "Grant"** (or equivalent) 1.8 GPM kitchen faucet with a ceramic cartridge, drain piping and trap assemblies and 2 supply lines with individual cut-off valves.

VANITY

Install a white lavatory on an **all wood** cabinet base. Install a chrome plated all metal single handle lavatory **Delta "Foundations"** (or equivalent) **1.2 GPM bath** faucet with pop-up drain stopper, drain and trap assembly and 2 supply lines with individual cut-off valves.

FIBERGLASS BATHTUB

Install a one piece white 5' **Sterling "All Pro"** (or equivalent) fiberglass bathtub with shower chrome plated Delta "Porter" 2.0 GPM shower faucet with filler valve, shower diverter valve and pop-up drain stopper. Tub surround to have an integrally molded soap dish and grab bar. Install a chrome plated or polished aluminum shower curtain rod.

TOILETS

Install a white, water saver type, **American Standard "Cadet", 1.28 GPF** (or equivalent) water closet in bath. Install a new wax seal. Install a supply line with cut-off valve.

WATER HEATER

Install a **6-year warranted** electric or gas water heater and a cold water shut off valve. Water heater to have a minimum 40-gallon capacity and be equal to that manufactured by Rheem (or equivalent). Upright types installed inside of houses shall have extension piping added to the relief valve to direct relief to underneath the house. Low-boy types that can be mounted under the structure shall be placed on a 4" thick concrete slab. If the heater is installed in an unheated space, install additional R-10 insulation over sides (and top of electric tank) and install 1/2" wall thickness foamed plastic insulation over the supply piping. Do not cover valves, controls, access panels to heating elements or junction boxes. Provide all electrical, venting, gas or plumbing connections as applicable.

14. ELECTRICAL SERVICE

WIRE ELECTRICAL SYSTEM TO CODE

The design, construction, installation, adjusting and labeling of all electrical equipment, devices and accessories shall comply with the provisions of the current edition of the National Electrical Code (NEC). All electrical work shall be performed under a permit and by a licensed electrical contractor. This installation is to be made without damage to structural members, walls, ceilings or floors.

All major appliance outlets (including the washer/dryer connection) and other equipment shall be on separate grounded circuits.

All rooms shall have the minimum number of receptacles, as per the NEC, and a switched light fixture. Install switched light fixture at all exterior entrances. Install a door chime at the front entrance.

Use only GFCI's in bathrooms, laundry rooms and kitchens within 5'-0" of plumbing or other path to ground.

Wiring shall be concealed to the maximum possible. Use non-metallic sheathed cable with copper conductors. All branch circuit wire gauges shall be in accordance with the National Electric Code.

200 AMP SERVICE

Install a 200-amp minimum service panel, main disconnect, and circuit breakers. Panel to have main disconnect breaker and accommodate 20 circuit breakers. All major appliances are to be on separate circuits. Provide circuit index on service panel door showing which lines are served by each breaker.

BATHROOM FAN

Install a **Broan 40000 Series** (or equivalent) exhaust fan with wall mounted switch. Exhaust fan shall be ducted outdoors with a 4" minimum diameter insulated duct and a dampered and flashed vent. Exhaust fans shall be rated at 50 CFM (or better).

RANGE HOOD

Install a 30" ducted range hood with separately switched two speed 160 CFM (or better) fan and light. Install Stovetop Firestop fire suppression canisters.

LIGHTING

All interior and exterior lighting shall be furnished for every application as necessary for completion. A minimum of one Hampton Bay "Southwind" (or equivalent) 52 in. Brushed Nickel Ceiling Fan.

Ceiling fixtures in living areas and bedrooms shall be 2-Light Brushed Nickel Flushmount variety.

Overhead kitchen lighting shall include a general-purpose Lithonia Lighting 41-watt, 4 ft. White LED wraparound light.

Dining room lighting shall include Progress Lighting Trinity Collection (or equivalent) 5-Light Brushed Nickel Chandelier.

Bath fans shall be Nutone (or equivalent) 70 CFM Ceiling Exhaust Fans/ Light combos with White Grille and Bulb.

15. ENERGY EFFICIENCY

New homes must meet Energy Star Qualifications strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency. Use of programs such as SystemVision or similar are recommended.

16. PEST CONTROL

TERMITE EXTERMINATION

Treatment is to be done by a professional pest control operator, properly licensed and bonded. Soil treatment shall be applied to dry soils during clear weather after all grading is completed. Exterminate structure for termites and powder post beetles, using **approved pesticide products**, applied according to the manufacturer's specifications. Exterminator shall provide to the contractor a certificate of treatment and a one-year termite and powder post beetle extermination warranty.

17. EXTERIOR PAINTING

Caulk all cracks and seams on building components as required to stop air infiltration including siding, trim, and around doors and window frames. Prime any bare wood with oil or latex based exterior primer. Do not apply exterior paint in damp or rainy weather. Do not apply exterior paint when the temperature is below 45 degrees F. All color selections are to be made by the owner from samples furnished by the contractor.

PAINT FOR HOUSE AND TRIM

Where paint is required, prime all bare wood or substrate. Paint all exterior fascias, soffits, rakes, porch ceiling(s) and columns, and all miscellaneous exterior woodwork (not covered with vinyl or aluminum) with two coats of exterior latex house paint. Paint the outside of exterior doors, jambs and casings; the outside of window sash, frames, sills and casings; and access door and frame with two coats of exterior latex enamel.

NOTE: Clean all paint from window glass and loosen all windows that are stuck with paint.

18. INTERIOR ROOMS

SHEETROCK WALLS

Wallboard shall be gypsum wallboard with tapered edge complying with ASTM C-79. Wallboard shall be installed at right angles to the supporting structural members in as long a length as possible. Wallboard shall be nailed with ringed and coated drywall nails 1-1/4" long. Nails shall be driven with their shanks perpendicular to the face of the wallboard and seated below the surface of the board without breaking the paper. Nails shall be driven at least 3/8" from the panel ends and edges. Use double nailing, with pairs of nails spaced 12" on center and 2" apart. Use single nailing around the perimeter of the panel, spaced 7" on center. Install with gun applied wallboard adhesive.

Tape, apply joint compound as required, let dry, sand and prepare for painting. A minimum temperature of 55 degrees F. shall be maintained in those areas where the work is being performed until the joint compound is completely dry. Over joints the tape is to be embedded in joint compound and covered with a thin layer of compound. A second and third coat shall be applied. Each coat shall be dry before applying the next coat. Each coat shall be feather edged and extended beyond the previous coat approximately 2". Cover nails with three applications of joint compound, allowing time to dry between each coat. The finish coat shall be sanded lightly, and any imperfections corrected before painting. Caution shall be used to avoid "roughing" of the wallboard surface.

Inside corners shall be reinforced with tape embedded in joint compound. Outside corners shall be protected by galvanized wallboard corner beads. Corner beads shall be finished with two coats of joint compound.

SHEETROCK CEILING FINISH

On blown textured ceilings, Kilz (or equivalent) shall be used as a primer. Add paint to stipple material at the rate of one gallon per bag of mix. **Note: Ceilings in bathrooms and kitchens are to have a smooth flat finish only.**

LOCKSET

Install a **Kwikset, Weiser or Schlage** (or equivalent) privacy lockset on bedroom and bath doors.

INTERIOR ROOM DOORS

Install a 1-3/8" **Masonite Interior Door Series** (or equivalent) six panel hollow core entry door, jamb with colonial trim and hardware in the existing opening. Install a privacy lockset on bedroom and bath doors; and a passage lockset on closet or laundry room doors.

PAINTING

All paint and other "finish" materials **shall be of best quality as detailed below.** All paint is to be delivered to the job site in manufacturer's sealed containers. Each container shall be labeled, giving manufacturer's name, type of paint, instructions and color. Paint shall be used without thinning. Paint to be applied in dry weather, to dry surfaces, within an air temperature of 50 degrees to 95 degrees F.

Finished work shall be uniform, of approved colors, smooth and free from runs, sags, defective brushing and rolling. All edges of paint adjoining other materials or colors shall be sharp and clean. If thinners are required (as with professional spray apparatus) use only solvents or thinners of type and in quantity as recommended by the applicable paint manufacturer.

Paint walls of the room and closet with two coats of flat interior latex paint. Paint the kitchen and bath walls with two coats of interior latex enamel. Paint doors, jambs, the inside of window sash and all wood trim with two coats of interior latex semi-gloss enamel. Clean all paint from window glass and loosen all windows stuck with paint. Paint ceiling of the room and closet with two coats of flat interior latex ceiling paint.

Acceptable Paints by Brand Name: Including flat ceiling paint, latex interior flat wall paint, latex interior semi-gloss enamel, Latex exterior wall and trim paints, etc. are to be premium quality by manufacturers brand Glidden, Sherwin Williams, Valspar, Duron, BEHR, Olympic, (or equivalent). *Paint brands omitted from the above list does not indicate that other brands are not acceptable, however brands not listed above must be approved by the Project Manager prior to use.*

19. MILLWORK AND CABINETS

KITCHEN CABINETS AND COUNTER TOPS

Cabinets shall comply with the requirements of the American National Standards Institute ANSI A 161.1 “Recommended Minimum Construction and Performance Standards for Kitchen Cabinets”. **Cabinets shall be** HAMPTON BAY “Cambria” (or equivalent) Cabinets with Ball-Bearing Drawer Glides and installed level, plumb and true, in accordance with the manufacturer’s specifications. Cabinets shall be attached with screws to studs or other framing members. Trim out all “open” spaces between cabinets and walls with prefinished trim (which is to be provided by the manufacturer so as to match the installed materials). All cabinets are to be new and color matched. Salvage materials are not acceptable.

Countertop shall be factory constructed, post formed prefabricated high-pressure laminate Tempo (Granite look) with roll backsplash, “waterfall” edge” with and matching end caps. When countertops exceed 12’ and two pieces must be used, the joint shall not be close to the sink area. Countertop to be approximately 25” deep including backsplash.

BATHROOM MEDICINE CABINET

Install **recessed** medicine cabinets with a mirrored door over the lavatory with a 4-6 bulb LED vanity light bar.

BATHROOM ACCESSORIES

Install **two per bath 24” towel bars and one toilet paper roll holders**. Accessories shall be chrome plated metal.

CROWN, BASE, CHAIR AND MISC. CASING

MDF crown, window casing and baseboard is allowed in living areas and sleeping areas. All millwork in kitchens baths etc. shall be finger-jointed pine.

20. OTHER WORK

HOUSE NUMBERS

Install 4” brass metal house numbers on house within 4’ of the front door. The color of the numbers shall contrast brightly with the background surface color.

MAILBOX

Install a Gibraltar Mailbox Heritage All-in-One Plastic Mailbox and Post Combo with Newspaper Holder (or equivalent, Venetian Bronze mailbox at the curb.

CLEAN-UP

Clean up all construction debris and maintain a neat, clean and safe worksite until the project is completed and all remaining debris is removed from the premises. The house should be professionally cleaned and ready to hand over upon satisfactory remedy of any punch list items and final completion. The building final shall be delivered to the owner.

Appendix D: Preferred Contractors Policy Manual

General

The goal of the Community Development and Housing Department's rehabilitation work is to increase and improve the housing stock available to residents of High Point with low to moderate incomes. This goal will be accomplished through a variety of programs. Our homeowner program works with people who own their own residences to repair and improve their homes. Our investor program works with owners of rental properties to repair and improve those properties (subject to funding availability). Both of these programs operate similarly in that the City functions as both a bank for the property owner and a facilitator between the owner and the contractor. The program benefits the owner by providing financial assistance and expert advice and assistance throughout the construction process. The program benefits the contractor by providing guaranteed payment and project management oversight and assistance.

In all of these programs, it is the goal of the department to produce a high-quality finished product that everyone involved--owner, contractor, and city--can be proud of. We realize that financial constraints often limit what we can do with a particular project. However, we do insist and expect that all work done will be of good quality and that the service provided by the contractor through our programs will be on a par with that provided to the general public.

In all of our work, it is our goal to treat everyone involved--property owner, contractor, and the general public--respectfully, responsibly, and fairly. We hope and expect that our contractors will do the same. In any business, problems and disputes arise occasionally. However, it is our belief that any dispute can be resolved by fair minded, responsible people who are willing to talk and work together towards a mutually satisfactory resolution.

New Contractors

After a new contractor is awarded his first contract, he will not be allowed to start another job with the department until the first is completed and performance is satisfactory. If work is satisfactory, he will be placed on the regular contractor listing. If work is poor, he will receive no more bid requests.

General Liability Insurance

We require all our contractors to carry general liability insurance in amounts that are consistent with City requirements.

It is your responsibility to have your insurance agent send our office a current certificate of insurance stating the limits of your general liability insurance. A new certificate should be sent to us each time your policy is changed or renewed.

Worker's Compensation Insurance

We require all our contractors to comply with the State's Worker's Compensation laws. The easiest and best way to do this is to carry a Worker's Compensation insurance policy and have your insurance agent send a current certificate of insurance. We understand that the cost of such insurance is high, but it is not nearly as high as the cost of an uninsured accident.

Bid Procedures

Generally, our projects are awarded based on competitive bids. In most cases, all active contractors on the preferred contractors list will be sent written invitations to bid on the prospective project several days prior to the bid meeting. On occasion, not all active contractors will be invited to bid on a particular project. Some of the reasons for not inviting a contractor to bid on a particular project include the following:

- the contractor's backlog of work would preclude beginning the prospective project by the desired date;
- the scope of the work for the project is not a good fit with the contractor's particular area of expertise;
- there are issues or problems with performance on a previous or current project that have not been resolved to the satisfaction of the project manager.

The bid meetings are held at the jobsites and the contractor or a designated representative must be present to submit a bid. Each contractor shall be issued two copies of the work write-up. One is for the contractor to keep for reference and note taking. The other is the bid copy to be turned in before the bid deadline. At the bid meeting, the project manager will review the work write-up with the contractors on a line item basis. Contractors then can inspect the property to evaluate the condition of the property for themselves.

The bid opening is held in a designated office in City Hall and is generally one week after the bid meeting. The timing of this opening can be adjusted to a shorter or longer period if that is satisfactory to the project manager and the bidding contractors. Contractors need not be present at the bid opening but are welcome to attend. To be eligible, a bid must arrive at the City prior to the announced bid opening deadline.

The contractor submitting the lowest bid will be awarded the contract for the project in question. However, the City retains the right to reject any and all bids when it is judged to be in the best interests of the city to do so.

In rare cases, we may handle a project on an emergency basis in order to protect the interests of the property owner. At the discretion of the CD&H Director, the project manager may be permitted to award a contract to a contractor who can perform the work within the time frame that is needed.

Permits

It is the responsibility of the general contractor to obtain all necessary permits for any project undertaken through our department. This document facilitates the coordination of our work with the inspections department and should be turned in to the permitting clerk at the time the permit is applied for.

It is a common practice among some trades subcontractors to try to save a few dollars by not listing all work to be done when applying for a trade permit. Our department takes a dim view of this practice. We expect our contractors to require their subs to follow the inspections department's regulations completely when obtaining permits.

Building Codes, the Minimum Housing Code, & Community Development Standards

Contractors who do remodeling and rehabilitation work are aware that there are many differences between new construction and remodeling and rehabilitation. Some of the most important differences are found with respect to codes. Under the N.C. State Building Code, new work must meet the standards set for new construction while pre-existing work that is not altered substantially generally does not have to be changed even if it does not meet the current state building code. However, the municipal minimum housing code must also be followed in remodeling and rehabilitation work (depending on funding source requirements). The minimum housing code sets certain minimum standards for determining whether a building is fit for human habitation regardless of whether it is of new, old, or mixed construction. **We urge our contractors to familiarize themselves with the municipal minimum housing code as well as the state building code.**

In addition to the state building code and the minimum housing code, our department also has its own housing rehabilitation standards which must be followed. While the state building code and the minimum housing code are primarily concerned with setting minimum standards for safety and fitness for human habitation, our housing rehabilitation standards are written to take account of additional factors, including function and aesthetics. We try to be as specific as possible in defining our standards in our project work write-ups.

While our project managers consider the state building code and the municipal housing code in their work write-ups, it is ultimately the responsibility of the building inspections department to interpret and enforce both the state building code and the municipal housing code. On the other hand, while the inspections personnel may have personal opinions about what constitutes good work beyond the minimum standards of the codes, it is the responsibility of our department's project managers to interpret and enforce the contractual provisions of the work write-up. **The practical effect for the contractor is that both the building inspectors and the project managers must be completely satisfied with all work performed.**

Our department realizes that there are often gray areas when trying to determine how the different codes and standards fit together. We work hard to coordinate our work with the inspections department to minimize the cases when the contractor receives mixed signals. We firmly believe the best way to do that is full consultation among all parties concerning any gray areas. **We**

strongly recommend to our contractors that they seek clarification of any unclear issues before the work in question is performed.

Change Orders

In the event that work beyond the scope of the project work write-up becomes necessary, the Project Manager will develop a cost estimate and secure a written quote from the contractor. A written change order must be drawn up by the project manager and signed by all parties. Work beyond the scope of the work write-up performed by the contractor without the advance knowledge and approval of the project manager is not billable and will not be paid.

Schedules and Liquidated Damages

Our project managers work with our contractors to establish project schedules that are realistic and that accommodate the needs of both the contractor and the property owner. The project work write-up contains a provision specifying the maximum number of days allowed for the project. Since the property owner may suffer losses and inconveniences if the project is not completed on schedule, the contractor may be liable to the property owner for up to \$100.00 per day in liquidated damages when work is not completed according to schedule. Be certain that you have set a realistic schedule for the project and understand the various conditions set forth in your contract pertaining to liquidated damages as well as reasonable and unreasonable delays.

Draw Procedures

Contractors are permitted to request multiple draws per project on large projects. On smaller projects, we prefer to issue a single draw at the completion of the project. Draws are paid based on work completed.

The final draw will be paid after the project manager has verified with the property owner that all work is acceptable. In the event repairs are needed, the contractor is expected to complete the repairs as quickly as possible. If the contractor refuses to complete the repairs on a timely basis, the project manager is permitted to engage another contractor to perform the repairs. If that is necessary, the cost of the repairs will be deducted from the final draw. In the event the cost of the repairs exceeds the final draw, the contractor is liable for the difference.

Our department works very hard to accommodate our contractors by paying draw requests as quickly as possible. Contractors can help ensure quick payment by being certain the draw request is accurate and that all work for which payment is requested has been completed and is acceptable.

Warranty and Lien Waivers

The contractor warrants for one year that all work has been performed in a workmanlike manner using new materials and practices and procedures standard in the construction industry and that all suppliers and subcontractors have been paid in full.

Arbitration of Disputes

The project contract documents contain clauses detailing procedures to be followed in the event of a dispute between the contractor and the property owner.

Further Information

This document is intended as a contractor's guide to the usual practices and procedures of the Community Development and Housing Department. It is not a legal contract. In the event of any discrepancy between this document and the legal contractual documents pertaining to a specific project, the language of the legal contract shall govern.

Appendix E: Glossary

Adjusted Income: Adjusted income is annual (gross) income reduced by deductions (or allowances) for dependents, elderly households, medical expenses, disability assistance expenses, and child care.

Affordable Housing: Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities. Households that pay more than 30 percent of their income for housing are considered “cost-burdened”.

Appraised Value: An evaluation of a property's value based on a given point in time that is performed by a professional appraiser, normally during the mortgage origination process.

Community Development Block Grant Program (CDBG): A Federal program created under the Housing and Community Development Act of 1974. This program provides grants funds to local and State governments to be used to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents.

Community Housing Development Organization (CHDO): A federally defined type of nonprofit housing provider that must receive a minimum of 15 percent in the aggregate of all Federal HOME funds. The primary difference between CHDO and other nonprofits is the level of low-income resident participation on the Board of Directors.

Consolidated Plan: A document written by a State or local government describing the housing needs of the low- and moderate-income residents, outlining strategies to meet the needs and listing all resources available to implement the strategies. This document is required to receive HUD Community Planning and Development funds.

Down Payment: The part of the purchase price of a property that the buyer pays in cash and does not finance with a mortgage.

Debt-to-income ratio: Percentages lenders use to decide whether a loan applicant can afford to make payments on a certain mortgage loan.

Energy efficiency measure means any capital investment that reduces energy costs in an amount sufficient to recover the total cost of purchasing and installing such measure over an appropriate period of time and maintains or reduces non-renewable energy consumption.

Entitlement: An underlying formula governing the allocation of Block Grant funds to eligible recipients. Entitlement grants are provided to larger urban cities (i.e., population greater than 50,000) and larger urban counties (greater than 200,000).

Extremely low-income family: A family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 30 percent of the median for the area

median on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Fair Market Value (FMV): The highest price that a buyer, willing but not compelled to buy, would pay, and the lowest a seller, willing but not compelled to sell, would accept.

Fair Market Rents (FMR): The [FMR](#) is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market.

Family means a household composed of two or more related persons.

Gross Income is the total amount of money that a person receives, before taxes and other deductions. This income may include funds from a job, interest/dividends, alimony, disability payments or public assistance.

HOME Investment Partnerships Program: A Federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and ownership housing for low- and very low-income veterans.

Homeownership means ownership in fee simple title or a 99-year leasehold interest in a one- to four-unit dwelling or in a condominium unit, or equivalent form of ownership approved by HUD. The ownership interest may be subject only to the restrictions on resale required under 92.254(a); mortgages, deeds of trust, or other liens or instruments securing debt on the property as approved by the participating jurisdiction; or any other restrictions or encumbrances that do not impair the good and marketable nature of title to the ownership interest. For purposes of the insular areas, homeownership includes leases of 40 years or more. For purposes of housing located on trust or restricted Indian lands, homeownership includes leases of 50 years. The participating jurisdiction must determine whether or not ownership or membership in a cooperative or mutual housing project constitutes homeownership under State law.

Household: One or more persons occupying a housing unit.

Housing includes manufactured housing and manufactured housing lots, permanent housing for disabled homeless persons, transitional housing, single-room occupancy housing, and group homes. Housing also includes elder cottage housing opportunity (ECHO) units that are small, free-standing, barrier-free, energy-efficient, removable, and designed to be installed adjacent to existing single-family dwellings. Housing does not include emergency shelters (including shelters for disaster victims) or facilities such as nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities and student dormitories.

Housing Expense Ratio is the percentage of a person's gross monthly income that it takes to pay a mortgage loan payment plus interest, property taxes and insurance. Lenders use this ratio to decide whether or a not to make mortgage loans.

Low Income: A household whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families is considered low

income. HUD may establish income ceilings higher or lower than 80 percent of the median for the area median on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Low- and moderate-income household means a household having an income equal to or less than the Section 8 low-income limit established by HUD (80% of the median family income).

Low- and moderate-income person means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

Mixed-Income: Refers to a resident mix that includes families with various income levels within one development. Mixed-income developments may combine public housing families with other residents in order to decrease the economic and social isolation of these families.

Moderate Income: Households whose incomes do not exceed between 81-95% of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 81-95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes.

Program Income: Gross income received by the recipient or a subrecipient directly generated from the use of federal funds or matching contributions.

Property Inspection: The examination of a house by a licensed inspector to see if its structure is sound and if its mechanical systems, such as plumbing and heating, are working.

Rehabilitation means the labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs.

Second Mortgage: A mortgage that has rights that are subordinate to the rights of the first mortgage holder.

Specifications: A detailed description of the size, shape, materials and other details of a building or remodeling project.

Substantial rehabilitation means rehabilitation that involves costs in excess of 75 percent of the value of the building after rehabilitation.

Total Monthly Debt: The total amount of credit card, car loan and other debt payments a person must pay each month, which is used to calculate a person's debt-to-income ratios.

Transitional housing means a project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve

deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.

Underwriting: The process of analyzing a borrower's finances and credit in order to decide whether or not to make a loan. The underwriter is the person who has authority to approve a loan.

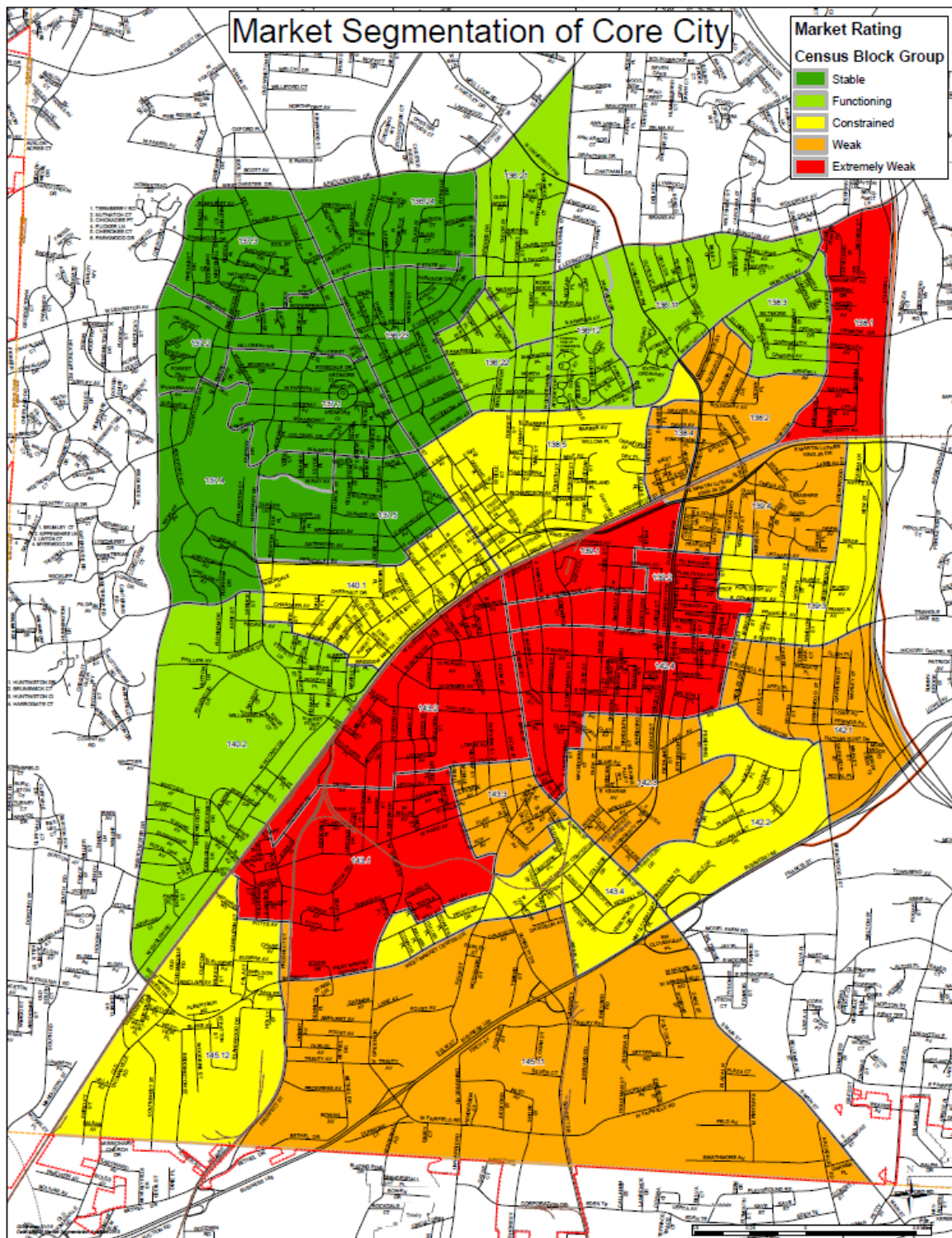
U.S. Department of Housing and Urban Development (HUD): A federal government agency responsible for managing many of the nation's housing programs and for protecting the rights of homebuyers, homeowners, sellers and renters.

Very Low-Income: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families.

Warranty: A guarantee by a seller or manufacturer that a product is what it claims to be, that it is in working order, and (in some cases) that the seller or maker will repair the product.

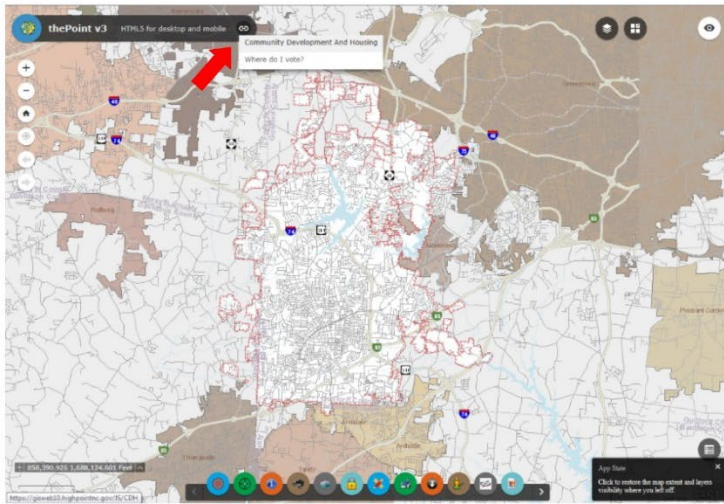
Zoning: A county or city law stating the types of use to which properties can be put in specific areas.

Appendix F: Market Segmentation Study Information

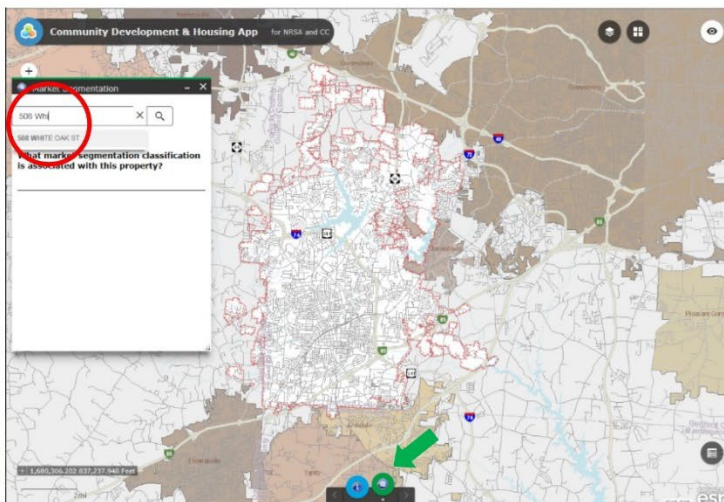


NOTE: The census tracts shown in RED above represent “Extremely Weak” housing markets.

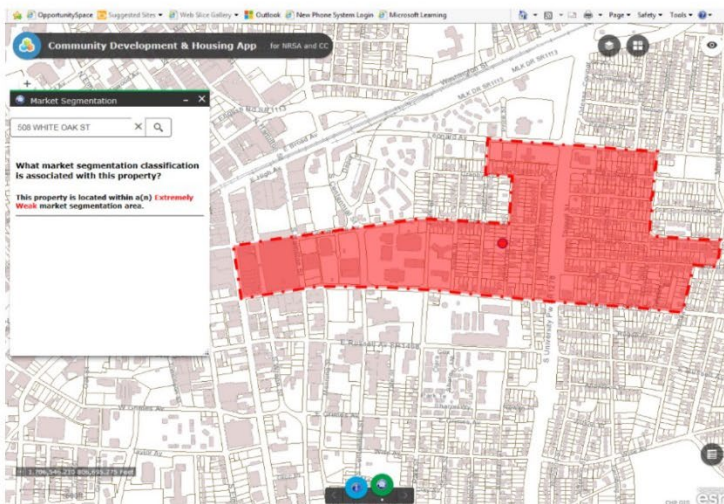
Search Instructions for Property Eligibility



- Type the following web address in your web browser: <http://gisweb10.highpointnc.gov/JS/thePoint/>
- If a pop-up window appears, choose "Ok".
- Click on the "link chain" highlighted by the red arrow and click on "Community Development and Housing"



- A new pop-up window will appear
- Click on the green circle with the house at the bottom of the page (shown by the green arrow)
- In the pop-up box, start typing in the property address
- Choose the correct address when it appears (shown by the red circle)



- A red dot will show the location of the property.
- The market segmentation classification will be listed in the box on the left and its associated color will appear on the map. In this scenario, 508 White Oak is located in the Extremely Weak area and would be eligible for the Small Builders Incentive Program.

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment – Planning & Zoning Commission

From: City Clerk's Office

Meeting Date: August 19, 2019

Public Hearing: N/A

Advertising Date /

Advertised By: N/A

Attachments: Application to Serve

PURPOSE:

To confirm appointment of Mr. Terry Venable to the Planning & Zoning Commission as Councilman Victor Jones' Ward 5 appointee. Appointment to be effective immediately and will expire July 1, 2020.

BACKGROUND:

Councilman Victor Jones is recommending the appointment of Mr. Terry Venable to the Planning & Zoning Commission. Mr. Jones will be replacing Mr. Ozzie Hough whose term expired on July 1, 2019. The terms on the Planning & Zoning Commission are generally three-year terms; however, in an effort to keep consistency with staggered terms, this appointment will be for one year. Appointment to be effective immediately and will expire July 1, 2020.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

Council is requested to confirm the appointment of Terry Venable to the Planning & Zoning Commission.

Profile

Terry

First Name

Venable

Last Name

terry.venable1962@gmail.com

Email Address

2006 Hunterwoods Drive

Street Address

Suite or Apt

High Point

City

NC

State

27265

Postal Code

Mobile: (336) 906-2125

Primary Phone

Business: (336) 888-3232

Alternate Phone

High Point Market Authority &
High Point Friends

Employer

Which Boards would you like to apply for?

Planning & Zoning Commission: Submitted

Citizens Advisory Council: Submitted

Housing Authority Board: Submitted

Economic Development Corporation: Submitted

Ward you reside in?

5

Interests & Experiences

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

I currently serve on the Open Door Board, and I have volunteered previously with Big Brothers/Big Sisters. I have served as an ordained minister with Friends/Quakers, and have traditionally been bi-vocational. I have experience running my own appraisal business, and worked as a real estate appraiser and broker for almost 20 years, including many of those years when I managed and supervised an office of 7 appraisers. Currently, I am in a contract role with High Point Market Authority, as a Director of Guest Experience, and work primarily on the operations side of the organization. Because of that experience, I have a thorough knowledge of High Point Market, and the contribution it makes to this community. I plan to participate in the next class of Leadership High Point. I am anxious to get more involved in my community, and use my varied experience for the benefit of High Point.

[Resume.docx](#)

Upload a Resume

Have you participated in Leadership High Point?

☐ Yes ☒ No

If yes, please list the year in which you participated in Leadership High Point:

Gender

☒ Male

Terry G. Venable
2006 Hunterwoods Drive
High Point, NC 27265
terry.venable1962@gmail.com
336-906-2125

Objective:

To utilize my vast experience in real estate valuation, project management, ministry, and other roles to benefit the city of High Point and its citizens.

Professional Experience:

Oct 2017 – Present

**High Point Market Authority
Director of Guest Experience**

- Oversee and help implement a new venue at High Point Market focused on educational and networking opportunities for Market guests to be called The Point on Commerce.
- Work with the Transportation Contractor to oversee all transportation and shuttle services for the High Point Market Authority.
- Provide consultation related to the Transportation budget of High Point Market Authority.
- Assist and with recruitment, hiring, training, and supervision of temporary/part-time Market staff.
- Attention to all guest facing issues related to High Point Market, to ensure visitors to High Point and High Point Market have a good experience.

Sept 2018 – Present

**High Point Friends
Senior Pastor**

Provide pastoral leadership and spiritual direction for the congregation.

- Plan and implement weekly worship services for the congregation, as well as other special programs and seasonal activities.
- Provide support and leadership for various meeting committees as needed.
- Provide visitation to hospitals, nursing homes, home bound, and others as needs arise.
- Provide counseling services for those who might request it.
- Work with the Finance Committee to generate budgets, oversee endowments, and other funding sources for programs.
- Supervise all part-time staff positions.

Nov 2012 – Aug 2018

**Centre Friends (Greensboro)
Senior Pastor**

Jan 2001 – Sept 2017

**Signature Realty & Appraisal Group
Owner, President, Managing Appraiser**

- Provided real estate appraisal, consulting, and sales service to the Triad area.
- Developed relationships with banking professionals and home mortgage brokers in an effort to generate a consistent workflow.
- Owned and managed an office of as many as seven real estate appraisers.
- Handled all staffing, budget, and payroll demands.

Jan 2001 – Oct 2001	Deep River Friends (High Point) Interim Pastor
Jan 1997 – Dec 2001	Springfield Friends (High Point) Senior Pastor
Jan 1995 – Dec 1996	Friends Memorial Meeting/Muncie, IN Senior Pastor
July 1991 – Dec 1994	First Friends Meeting/New Castle, IN Associate Pastor/Youth Leader
July 1988 – June 1991	Asheboro Friends Meeting Associate Pastor/Youth Leader
Oct 1986 – June 1988	High Point Friends Meeting Youth Leader

Education:

May 1995	Master of Divinity, Pastoral Ministry Earlham School of Religion Richmond, IN
May 1991	Bachelor of Arts, Religious Studies Guilford College Greensboro, NC

Ordination:

Aug 1991	North Carolina Yearly Meeting
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FINANCE COMMITTEE

Chaired by Council Member Moore

Members: Moore, Hudson, Ewing, and Jones

August 1, 2019 – 4:00 p.m.

3rd Floor Lobby Conference Room

Present: Chairman Britt Moore; Committee Member Jason Ewing [Arrived at 4:03 p.m.], Committee Member Wesley Hudson, and Committee Member Victor Jones

Staff Present:

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager, Eric Olmedo, Managing Director; Laura Altizer, Budget and Performance Manager; Lee Tillery, Parks and Recreation Director; Bobby Fitzjohn, Financial Services Director; Gary Smith, Fleet Services Director; Rick Riley, W/S Plant Maintenance Superintendent; Derrick Boone, Public Services Assistant Director ; Robby Stone, Public Services Assistant Director; Jeron Hollis, Communications and Public Engagement Director; Roslyn McNeill, Budget Analyst; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Others Present:

Chairman Moore called the meeting to order at 4:00 p.m.

2019-329 Contract - Freese & Nichols - Registers Creek Lift Station/Force Main Design

Council is requested to award a contract to Freese & Nichols in the amount of \$844,780.00 for a professional engineering services to design the expansion of the Registers Creek lift station and force main.

Derrick Boone, Public Services Assistant Director, shared the history of the lift station; said it served a portion of the east side of High Point and surrounding areas; reported the lift station's permitted capacity was 1.012 MGD which was near full; spoke to the long term projected 2040 peak flow; and stated it would prolong the available capacity of the pump station.

Chairman Moore inquired on the flow patterns to other cities; and asked if fees were set. Randy McCaslin, Deputy City Manager, replied there were contracts to pay a portion based on the drainage volume other cities sent through the lift station; and said once the bids were completed by the engineer, staff would come back with construction bids for approval. Mr. Boone replied the funds would go into a reserve fund for future capital projects.

Mr. McCaslin advised this will bypass Riverdale and go directly to the plant which will

add further capacity to Riverdale.

A motion was made by Committee Member Hudson, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the August 5, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-330 Contract - KRG Utility Inc. - Adkins Sanitary Sewer Outfall Change Order #1

Council is requested to approve a change order to KRG Utility, Inc. in the amount of \$145,456.80 for additional trench stabilization stone and to install two (2) gates for easement access for the Adkins Sanitary Sewer Outfall.

Derrick Boone, Public Services Assistant Director, reported the project was part of the northwest extension project; said the change order would cover the cost of the additional trench stabilization stone; reported two gates would be installed for easement access and would help with future maintenance; spoke to the original contract in the amount \$756,730; and stated the project was almost complete.

A motion was made by Chairman Moore, seconded by Committee Member Ewing, that this matter be recommended for approval and placed on the August 5, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-331 Contract - Garney Companies, Inc. - CMAR - Change Order #3

Council is requested to approve change order #3 to Garney Companies, Inc., Construction Manager at Risk (CMAR) in the amount of \$723,972.91 to perform the sewer and stormwater improvements on Pine Street as part of the Catalyst project.

Robby Stone, Public Services Assistant Director, reported the contract was for the sewer and stormwater improvements on Pine St. adjacent to the Catalyst project and it was really a separate project under the CMAR umbrella..

Committee Member Ewing questioned the infrastructure between the two buildings (Plant 7 and COHAB). Randy McCaslin, Deputy City Manager, replied the stormwater drain is private and would not affect the project or construction. He spoke to a potential negotiation with Duke Power, who currently serves Plant 7 in the English Street customers and the possibility of switching customers for future development.

A motion was made by Committee Member Ewing, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the August 5, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

Chairman Moore inquired on the current wastewater spill notification sent out to the public; and voiced concern of this becoming more common. Mr. McCaslin replied the notice was sent in accordance with state regulations for wastewater spills (House Bill-1160, July 1999); and stated that it had to be reported no matter how minor.

2019-332 Contract - Carolina Environmental Systems, Inc. - Knuckle Boom Truck

Council is requested to award a contract to Carolina Environmental Systems, Inc. in the amount of \$119,000 for the purchase of a 2018 Freightliner M2-106 with a Peterson Body, Grapple bucket and 24-yard Hardox model 1824 dumping body for the Environmental Services Division.

Robby Stone, Public Services Assistant Director, reported there were four Knuckle Boom trucks that were used to collect waste that couldn't be placed inside customers carts; said the trucks were being utilized in the excess of 40 hours per week; spoke to the increased tonnage of waste being collected; said the truck were not included in the budget; spoke to negotiating a price that included a factory warranty; and the truck was leased out through the Carolina Environmental Systems, Inc.

Committee Member Ewing asked where the funding for the truck would come from. Mr. Stone replied there was extra funding in the capital budget.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the August 5, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-333 Contract - Surface America - Miracle League Field

Council is requested to award a sole source contract to Surface America in the amount of \$121,910 for the replacement of surfacing on the Miracle Field at the High Point Athletic Complex.

Lee Tillery, Parks and Recreation Director, reported the existing field surface was ten years old, and was showing signs of deterioration; and the proposed improvement would be a rubber surface that would provide a longer life span.

Chairman Moore asked was the project included in the budget. Mr. Tillery replied yes; and that the cost was less than what was budgeted in the Capital improvement Plan (CIP) 2019.

A motion was made by Committee Member Ewing, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the August 5, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-334 Contract - White's International - Tandem Dump Truck

Council is requested to award a contract to White's International in the amount of \$116,103.34 for the purchase of a 2020 International tandem axle truck with dump body for the Water & Sewer Residuals Division of Public Works.

Gary Smith, Fleet Services Director, reported the current truck was 14 years old; spoke to retaining the truck to be used in a spare role; and to the history of having to rent out a spare truck when needed.

A motion was made by Chairman Moore, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the August 5, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-335 Contract - Advantage Truck Center - Autocar/Front Loading Refuse Truck

Council is requested to award a contract to Advantage Truck Center in the amount of \$296,533.48 for the purchase of a 2020 Autocar with New Way Front Loading Refuse body for the Solid Waste Division of Public Services. Recommendation also includes declaring old equipment as surplus and disposing through the online auction process.

Gary Smith, Fleet Services Director, reported the refuse truck was in need of replacing due to its age and condition; spoke to the current vehicle, a 2007 model with 13 thousand hours; and to declaring the old truck as surplus.

Committee Member Ewing asked were the trucks used for commercial use. Randy McCaslin, Deputy City Manager replied they were only used for city properties.

A motion was made by Chairman Moore, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the August 5, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-336 Contract - Excel Truck Group/Charlotte Truck Center - Freightliner NuLife Swaploader

Council is requested to award a contract to Excel Truck Group in the amount of \$129,728 for the purchase of a 2020 Freightliner truck with a NuLife SL240 Swaploader body for the Environmental Services Division of Public Works.

Gary Smith, Fleet Services Director, reported the truck was used to transport roll off containers across the city for commercial and residential use; spoke to retaining the truck to use as a spare; and to issues in delivering boxes when the truck is down for PMs.

Chairman Moore inquired on the quantity of containers distributed. Robby Stone, Public Services Assistant Director, replied it varied; and the primary use was during the furniture market season.

A motion was made by Committee Member Hudson, seconded by Committee Member Ewing, that this matter be recommended for approval and placed on the August 5, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee 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.

ADJOURNMENT

There being no further business to come before the Finance Committee, the meeting adjourned at 4:21 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks, Deputy City Clerk

Britt Moore, Chairman

CITY OF HIGH POINT

AGENDA ITEM



Title: Easement dedication to NCDOT – Deep River Rd. Bridge Replacement

From: Meghan Maguire, Assistant City Attorney

Meeting Date: Monday, August 19, 2019

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Map

PURPOSE/BACKGROUND:

Council is requested to approve the dedication of two drainage utility easements to NCDOT for the Deep River Road Bridge Replacement Project.

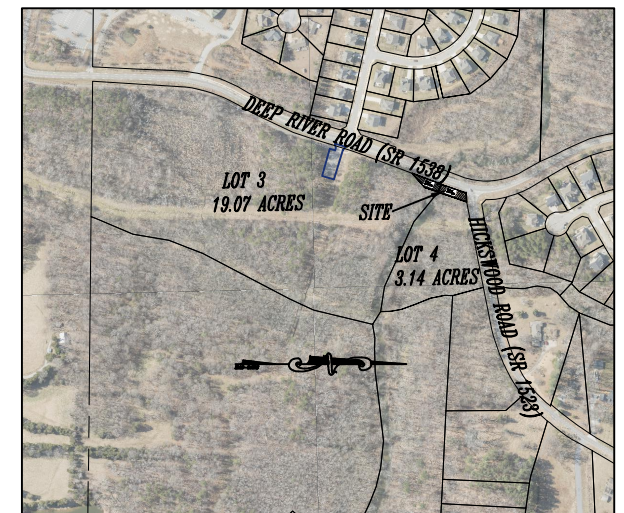
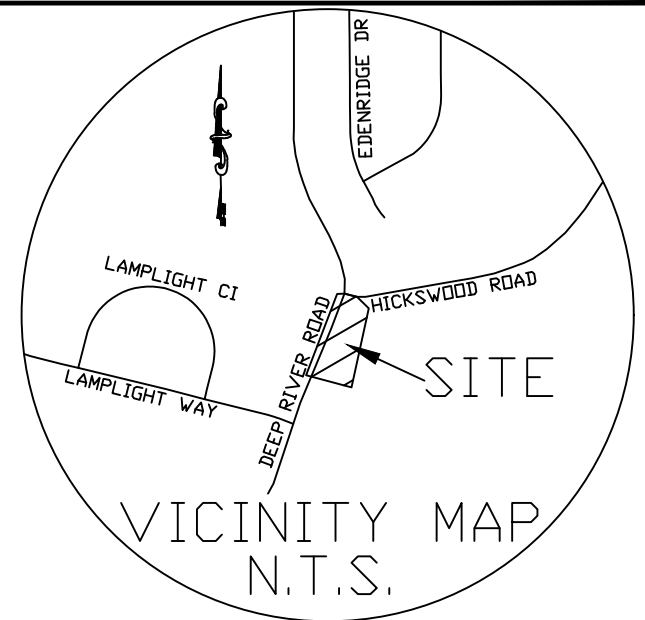
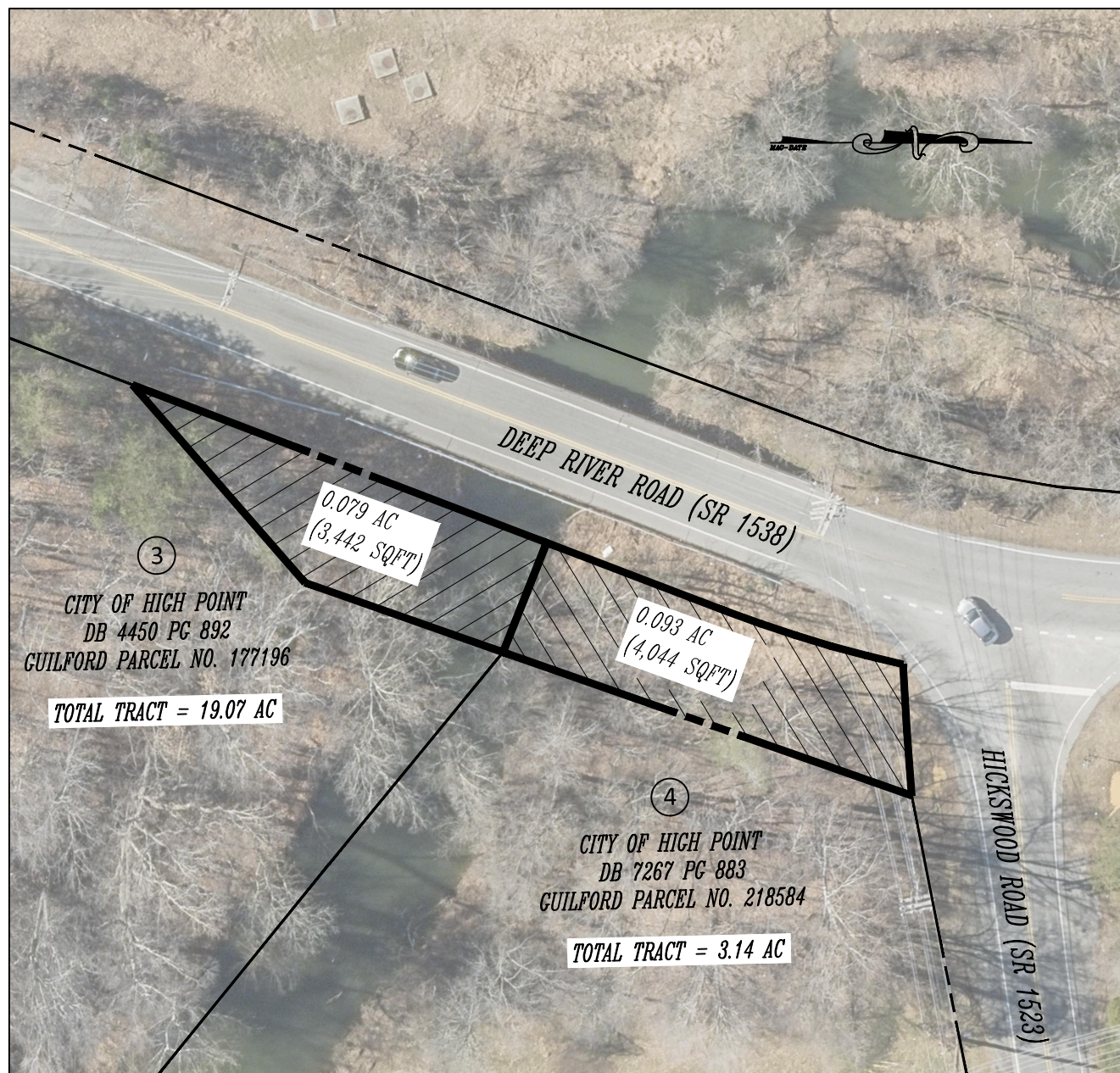
NCDOT is replacing the bridge on Deep River Road near Hickwood Road where the City owns two parcels of land; County Parcel No. 177196 (1800-1898 Deep River Road – Parcel #3) and County Parcel No. 218584 (1854 Deep River Road – Parcel #4). As part of the project, drainage utility easements are needed on a small portion of each of the properties. The purpose of the easement is to slope the ground for drainage purposes and to allow space for utilities to be located as needed. Each easement is as follows: (Parcel #3 – approximately 3442 square feet or 0.079 acre) and (Parcel #4 – approximately 4044 square feet or 0.093 acre).

BUDGET IMPACT:

No impact.

RECOMMENDATION / ACTION REQUESTED:

The City Attorney's Office recommends Council approve the dedication of the two Drainage Utility Easements located at 1800-1898 Deep River Road and 1854 Deep River Road.



THE INFORMATION ON THIS MAP WAS
PREPARED USING DATA FROM THE
CITY OF HIGH POINT GIS SYSTEM

CITY OF HIGH POINT
NORTH CAROLINA
ENGINEERING SERVICES DEPARTMENT

DRAINAGE UTILITY EASEMENT TO NCDOT
ON THE LANDS OF THE CITY OF HIGH POINT
1800-1898 AND 1854 DEEP RIVER ROAD

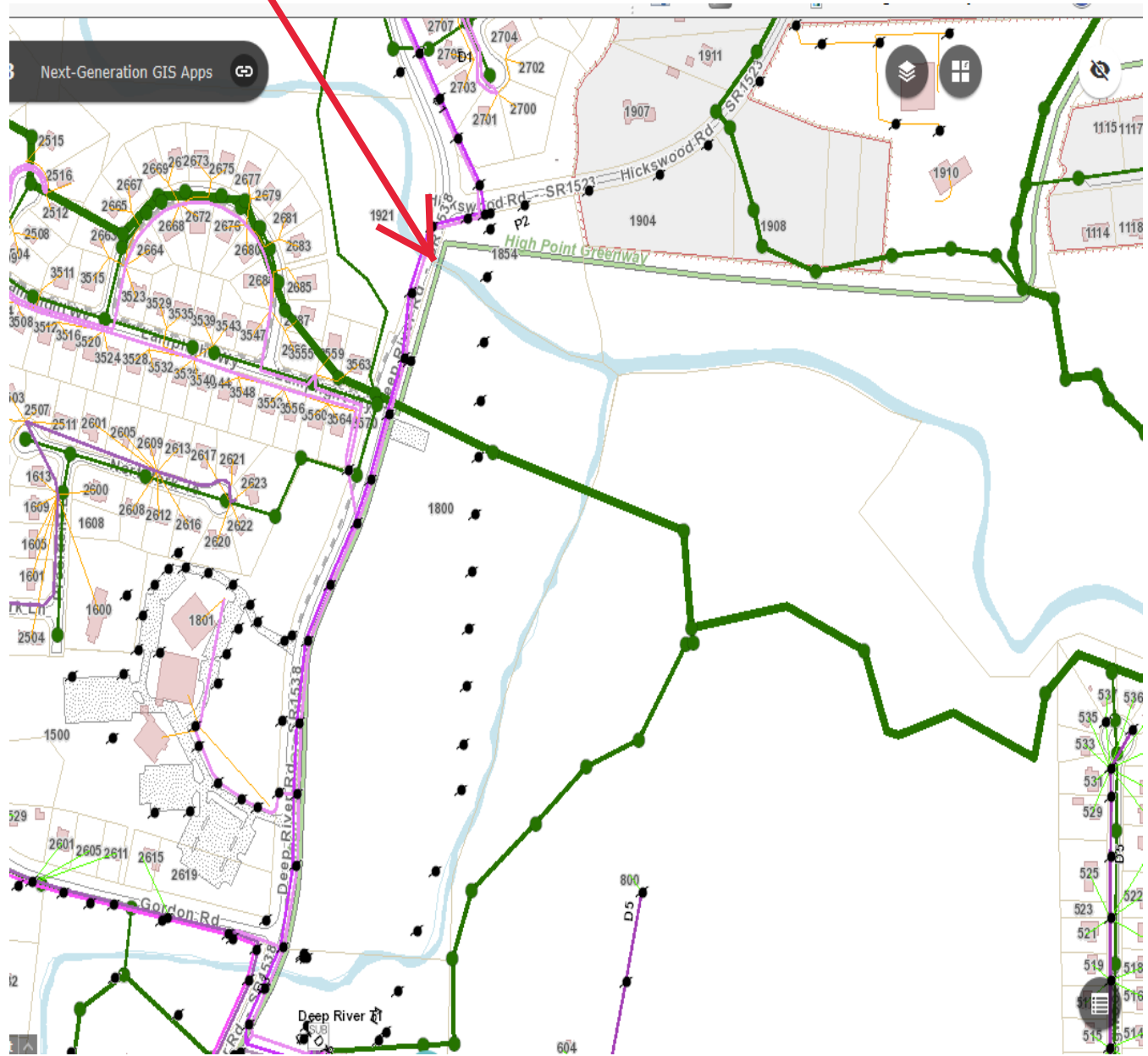
SCALE: N.T.S.

BY: JKF

PROJECT: 2540

DATE: JULY 2019

Easements



CITY OF HIGH POINT

AGENDA ITEM



Title: Agreement with Kimley-Horn and Associates for Transportation Study for City of Lexington

From: Mark McDonald, Transportation Director

Meeting Date: Monday August 19, 2019

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Agreement with Scope of Work and Fee Estimate

PURPOSE

The High Point Metropolitan Planning Organization (High Point MPO) on behalf of the City of Lexington is requesting consideration of a contract for professional consulting services with Kimley-Horn and Associates for a transportation study for the area generally located at the Interstate 85/NC 8 interchange in Lexington.

BACKGROUND

This study will produce selected transportation improvements that can be submitted to the North Carolina Department of Transportation (NCDOT) for possible inclusion in future Transportation Improvement Programs.

The High Point MPO has worked with the City of Lexington and NCDOT staff to prepare a scope of work for this study. The project will collect new traffic counts and analyze operational conditions at key intersections along the corridor. Crash data, access management strategies, and mobility will also be evaluated. Findings of the study will be presented to Lexington City Council and High Point MPO Technical Advisory Committee.

BUDGET IMPACT

Kimley-Horn and Associates will provide the described services for a lump-sum fee of **\$105,000**. Funding is available through the High Point MPO will be used for this study. A City of Lexington match of 20% is required and will be reimbursed to the MPO. No City of High Point funds will be used for this study.

RECOMMENDATION / ACTION REQUESTED

Kimley-Horn and Associates is pre-qualified by NCDOT for professional transportation planning and engineering services. The High Point MPO requests City Council's consideration and approval of a Supplemental Agreement with Kimley-Horn and Associates for the proposed transportation study.

July 31, 2019

Mr. John Hanes, AICP
Transportation Planner
High Point Metropolitan Planning Organization
211 S. Hamilton Street
High Point, NC 27261

RE: *Lexington Transportation Study (RFQ# 48-042619)*

Dear Mr. Hanes:

Kimley-Horn and Associates, Inc. ("Kimley-Horn", "KHA", or "the Consultant") is pleased to submit this letter agreement ("the Agreement") to the High Point Metropolitan Planning Organization ("the Client" or "the HPMPO") for providing corridor transportation engineering and planning services for NC 8 corridor within Lexington, North Carolina. Our project understanding, scope of services, schedule and fee are listed below.

PROJECT UNDERSTANDING

The approach outlined below focuses on developing a comprehensive strategy for the NC 8 corridor between the I-85 interchange ramps and the intersection with Albemarle Street/Lowes Boulevard utilizing traffic forecasting, operations analysis, land use, concept design alternatives, stakeholder collaboration and public involvement. This corridor study is another example of the commitment to proactive planning and will allow the City of Lexington to take advantage of opportunities that will create a future plan for sustainability and vitality. Due to the many complexities of this corridor, successful solutions will only come through a comprehensive approach that includes analysis, concept design, context-sensitive solutions and innovative transportation planning alternatives.

SCOPE ASSUMPTIONS

The following assumptions are made in preparing this scope of services:

- This study will be managed by the HPMPO. Kimley-Horn understands work on this study will be directed by the HPMPO. The HPMPO will work in collaboration with representatives from the City of Lexington and the North Carolina Department of Transportation (NCDOT).
- The study area for the study is identified in Figure 1, attached.
- The current HPMPO travel demand model will be provided to Kimley-Horn. Model parameters including model stream, TAZ zone structure, socioeconomic/land use parameters will be included in the dataset.
- All documents prepared by Kimley-Horn will be delivered to the Client in print and electronic formats (.pdf file format). Key mapping products will be delivered in ArcView format with the associated shapefiles produced and edited to produce the maps. Four (4) copies of the draft summary workbook will be delivered and five (5) color copies of the final summary workbook.

Task 1 – Project Management

a) Project Work Plan and Schedule

Kimley-Horn shall prepare a draft Project Work Plan, which will identify and provide a schedule for specific work tasks, interim and final deliverables, and quality control reviews. The draft shall

be presented for discussion at the project kick-off meeting. Based on this discussion, Kimley-Horn will make revisions and submit a final Project Work Plan.

b) Project Kick-Off Meeting & Project Steering Team

Kimley-Horn will schedule, prepare for, and attend one (1) project kick-off meeting with the Client, NCDOT, City of Lexington and others deemed appropriate by the client to allow for discussion of the project history, study protocols, project approach, schedule and deliverables. Kimley-Horn shall record the minutes of the kick-off meeting to be distributed to the meeting attendees in a timely manner following the meeting. [This meeting was held at the City of Lexington offices on July 17, 2019.]

c) Project Progress Meeting

Kimley-Horn shall prepare for, and attend, one (1) project progress meeting for coordination and review of the project's status once preliminary recommendations have been developed. Kimley-Horn shall record the minutes of the project progress meeting and prepare meeting summary to be distributed to the attendees. Additional coordination, if necessary, will occur via conference calls.

Task 2 – Data Collection

Kimley-Horn will conduct a field visit (one day) to view observable conditions in the study area, conduct field measurements, take pictures and collect information including the location of obstructions and design features of existing corridors – ultimately to develop base mapping for the project. Kimley-Horn will document the existing lane geometry, intersection control, and speed limits as well as other pertinent data. Existing conditions will be documented by using still photography and field notes.

For use in the analysis of the existing conditions, we will obtain available signal timing information from NCDOT for the existing signal operating conditions. If that data is unavailable, the traffic analysis will be based on phasing information obtained during the field visit.

The following information will be provided by the Client, NCDOT, or City:

- Current site development plans (as of 2019) including TIA work for the study area – (Client, City, and NCDOT)
- Most current base mapping for the study area in GIS format (including roadways, parcels, wetlands, floodplain, streams/buffers, sidewalks, major utilities, if available) – (Client or County)
- Available Comprehensive Plans, Land Use Plans, capital improvement projects, transit system improvements/expansion plans and bike/pedestrian plans for study area – (Client and City)
- Existing signal timings for the studied peak hour periods – (NCDOT)
- Local committed roadway projects– (Client, City, and NCDOT)
- Aerial photography for study area – (Client)
- Topographic mapping – (Client)
- Land use inventory using the following categories — single-family, multi-family, school, retail, office, industrial, activity centers, recreational areas, vacant land, other – (Client or City)
- Recent (2016 or later) 24-hour traffic counts at locations within the study area and other associated cross-streets, if available – (Client or NCDOT)

Utilizing existing GIS information and field reconnaissance, Kimley-Horn will develop base mapping (ArcView format) for the project.

Traffic information—such as the latest traffic volumes, historical annual average daily traffic (AADT), turning movement counts, and crash data—will be reviewed to 1) determine existing conditions and 2) begin to identify impediments/constraints within the study area. If turning movement counts from the past year are not available, we will collect weekday AM (7-9), noon (11-2), and PM (4-6) and Saturday (11am – 2 pm) peak hour turning movement counts at the following study area intersections:

- Cotton Grove Road at Albemarle Street/Lowes Blvd
- Cotton Grove Road at Fairview Drive
- Cotton Grove Road at Brown Street/Plaza Pkwy
- Cotton Grove Road at I-85 SB Ramps
- Cotton Grove Road at I-85 NB Ramps
- Fairview Drive at Lowes Blvd

Weekday peak hour counts will be performed when Davidson County schools are in session, but Saturday peak hour counts will be performed during the summer to capture traffic to and from the lake. Turning movement counts, intersection geometrics, and signal phasing information will be used to code the Synchro computer model. Travel speed information will be obtained from speed limits and field observations to determine appropriate speeds. All analyses for this project will be performed in accordance with the NCDOT policies and guidelines.

Task 3: Existing Conditions and Safety Analysis

Using the data collected in the previous tasks, we will evaluate existing conditions within the study area, including transportation, land use (planned uses, intensities, and mix of uses) and utilities. The following subtasks describe our approach for each component of the transportation system.

Congestion – Kimley-Horn will analyze existing traffic and congestion conditions along the study corridor and major routes throughout the study area. The study area will consist of the following study area intersections:

- Cotton Grove Road at Albemarle Street/Lowes Blvd
- Cotton Grove Road at Fairview Drive
- Cotton Grove Road at Brown Street/Plaza Pkwy
- Cotton Grove Road at I-85 SB Ramps
- Cotton Grove Road at I-85 NB Ramps
- Fairview Drive at Lowes Blvd

A summary of findings—including system performance measures of effectiveness (MOEs)—will be documented in the final summary workbook. Turning movement counts, intersection geometrics, and signal phasing information obtained in Task 2 will be used to code the Synchro computer model for the study area intersections. Analyses will be performed for the weekday AM, noon, and PM peak hours and the Saturday peak hour.

Safety – Kimley-Horn will obtain from NCDOT three (3) years of crash data for the corridors. Kimley-Horn will use the evaluation of the NCDOT-reported crash history and input gathered through the initial public involvement process to identify “hot spots” for short-term safety countermeasures.

Task 4 – Traffic Forecasting

If available at project initiation, KHA will use the updated HPMPO Travel Demand Model to develop future year forecasts for two Horizon Year conditions : 2025 and 2045. The 2045 future year scenario model runs will be prepared that consider both and without the NC 8 southwest bypass connector in place. The inclusion of the connector in the analysis will be to measure the impact on NC 8 and Fairview Road as well potential growth in the region.

Those results will be compared with previous forecasts and interpreted to develop a Horizon Year forecast for the study area and nearby facilities. Kimley-Horn will review the HPMPO model for performance and forecasted growth in the study area to identify and address potential issues that will affect model performance. Kimley-Horn will prepare a summary of findings, including forecasted volumes and system performance measures-of-effectiveness (MOE's), to be included in the summary workbook outlined below. This task does not include validation or calibration of the travel demand model.

The Client will provide Kimley-Horn with information regarding the existing and projected future land uses within the study area. Kimley-Horn will review these projections versus the land uses included in the travel demand model. Traffic for specific developments within the study area that are not included in the model will be generated based on ITE trip generation rates and assigned to the study network.

Task 5 – Horizon Year Traffic Analysis

Kimley-Horn will create a roadway network for the study area in Synchro traffic analysis software (version 10) to model and assess future year traffic conditions via intersection capacity analyses for peak travel period conditions for up to three (3) improvement scenarios for the horizon years 2025 and 2045. Analyses of any roundabouts will be performed using SIDRA software. The analyses performed for this project will be in accordance with the “NCDOT Congestion Management Capacity Analysis Guidelines” and include intersection queue analysis.

Kimley-Horn will make recommendations regarding the preferred corridor profiles (typical sections) and intersection configurations based on horizon year traffic. Kimley-Horn will produce a “report card” based on the evaluation of the performance measures. The report card will summarize and present the results of the evaluation.

In addition to traditional traffic analysis, Kimley-Horn will conduct an evaluation of non-traditional travel modes including bicycles and pedestrians.

Task 6 - Development of Transportation Alternatives

Task 6.1 – Development of Alternatives

Based on the information developed in subsequent tasks the project team will work with the HPMPO/City of Lexington to develop a series of transportation design alternatives that will include long-term improvements with mid-term solutions guided by funding options/opportunities, critical congestion areas, traffic operations, and safety. Up to three (3) alternatives will be developed. Other recommendations for connectivity and travel demand management strategies may also be included.

Task 6.2 – Access Management

During development of alternatives, Kimley-Horn will develop access management applications and solutions to address the unique characteristics of the corridors. Generally, these solutions will provide greater “predictability” to the corridor by evaluating the applicability of medians, driveway consolidation, cross access, and/or construction of new streets. The result will be a preferred access strategy for the study area, as well as a recommended policy to potentially improve traffic progression as traffic volumes increase over time.

Task 6.3 – Conceptual Design

Kimley-Horn will prepare conceptual designs of the proposed improvements. The intent of the conceptual designs will be to communicate the intent of the improvements. Known impacts will be identified on the concepts such as utilities, natural and human environment. These conceptual designs will be the basis for the development of the planning level opinion of probable construction costs. Nontraditional travel modes will be included in the conceptual designs such as bicycle and pedestrian.

Task 7 – Public Involvement

To accommodate the needs of this project and based on client direction, we will apply a two-stage public involvement strategy for this project. Kimley-Horn will provide concise documentation of public involvement efforts, including summaries of meetings, contacts made, and input received during stakeholder discussions or public meetings.

Task 7.1 – Public Information Session

As a part of this project Kimley-Horn will conduct an information meeting with the public. The intent of this meeting will be to present the study purpose, analysis results, and recommended improvement alternatives to the public and allow them to provide input on the concepts.

Task 7.2 – MPO TAC and City of Lexington Council Presentations

Working with HPMPO staff Kimley-Horn will conduct a project presentation/workshop for both the Lexington City Council and the HPMPO TAC. The intent of the meeting will be to present the findings of the study, answer questions and provide direction for the next steps in moving the project forward.

Task 8 – Final Reporting

Following completion of Tasks 1-7, Kimley-Horn will produce a recommended Corridor Access and Alternative Development Plan Workbook summarizing the public process and outcomes, issues and concerns, trends, description of scenarios evaluated, preferred scenario concepts and diagnostic reporting. The draft Workbook will include graphic maps representing the recommendations of the study, including access management, development and redevelopment opportunities, and design alternatives. The Workbook may include photos, hand sketches, computer generated images, typical cross sections, and a plan view image of certain corridor segments showing specific design treatments to be considered during subsequent studies. Kimley-Horn will submit two (2) copies of the draft report to the client as well as an electronic copy for distribution and review by others.

Following a thorough review of the draft Workbook by the Client, Kimley-Horn will develop a final version of both documents. Kimley-Horn will submit five (5) copies of the final Workbook to the Client. The

Client will be responsible for reproduction and distribution cost of all additional printed reports. Kimley-Horn will also prepare an Adobe Portable Document Format (PDF) version of the Workbook for posting on the project website and electronic distribution.

Supplemental Task 9 – Access Management Study: I-85 to NC 47

We understand that NCDOT desires to perform an access management study on the approximately 1.5 mile section of NC 8 from I-85 to NC 47.

If recent data is not already available, we will collect weekday AM (7-9) and PM (4-6) and Saturday (11am – 2 pm) peak hour turning movement counts at the following study area intersections:

- Cotton Grove Road at Cedar Lane Drive
- Cotton Grove Road at Fuller Road
- Cotton Grove Road at Mayfair Road
- Cotton Grove Road at S. Avondale Road
- Cotton Grove Road at Glendale Road
- Cotton Grove Road at Oakdale Road
- Cotton Grove Road at Rogers Road
- Cotton Grove Road at Bill Lohr Road
- Cotton Grove Road at Owens Road
- Cotton Grove Road at Albert Drive
- Cotton Grove Road at NC 47

Weekday peak hour counts will be performed when Davidson County schools are in session, but Saturday peak hour counts will be performed during the summer to capture traffic to and from the lake. Turning movement counts, intersection geometrics, and signal phasing information will be used to code the Synchro computer model. Analyses will be performed for the weekday AM and PM peak hours and the Saturday peak hour.

Kimley-Horn will obtain from NCDOT three (3) years of crash data for the corridors. Kimley-Horn will use the evaluation of the NCDOT-reported crash history and input gathered through the initial public involvement process to identify “hot spots” for short-term safety countermeasures.

If available at project initiation, KHA will use the updated HPMPO Travel Demand Model to develop future year forecasts for the 2045 Horizon Year condition. Those results will be compared with previous forecasts and interpreted to develop a Horizon Year forecast for the study area and nearby facilities. The Client will provide Kimley-Horn with information regarding the existing and projected future land uses within the study area. Kimley-Horn will review these projections versus the land uses included in the travel demand model. Traffic for specific developments within the study area that are not included in the model will be generated based on ITE trip generation rates and assigned to the study network.

Kimley-Horn will create a roadway network for the study area in Synchro traffic analysis software (version 10) to model and assess future year traffic conditions via intersection capacity analyses for peak travel period conditions with a median in place. Analyses of any roundabouts will be performed using SIDRA software. The analyses performed for this project will be in accordance with the “NCDOT Congestion Management Capacity Analysis Guidelines” and include intersection queue analysis.

Kimley-Horn will make recommendations regarding median break locations and intersection configurations based on horizon year traffic. Results of the analysis will be submitted in a technical memorandum for submittal to the Client. We will revise and resubmit the report based on one (1) round of Client comments.

Services Not Included

Any other services, including but not limited to the following, are not included in this Agreement:

- Right-of-way abandonment coordination
- Roadway design
- Utility relocation design
- Construction management
- Right-of-way cost estimates

Additional Services

Any services not specifically provided for in the above scope will be considered additional services and can be performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Additional traffic analysis
- Land use ordinance and code writing
- Full roadway design services
- Construction phase services
- Water and wastewater design
- Landscape planning
- Additional meetings not already identified in this scope of services

Both parties must agree in writing prior to any additional services or work is begun.

Information Provided By Client

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client. The Client shall provide all information requested by KHA during the project as outlined in the tasks described above in the Scope of Services.

Schedule

We will provide our services as expeditiously as practicable to meet the project schedule. The five-month production time described in this agreement is dependent upon the Client to ensure meeting availability and review/comments on the deliverables.

Fee and Billing

Kimley-Horn will perform the Scope of Services in Tasks 1-8 for a lump sum fee of \$80,000. If desired, services in Supplemental Task 9 will be performed for the lump sum fee of \$25,000. All permitting, application, and similar project fees will be paid directly by the Client.

Fees will be invoiced monthly based upon the percentage of services performed as of the invoice date, and will include a letter outlining of project progress by task. Payment will be due within 30 days of your receipt of the invoice. Please inform us if you have preferred invoicing format.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the terms and conditions in the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, the term "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and the term "the Client" shall refer to the High Point Metropolitan Planning Organization (HPMPO).

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, offers its clients the option to receive electronic invoices. These invoices come via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please select a billing method from the choices below:

- Please email all invoices to: _____
- Please email all invoices to _____
AND provide a hard copy to the address listed above (please note below if it should be to someone else's attention or an alternative address).
- Please ONLY provide a hardcopy invoice to the address listed above (please note below if it should be to someone else's attention or an alternative address).

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to us. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact us if you have any questions at 704-333-5131.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

By 

Jonathan Guy, PE, AICP, PTOE
Vice President



Travis Fluitt, PE
Project Manager

HIGH POINT METROPOLITAN PLANNING ORGANIZATION

(Print or Type Name and Title)

(Email Address)

_____, Witness

(Print or Type Name)

This instrument has been pre-audited in a manner required by applicable law.

_____, Finance Officer

Request for Information

Please return this information with your signed contract; failure to provide this information could result in delay in starting your project

Client Identification

Full, Legal Name of Client					
Mailing Address for Invoices					
Contact for Billing Inquiries					
Contact's Phone and e-mail					
Client is (check one)	Owner	☐	Agent for Owner	☐	Unrelated to Owner
		☐		☐	

Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address				
County in which Property is Located				
Tax Assessor's Number(s)				

Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name				
Owner(s) Mailing Address				
Owner's Phone No.				
Owner of Which Parcel #?				

Project Funding Identification – List Funding Sources for the Project

Attach additional sheets if there are more than 4 parcels or more than 4 owners



KIMLEY-HORN AND ASSOCIATES, INC.

STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** Kimley-Horn's undertaking to perform professional services extends only to the services specifically described in this Agreement. However, if requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities described herein or imposed by law, the Client shall:

(a) Designate in writing a person to act as its representative with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.

(b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project including all numerical criteria that are to be met and all standards of development, design, or construction.

(c) Provide to Kimley-Horn all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in Kimley-Horn's opinion, such as site survey and engineering data, environmental impact assessments or statements, upon all of which Kimley-Horn may rely.

(d) Arrange for access to the site and other private or public property as required for Kimley-Horn to provide its services.

(e) Review all documents or oral reports presented by Kimley-Horn and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of Kimley-Horn.

(f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of Kimley-Horn's services.

(g) Cause to be provided such independent accounting, legal, insurance, cost estimating and overall feasibility services as the Client may require.

(h) Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects the scope, timing, or payment of Kimley-Horn's services or any defect or noncompliance in any aspect of the project.

(i) Bear all costs incidental to the responsibilities of the Client.

(3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work timely after receipt of a properly executed copy of this Agreement and any required retainer amount. This Agreement is made in anticipation of conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months (cumulatively), Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Compensation shall be paid to Kimley-Horn in accordance with the following provisions:

Compensation shall be paid to Kimley-Horn in accordance with the following provisions:

(a) Invoices will be submitted periodically for services performed and expenses incurred. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn for the duration of the project and applied against the final invoice. If the Client fails to make any payment due to Kimley-Horn under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid in full and may commence proceedings to secure its right to payment under this Agreement.

(b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.

(c) If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due.

and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 30 days of receipt.

(d) The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.

(5) **Use of Documents.** All documents, including but not limited to drawings, specifications, reports, and data or programs stored electronically, prepared by Kimley-Horn are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use, partial use or reuse by the Client or others on extensions of this project or on any other project. Any modifications made by the Client to any of Kimley-Horn's documents, or any use, partial use or reuse of the documents without written authorization or adaptation by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code developed in the development of application code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by Kimley-Horn, the hardcopy shall govern. Because data stored in electronic media format can deteriorate or be modified without Kimley-Horn's authorization, the Client has 60 days to perform acceptance tests, after which it shall be deemed to have accepted the data.

(6) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, or upon thirty days' written notice for the convenience of the terminating party. If any change occurs in the ownership of the Client, Kimley-Horn shall have the right to immediately terminate this Agreement. In the event of any termination, Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination. If Kimley-Horn's compensation is a fixed fee, the amount payable for services will be a proportional amount of the total fee based on the ratio of the amount of the services performed, as reasonably determined by Kimley-Horn, to the total amount of services which were to have been performed.

(8) **Insurance.** Kimley-Horn carries Workers' Compensation insurance, professional liability insurance, and general liability insurance. If the Client directs Kimley-Horn to obtain increased insurance coverage, Kimley-Horn will take out such additional insurance, if obtainable, at the Client's expense.

(9) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's undertaking

herein or its performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.

(10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks have been allocated such that the Client agrees, to the fullest extent of the law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed the limits of Kimley-Horn's professional liability insurance. Higher limits of liability may be negotiated for additional fee. Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This Section 10 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 10 shall require the Client to indemnify Kimley-Horn.

(11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(12) **Certifications.** Kimley-Horn shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association as a condition precedent to litigation.

(14) **Hazardous Substances and Conditions.** In no event shall Consultant be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to professional analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn shall notify the Client of hazardous substances or conditions not contemplated in the scope of services of which Kimley-Horn actually becomes aware. Upon such notice by Kimley-Horn, Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) **Construction Phase Services.**

(a) If Kimley-Horn's services include the preparation of documents to be used for construction and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.

(b) If Kimley-Horn provides construction phase services, Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by Kimley-Horn. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) Kimley-Horn is not responsible for any duties assigned to the design professional in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any

contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.

(16) No Third-Party Beneficiaries; Assignment and Subcontracting. This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) Confidentiality. The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.

(18) Miscellaneous Provisions. This Agreement is to be governed by the law of the State of North Carolina. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Provided, however, that any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

CITY OF HIGH POINT

AGENDA ITEM



Title: Tactical Equipment Vehicle

From: Gary Smith, Fleet Director

Public Hearing: N/A

Attachments:

Meeting Date: August 19, 2019

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Police Department has a tactical equipment van in need of replacement based on age and overall condition. Using the NC State contract # 070A a Ford F550 with a enclosed body is being recommended for council approval.

BACKGROUND:

The Police Department has a 1997 Ford Econoline E350 equipment van in need of replacement based on age and overall condition. The team has grown over the past several years and they have outgrown the storage capabilities of the current vehicle. The new Ford F550 with enclosed body will allow for much better storage and organization of equipment. The price of \$121,143 is for the truck, body installation, and delivery. Estimated delivery is 180-240 days.

BUDGET IMPACT:

Funds are available in the 2019-20 budget.

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing one Ford F550 with enclosed body from Piedmont Truck Center. Recommendation also includes declaring the old van as surplus and disposing through the online auction process.



**2018 NORTH CAROLINA TERM CONTRACT 070A Vehicles-Passenger, Truck, Van, SUV, Law Enforcement
 OPTIONS LIST ITEM 5 F550 chassis
 BID NO. 201500915**

ITEM 5 -2019 FORD F550 REGULAR CAB CHASSIS 4X2 145"WHEELBASE XL PACKAGE	SERIES/OPTION	STATE PRICING
STANDARD ITEMS: 19000LB GVWR, COLOR: OXFORD WHITE, 6.8L V-10 GAS ENGINE, TorqShift® Six-Speed Automatic w/SelectShift® Automatic (6R140), 4.88 LIMITED SLIP REAR AXLE, TILT STEERING WHEEL, POWER EQUIPMENT GROUP - POWER WINDOWS/LOCKS, MIRRORS, SPARE TIRE/WHEEL, CRUISE CONTROL, AIR CONDITIONING, AM/FM RADIO, TRAILER TOW MIRRORS, ALL SEASON TIRES, 40/20/40 CLOTH (GRAY) SEATS, 60"CA	F5G-660A	\$33,385.00
CREDITS		
40/20/40 VINYL SEATS	AS	\$0.00
CAB CONFIGURATION		
4X4	H	\$3,335.00
120"CA-REGULAR CAB ONLY	120CA	\$1,494.00
POWERTRAIN		
6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20	99T	\$8,134.00
TIRES		
LT225/70R19.5G BSW Traction (4) All Season (2)	THB	\$177.00
OTHER OPTIONS		
PAYLOAD UPGRADE-DIESEL ENGINE ONLY, increases GVW to 19,500lbs	68M	\$1,075.00
CAB STEPS -Regular Cab	18B	\$298.00
ENGINE BLOCK HEATER	41H	\$93.00
ELECTRONIC SHIFT ON THE FLY 4X4 *available with Diesel engine only*	213	\$172.00
TRAILER BRAKE CONTROLLER	52B	\$252.00
DUAL EXTRA HEAVY DUTY ALTERNATORS	67B	\$107.00
Low Deflection Package	86S	\$103.00
TRANSMISSION POWER TAKE OFF PROVISION	62R	\$260.00
TRAILER TOW PACKAGE-HIGH CAPACITY-Requires:		
• 6.7L Power Stroke® Diesel engine (99T)		
• Increase GCW on diesel engine from 31,000 lbs. to 40,000 lbs. (F-550)		
• Upgraded rear-axle	535	\$540.00
REMOTE VEHICLE START-REQUIRES 90L POWER GROUP	76S	\$233.00
Rear View Camera and Prep Kit *additional installation required*	872	\$386.00
Utility Lighting System (LED Side-mirror Spotlights) - requires Power Group	63A	\$149.00
OPERATED COMMAND REGENERATION	98R	\$233.00
UPFIT OPTIONS		
15 custom cabinets, painted to match body, interior and exterior, 8 side rails (2) 24" sliding doors, single rear door with panic bar style hardware & dead bolt, 18" deep HD strut bumper with 9" intermediate step & fold over 3rd step, receiver hitch with trailer plug, (7) custom cabinets with rollup doors & automatic lights, (1) personnel workstation location TBD, ProAir A/C Heat unit-roof mounted engine driven unit, Interior LED lighting, Exterior Scene lighting with (2) shore power access, Exterior outlets, 4000 watt inverter with aux. batteries, 16' retractable awning-powered switch near rear door, (6) recessed floor ties, Interior Custom firearm storage compartment, includes delivery	SA16VB	\$70,717.00
COLOR OPTIONS-NO CHARGE		
MAGNETIC (GRAY) METALLIC	J7	
Total for chassis & options	8.9.2018	\$121,143.00

High Point - Police
 Kevin Shultz
 kevin.shultz@highpointnc.gov



FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Fleet Services

COUNCIL AGENDA DATE: August 19, 2019

BID NO.: NC State CONTRACT NO.: 070A DATE OPENED:

DESCRIPTION:

Tactical Equipment Vehicle / Ford F550 with Enclosed Body

PURPOSE:

The Police Department has a 1997 Ford Econoline E350 equipment van in need of replacement based on age and overall condition. The team has grown over the past several years and they have outgrown the storage capabilities of the current vehicle.

COMMENTS:

The price of \$121,143 is for the truck, body installation, and delivery. Estimated delivery is 180-240 days.

RECOMMEND AWARD TO: Piedmont Truck Center AMOUNT: \$ 121,143

JUSTIFICATION:

Using this bid allows the City of High Point to take advantage of the volume discount offered through the NC State contract. The new Ford F550 with enclosed body will allow for much better storage and organization of equipment.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$ 121,143
TOTAL BUDGETED AMOUNT				\$ 121,143

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: 2019.08.08 13:45:23 -04'00' DATE: August 8, 2019

The Purchasing Division concurs with recommendation submitted by the Fleet Services and recommends award to the lowest responsible, responsive bidder Piedmont Truck Ctr. in the amount of \$ 121,143.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti
Date: 2019.08.08 14:28:53 -04'00' DATE: August 8, 2019

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Bobby Fitzjohn Digitally signed by Bobby Fitzjohn
Date: 2019.08.08 14:39:26 -04'00' DATE: August 8, 2019

CITY MANAGER: Greg Demko Digitally signed by Greg Demko
Date: 2019.08.09 16:19:43 -04'00' DATE: August 9, 2019

CITY OF HIGH POINT

AGENDA ITEM



Title: Construction Manager At Risk (CMAR) Professional Services
Garney Companies, Inc. DBA Garney Construction
Catalyst Project – Appling Way
Change Order 4

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director
Robby Stone – Public Services Asst. Director
Meeting Date: August 19, 2019

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Attachment A – Change Order Documents
Attachment B- Sketch- Appling Way

PURPOSE:

To approve Change Order No. 4 to the Garney Company, Inc. contract for the construction of Appling Way.

BACKGROUND:

On February 5, 2018, City Council awarded a contract to Garney Company, Inc. as the Construction Manager at Risk (CMAR) to provide support to the Public Services Department in upgrading and/or replacing infrastructure that would be impacted by the Catalyst Project.

The Public Services Department is now requesting approval of Change Order 4 to construct Appling Way. The project will include the construction of a new public road that will connect N. Elm Street and Pine Street. The roadway project will include the construction of sidewalk, streetscaping, curb and gutter, water/sewer utility lines, and storm drainage system.

BUDGET IMPACT:

Funds for this change order are available in the 2019-2020 budget.

RECOMMENDATION / ACTION REQUESTED:

Public Services is recommending that Council approve Change Order 4 to Garney Companies, Inc. in the amount of \$2,584,160.20.

APPLING WAY

HIGH POINT, NORTH CAROLINA

CONSTRUCTION DOCUMENTS

PROJECT #:
18-330

CLIENT:
CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

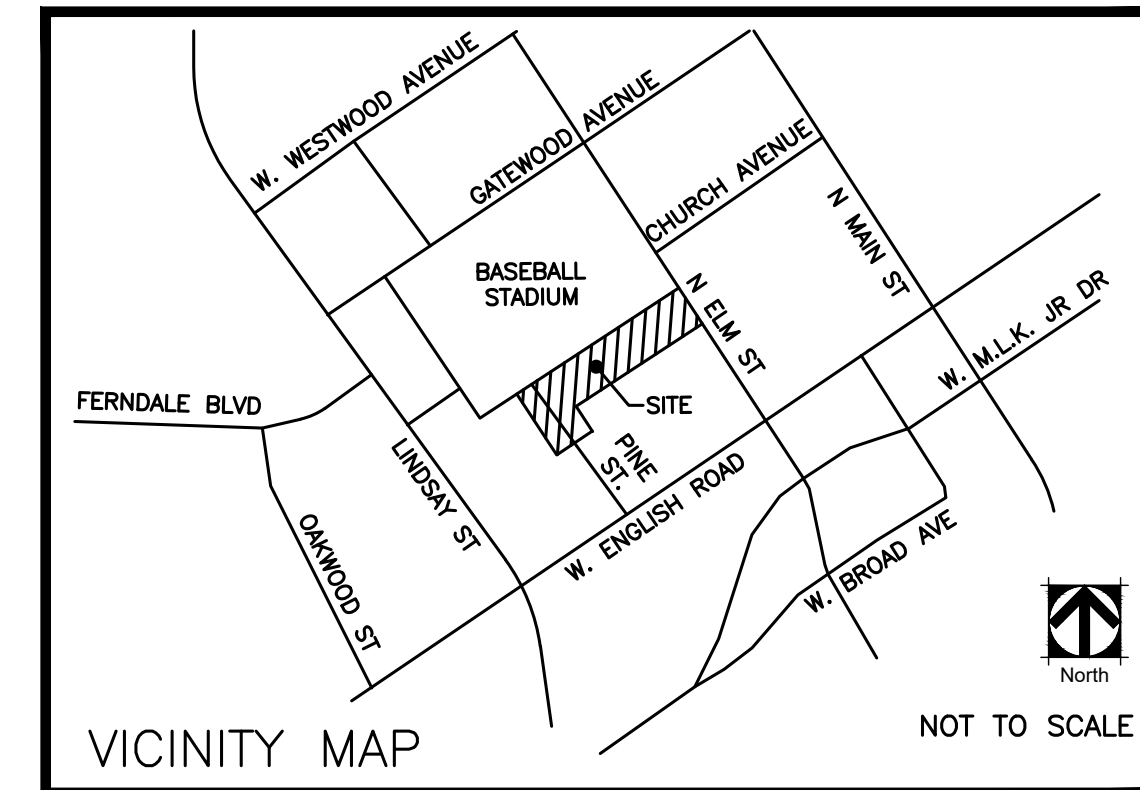
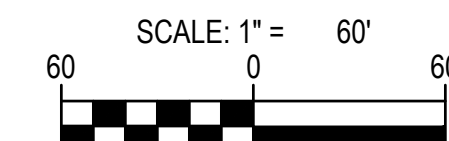
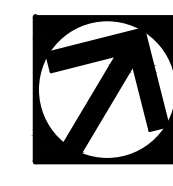
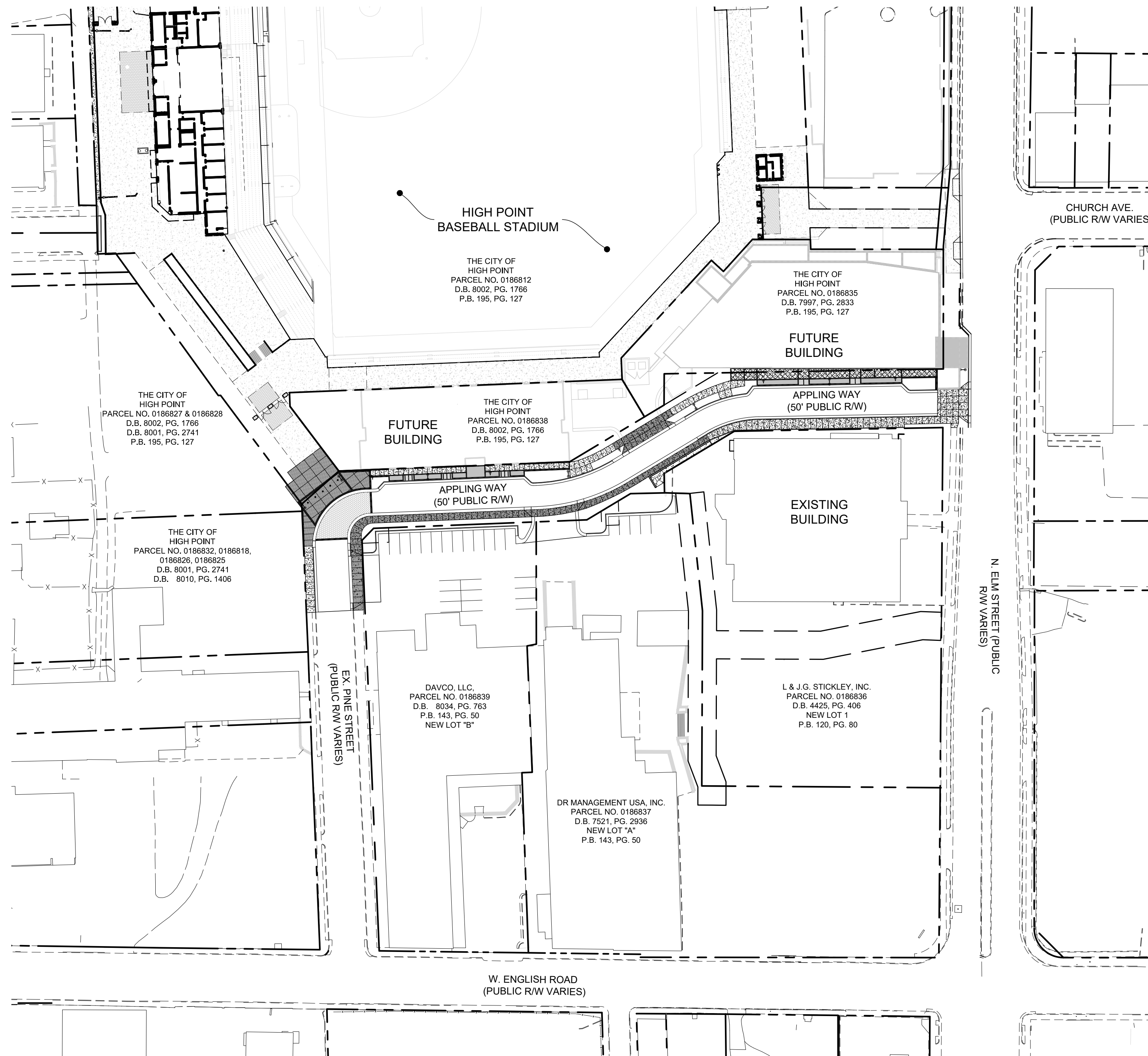
CIVIL ENGINEER:



601 N. Trade Street
Suite 200
Winston Salem, NC
27101-2916
P: 336.723.1067
F: 336.723.1069

DRAWING INDEX:

- | | |
|--------|-----------------------------------|
| C-0.00 | Cover |
| C-0.01 | Project Notes |
| C-0.02 | Project Notes |
| C-0.03 | Legend Sheet |
| C-1.00 | Demolition Plan |
| C-2.00 | Overall Site Plan |
| C-2.01 | Hardscape Enlargement Plans |
| C-3.00 | Erosion Control Plan - Stage 1 |
| C-3.01 | Erosion Control Plan - Stage 2 |
| C-3.20 | Grading & Drainage Plan |
| C-4.00 | Overall Utility Plan |
| C-4.01 | Appling Way Plan & Profile |
| C-4.02 | Sanitary and Storm Sewer Profiles |
| C-6.00 | Erosion Control Details |
| C-6.01 | Erosion Control Details |
| C-6.02 | Erosion Control Details |
| C-6.03 | Erosion Control Details |
| C-6.10 | Storm Drainage Details |
| C-6.11 | Storm Drainage Details |
| C-6.20 | Utility Details |
| C-6.30 | Site Details |
| C-6.31 | Site Details |
| C-6.32 | Site Details |
| C-6.33 | Site Details |
| C-6.40 | Typical Sections |
| L-1.00 | Overall Landscape Plan |
| L-2.00 | Landscape Notes, Specs & Details |



SEALS:

NCBES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:
CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC
DATE: 5/20/19
REVISIONS:

JOB. NO.: 18-330
SHEET TITLE:

COVER

SCALE: 1" = 60'
SHEET NO.:

C-0.00

© STIMMEL ASSOCIATES, P.A.



SURVEY DISCLAIMER:

THE BOUNDARY AND TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY:
DAVIS, MARTIN, POWELL
6415 OLD PLANK ROAD
HIGH POINT, NC 27265
(336) 886-4821
ELEVATION DATUM IS NAVD88

(C) OWNER'S/DEVELOPER'S CERTIFICATE OF COMPLIANCE:	
I, _____, ACCEPT THIS SUBMISSION AS MY PLAN OF DEVELOPMENT AND AGREE TO INSTALL ALL REQUIRED IMPROVEMENTS AND COMPLY WITH THE CONDITIONS OF APPROVAL.	
OWNER/DEVELOPER	Date
(4) TECHNICAL REVIEW COMMITTEE ENDORSEMENT BLOCK FOR SITE PLANS:	
APPROVED BY THE TECHNICAL REVIEW COMMITTEE FOR 18 MONTHS (DEV. # SP-17-0093) SUBJECT TO THE APPROVAL OF ANY REQUIRED STREET AND UTILITY PLANS AND PROFILES AND APPROVAL OF A SEPARATE LAND-DISTURBING PERMIT AND/OR EROSION CONTROL PLAN.	
Director of Planning and Development	Date



Hazen and Sawyer
4011 WestChase Boulevard, Suite 500 • Raleigh, NC 27607

August 8, 2019

Mr. Terry Houk
Public Services Director
City of High Point
211 S. Hamilton Street
High Point, NC 27261

Re: Change Order No. 4
City of High Point Mixed Use Development - CMAR
City of High Point, North Carolina
CHP Contract 29-012418
Hazen No.: 32140-010

Dear Mr. Houk,

Please find a digital copy of Change Order No. 4 for the City of High Point Downtown Mixed Use Project - Utility Improvements enclosed. This change order is to cover the additional Guaranteed Maximum Price to complete the construction of the road, waterline, sanitary sewer line, and storm drain for the new Appling Way.

The total amount for Change Order #4 is \$2,584,160.20. A breakdown of the changes is presented in the table on the next page.

Contract Task No.	Amount	Calendar Days
Original Contract Value	\$89,131.00	-
Change Order # 1 (Approved August 28, 2018)	\$3,265,862.13	170
Change Order # 2 (Approved May 14, 2019)	\$3,867,682.18	342
Change Order #3 (Approved August 5, 2019)	\$723,972.91	0
Change Order #4		
Appling Way GMP	\$2,584,160.20	0
Subtotal for Change Order #4	\$2,584,160.20	0
Revised Total Contract Amount	\$10,530,808.42	513



The backup to the Contractor's GMP is attached. Please contact me at (336) 478-3372 if you shall have any questions or require additional information.

Regards,

A handwritten signature in blue ink that reads "Christy Nelson". The script is cursive and fluid.

Christy Nelson, PE
Principal Engineer

Enclosures

Cc: Terry Houk, City of High Point, North Carolina
Aaron Babson, P.E., Hazen and Sawyer

Date of Issuance: August 8, 2019 Effective Date:
Owner: City of High Point, NC Owner's Contract No.: 29-012418
Contractor: Garney Companies, Inc., DBA Garney Construction Contractor's Project No.: 2264
Engineer: Hazen and Sawyer Engineer's Project No.: 32140-010
Project: Downtown Mixed Use Project – Utilities Improvements Contract Name: Applying GMP

The Contract is modified as follows upon execution of this Change Order:

Description: Contractor will provide the services outlined in the attached documents to construct the water, sewer, and storm improvements inside the designated project area per the contract documents for Lindsay Place and English Rd. This change order also captures the additional costs and days required to address additional cost items for Elm St Construction and CMAR management and admin fees to install approximately 650 ft of sanitary sewer on Lindsay St.

Attachments: Appendix A: Change Order Support Documentation and Terms;
Appendix B: Garney Construction Guaranteed Maximum Price;
Appendix C: Contract Documents;
Appendix D: Payment and Performance Bonds

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ <u>89,131.00</u>	Original Contract Times: Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days or dates
Increase from previously approved Change Order No. <u>1-3</u> : \$ <u>7,857,517.22</u>	Increase from previously approved Change Order No. <u>1-3</u> : Substantial Completion: <u>January 10, 2020</u> Ready for Final Payment: <u>January 23, 2020</u>
Contract Price prior to this Change Order: \$ <u>7,946,648.22</u>	Contract Times prior to this Change Order: Substantial Completion: <u>January 10, 2020</u> Ready for Final Payment: <u>January 23, 2020</u>
Increase of this Change Order: \$ <u>2,584,160.20</u>	Increase of this Change Order: Substantial Completion: <u>343 days</u> Ready for Final Payment: <u>343 days</u> days or dates
Contract Price incorporating this Change Order: \$ <u>10,530,808.42</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>January 23, 2020</u> Ready for Final Payment: <u>January 23, 2020</u>

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>Christy Nelson</u>	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: <u>Principal Engineer</u>	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: <u>8-8-19</u>	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

APPENDIX A
CHANGE ORDER NO. 4 SUPPORT
DOCUMENTATION AND TERMS

DOWNTOWN MIXED USE PROJECT
CONSTRUCTION MANAGER AT RISK AGREEMENT

APPLING WAY CONSTRUCTION PHASE SERVICES

City of High Point Contract Number 29-012418

PROJECT: Change Order No. 4 is for the construction phase services for the utility improvements along the new Appling Way in the project area and is the fourth phase of the previously designated Project generally described as “Downtown Mixed Use Project” (“the Project”).

CHANGE ORDER DOCUMENTS:

- a. Determination of Change Order Costs and Backup Documentation
- b. Determination of Change Order Schedule
- c. Determination of Contingencies
- d. Appendix B: CMAR (Garney Construction) Appling Way GMP
- e. Appendix C: Project Drawings and Specifications for Appling Way as incorporated with Change Order No. 4.
- f. Appendix D: Payment Bond and Performance Bond.

CMAR’S WORK ON THE PROJECT: The CMAR’s work shall consist of Construction Phase Services (“the CMAR’s Work”) as described in the Original Agreement and amended herein.

CONSTRUCTION PHASE SERVICES: The requirements of the CMAR during Construction Phase Services are outlined in the Agreement and supplemented with the information included in this document.

CMAR’S GUARANTEED MAXIMUM PRICE: The CMAR will provide the services included in the Agreement and this Change Order as summarized below and detailed in the proposal from the CMAR found in Appendix B.

Appling Way GMP	
CMAR Labor /Management Fees:	\$302,413.21
General Conditions (G&A):	\$60,830.99
Subcontractor Cost:	\$1,673,560.00
Subcontractor Markup:	\$167,356.00
CMAR Contingency:	\$380,000.00
Appling Way Guaranteed Maximum Price	\$2,584,160.20

Change Order No. 4 Total **\$2,584,160.20**

CONTINGENCIES: Contingencies shall be as described in the Agreement.

- a. CMAR CONTINGENCY SHARE: If contingency funds are remaining in the CMAR Contingency at the completion of the project, the remaining funds shall be shared between the Owner and CMAR at a 75% - 25% split, respectively.
 - i. Total CMAR Contingency Summary To Date

1. Change Order No. 1 – N. Elm St.	\$200,000
2. Change Order No. 2 – Lindsay and English	\$350,000
3. Change Order No. 3 – Pine St.	\$100,000
4. Change Order No, 4 – Appling Way	\$380,000

CONTRACT DOCUMENTS: The Documents include the contract drawings for the addition of Appling Way in Appendix C. The project manual with technical specifications from Change Order No. 1 will be incorporated by reference.

CMAR'S PERFORMANCE: The CMAR will perform the CMAR's Work in a timely fashion in accordance with the requirements of the Contract Documents. The CMAR's Work includes the proper and timely completion of its responsibilities with respect to the construction of the Project through the employment of best construction management practices.

CMAR'S SCHEDULE: The CMAR will deliver a project at a final completion time no later than January 23, 2020. Time extensions include 0 calendar days for Appling Way construction.

CMAR'S CONSTRUCTION PHASE SERVICES COMPENSATION. Payments for the Construction Phase services shall be proposed as follows.

- a. The CMAR may submit a partial payment application at a frequency no more than once per calendar month during the project and according to the procedures included in the Original Agreement.
- b. Labor/Management Fees shall be monthly at a frequency of six (6) equal installments in the first six (6) months of the project. If the Contractor finishes prior to the sixth partial payment, the Contractor may invoice for the remainder of the L/M Fees.
- c. General and Administrative Fees shall be monthly at equal installments. If the

Contractor finishes prior to the final partial payment, the Contractor may invoice for the remainder of the G&A Fees.

- d. Subcontractor Costs shall be included monthly in the partial payment request and submitted in the Schedule of Values acceptable to the C/A and Owner, and paid in accordance with actual completed work.
- e. Subcontractor Markup shall be charged in accordance with Item “d” at the negotiated markup rate of 10%.
- f. Contingencies: Contingencies will be accessed by completed Work Change Directives indicating which project contingency is accessed and shall be paid in accordance with the actual work completed.

PAYMENT BOND AND PERFORMANCE BOND: Upon acceptance by the City of the CMAR’s GMP for the Construction Phase Services, the CMAR will provide a payment bond and a performance bond, each in the amount of the GMP, for the CMAR’s Construction Phase Services in the form set forth in this Agreement. These payment bonds and performance bonds are required to ensure the CMAR’s full and proper performance of the CMAR’s Work and the CMAR’s full and prompt payment of all subcontractors and suppliers providing labor or materials relating to the Project. The surety on the payment bonds and performance bonds, by providing these bonds, agrees to be bound by the terms of the Agreement, and agrees to perform any action and make any payment required under the Agreement that the CMAR fails to perform or make.

**City of High Point Project Number 29-012418
("the Project")**

Change Order No. 4

APPENDIX B

- **Garney Construction Guaranteed Maximum Price Proposal
for Appling Way**

City of High Point
Downtown Mixed-Use Project
CMAR Construction Services

Project Management							Cost Estimator(s)			Superintendents		Other	Total Hours	Total Labor Costs	
PIC	Pcon Mgr	Sr. PM	PM	Asst PM	Proj Eng	Chief Est.	Safety Prof.	Estimator	Assistant Super	Super	Admin				
6/21/2018	\$204.00	\$124.67	\$161.70	\$129.80	\$107.80	\$90.20	\$136.40	\$107.80	\$79.20	\$121.00	\$135.30	\$52.80			
Hourly rate															
Covered in	2		12	30		40	15				15	10	124	\$ 14,453.89	
	8		16	24		40							88	\$ 10,942.36	
	8		16	40		100					200	10	374	\$ 46,019.16	
	8		16	40		100					200	10	374	\$ 46,019.16	
	8		16	40		100					200	10	374	\$ 46,019.16	
	8		16	40		100					200	10	374	\$ 46,019.16	
	8		16	40		100					200	10	374	\$ 46,019.16	
	8		16	40		110					200	10	384	\$ 46,921.16	
														-	\$ -
														-	\$ -
rs / Position	58	-	124	294	-	690	15	-	-	-	1,215	70	2,466	\$ 302,413.21	

Section A. Total	57	-	118	279	-	670	8	-	-	-	1,208	65	2,404	\$ 302,413.21
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City of High Point
Downtown Mixed-Use Project
CMAR Construction Services

		Project Management						Cost Estimator(s)			Superintendents		Other		Total Hours	Total Labor Costs
6/21/2018		PIC	Pcon Mgr	Sr. PM	PM	Asst PM	Proj Eng	Chief Est.	Safety Prof.	Estimator	Assistant Super	Super	Admin			
B. General Conditions		Total Cost														
G&A - 5% Total Labor Costs		\$15,120.66														
Bonds (2%) & Insurance (0.5%) = 2.5%		\$7,560.33														
Vehicles		\$ 13,800.00														
Fuel		\$ 8,400.00														
Management travel - \$1000/month		\$ 5,000.00														
Regional Safety / Safety Equipment / Training		\$ 3,500.00														
Office / Document Expense		\$ 7,200.00														
Overnight Mail Expense		\$ 250.00														
Section B. Total		\$ 60,830.99														
Total A + B		\$ 363,244.20														
C. Subcontract Expense																
Appling cost		\$ 1,673,560.00														
Section C. Total		\$ 1,673,560.00														
Total A + B + C		\$2,036,804.20														
Fee = 10% on Subcontract Expense		\$167,356.00														
Revised Total		\$2,204,160.20														
Project Contingency		\$380,000.00														
Owner's Contingency		\$0.00														
Project GMP		\$2,584,160.20														

SIZE	DESCRIPTION	Contract Amount		UNIT PRICE	Total Amount
	WATER LINE				
	8" Restrained DIP Water line	595.00	LF	\$ 100.00	59,500.00
	8" Gate Valve with box	2.00	EA	\$ 3,500.00	7,000.00
	8" Fitting w/ Accessories	13.00	EA	\$ 1,500.00	19,500.00
	6" DIP	50.00	LF	\$ 80.00	4,000.00
	6" Gate valve with box	3.00	EA	\$ 3,000.00	9,000.00
	6" Cap w/Accessories	3.00	EA	\$ 1,000.00	3,000.00
	4" DIP	16.00	LF	\$ 80.00	1,280.00
	4" Gate Valve with Box	1.00	EA	\$ 2,500.00	2,500.00
	4" Cap w/ Accessories	1.00	EA	\$ 1,000.00	1,000.00
					0.00
	1.5" Irrigation service (include tap, copper pipe, curb stop, cooperation and other associated items)	1.00	EA	\$ 3,500.00	3,500.00
	FH (tee, valve, and other bid items)	1.00	EA	\$ 7,000.00	7,000.00
	Reinstall Existing FH (tee, valve, and other bid items)	1.00	EA	\$ 6,000.00	6,000.00
	Removal of 6 inch Meter Vault "Stickleys"	1.00	LS	\$ 2500.00	2,500.00
	Adjust Existing Water Meter to Finished Grade	1.00	EA	\$ 1,000.00	1,000.00
	SEWER				
	8" DIP Sanitary Sewer	308.00	LF	\$ 95.00	29,260.00
	4' dia manhole	4.00	EA	\$ 3,800.00	15,200.00
	Core Ex. Manhole	1.00	EA	\$ 2,000.00	2,000.00
	Rotate existing MH cone & lid outside of proposed curv and adjust rim to finished grade	1.00	EA	\$ 3,300.00	3,300.00
	Tie in Existing Service to Stickley	1.00	EA	\$ 2,000.00	2,000.00
	STORM DRAIN				
	Convert existing Double Inlet to SDMH	1.00	EA	\$ 5,500.00	5,500.00
	30" RCP Pipe	27.00	LF	\$ 80.00	2,160.00
	24" RCP Pipe	257.00	LF	\$ 75.00	19,275.00

	15" RCP Pipe	375.00	LF	\$ 65.00	24,375.00
	5' Diameter MH	1.00	EA	\$ 5,000.00	5,000.00
	Double Catch Basin	1.00	EA	\$ 9,000.00	9,000.00
	Standard Catch Basin	11.00	EA	\$ 4,000.00	44,000.00
	NCDOT Drop Inlet	1.00	EA	\$ 4,000.00	4,000.00
	<i>DEMO / MISC</i>				
	Grading and 12" of suitable fill under roadway	1.00	LS	\$ 55,000.00	55,000.00
	Retaining Wall Removal	1.00	LS	\$ 25,000.00	25,000.00
	Construction Entrance	2.00	EA	\$ 3,500.00	7,000.00
	Concrete/Asphalt Removals	1.00	LS	\$ 20,000.00	20,000.00
	Misc Removal (includes items not covered curb, sidewalk, asphalt removals)	1.00	LS	\$ 15,000.00	15,000.00
	Bollard Removal	1.00	LS	\$ 1,200.00	1,200.00
	Bollard Installation	5.00	EA	\$ 1,000.00	5,000.00
	Erosion Control	1.00	LS	\$ 25,000.00	25,000.00
	Restoration including matting and seeding	1500.00	SY	\$ 4.00	6,000.00
	Temp Seeding	2.00	Acre	\$ 500.00	1,000.00
	Driveway Apron (Includes proper depth of concrete 4500psi and 6" ABC Base)	4.00	Ea	\$ 3500.00	14,000.00
	Curb & Gutter Install	1000.00	LF	\$ 58.00	58,000.00
	Valley Curb & Gutter Install	575.00	LF	\$ 52.00	29,900.00
	Concrete Side Walk Install (concrete for Driveway apron not included in this bid item) 4" 3000 PSI concrete	1290.00	SY	\$ 65.00	83,850.00
	Concrete Side Walk Install (concrete for Driveway apron not included in this bid item) 5" 4500 PSI concrete with 6" ABC base	590.00	SY	\$ 67.00	39,530.00
	Concrete Side Walk Install (concrete for Driveway apron not included in this bid item) 6" 4500 PSI concrete with 6" ABC base	395.00	SY	\$ 72.00	28,440.00
	Stamped Asphalt	250.00	SY	\$ 140.00	35,000.00
	Brick Paving (vehicular traffic rated) includes 4" thick concrete base, 1" sand bedding (or mortar for single and double row border) and weep holes through concrete 24" OC	200.00	SY	\$ 1,450.00	290,000.00
	Pavement Striping (Thermo Striping)	1.00	LS	\$ 12,000.00	12,000.00
	Asphalt Base Pavement	620.00	TN	\$ 153.00	94,860.00
	Asphalt Intermediate Pavement	420.00	TN	\$ 160.00	67,200.00
	Asphalt Surface Pavement	320.00	TN	\$ 170.00	54,400.00
	Mill and overlay	200.00	SY	\$ 90.00	18,000.00
	Concrete Paved Ditch	80.00	LF	\$ 125.00	10,000.00

	Traffic Control	1.00	LS	\$ 6,000.00	6,000.00
	GIS Survey of Final Project	1.00	LS	\$ 10,000.00	10,000.00
	ADA Trench Drain	20.00	LF	\$ 500.00	10,000.00
	15" Nyloplast drain basin	1.00	Ea	\$ 1500.00	1,500.00
	15" Inch HDPE	20.00	LF	\$ 100.00	2,000.00
	Unsuitable Material (pipe trench)	1439.00	CY	\$ 70.00	100,730.00
	Concrete Swale	1.00	Ea	\$ 8,000.00	8,000.00
	ADA Ramp	2.00	EA	\$ 2,500.00	5,000.00
	10" Sch 40 Roof Leader (includes tie into storm drain, and fittings)	15.00	LF	\$ 90.00	1,350.00
	10" Nyloplast Drain Basin for Roof Leader	1.00	Ea	\$ 1500.00	1,500.00
	Tree pit Drainage	125.00	LF	\$ 90.00	11,250.00
	Construction Staking	1.00	LS	\$ 27,000.00	27,000.00
	Planting (includes go to detail)	1.00	LS	\$ 140,000.00	140,000.00
	Mobilization	1.00	LS	\$ 62,000.00	62,000.00
				Total Contract Amount	1,673,560.00

Assumption log

[illegible]

RISK REGISTER

ID #	DESCRIPTION OF RISK (INCLUDING ANY IDENTIFIED TRIGGERS)	IMPACT ON PROJECT (IDENTIFY CONSEQUENCES)	ASSESSMENT OF LIKELIHOOD (1-5)	ASSESSMENT OF SERIOUSNESS (1-5)	SEVERITY (1-25)	MITIGATION ACTIONS (PREVENTATIVE OR CONTINGENCY)	Contingency Owner	Project	Owner	FINAL RESULT
1	Utilities not shown on drawings	Downtime with crew	5	5	25	pre job locates		\$ 25,000.00		
		conflict with new lines (relocate)	2	4	15	Soft Digs		\$ 2,500.00		
2	Geo tech info	ground water	4	2	15	Maybe at Pine		\$ 5,000.00		potholes show minor.
		plan changes	1	1	25			\$ 25,000.00		can we dump in sanitary if required
		bad material	3	1	2	unsuitable bid item for project --how much is contaminated		\$ 55,000.00		adder for contaminated material
		undercut and add bedding	1	2	8	add stone cost and labor -- wet material		\$ 20,000.00		
		Rock	1	1	1	change spec in project desc. To unclassified Exc		\$ -		no rock on report
		Geofabric and suitable fill	5	5	24	if geofabric needed - dig down place fabric, haul off, haul in good material		\$ 250,000.00		
4										
5								\$ -		
21		TOTAL						\$ 382,500.00	\$ -	

City of High Point Project Number 29-012418
(“the Project”)

Change Order No. 4

APPENDIX C
Contract Documents

APPLING WAY

HIGH POINT, NORTH CAROLINA

CONSTRUCTION DOCUMENTS

PROJECT #:
18-330

CLIENT:
CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

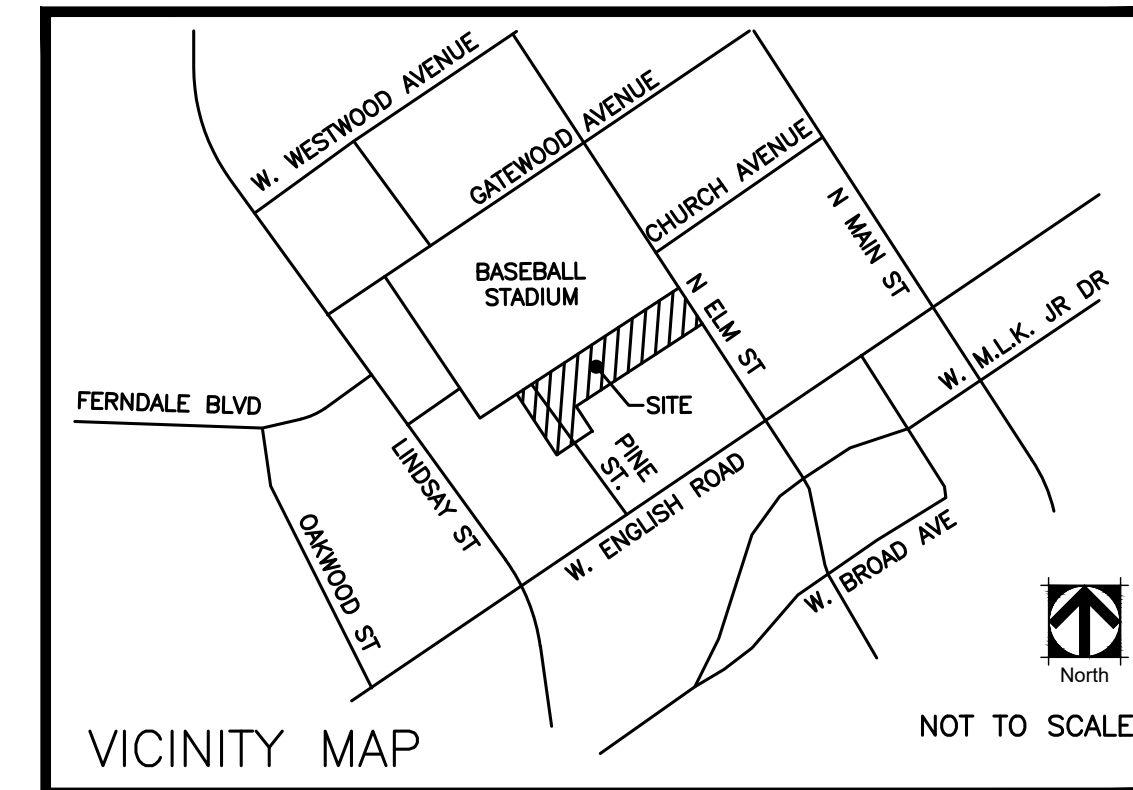
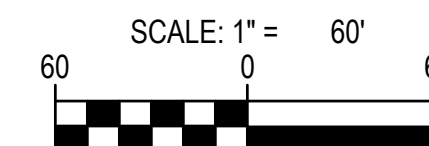
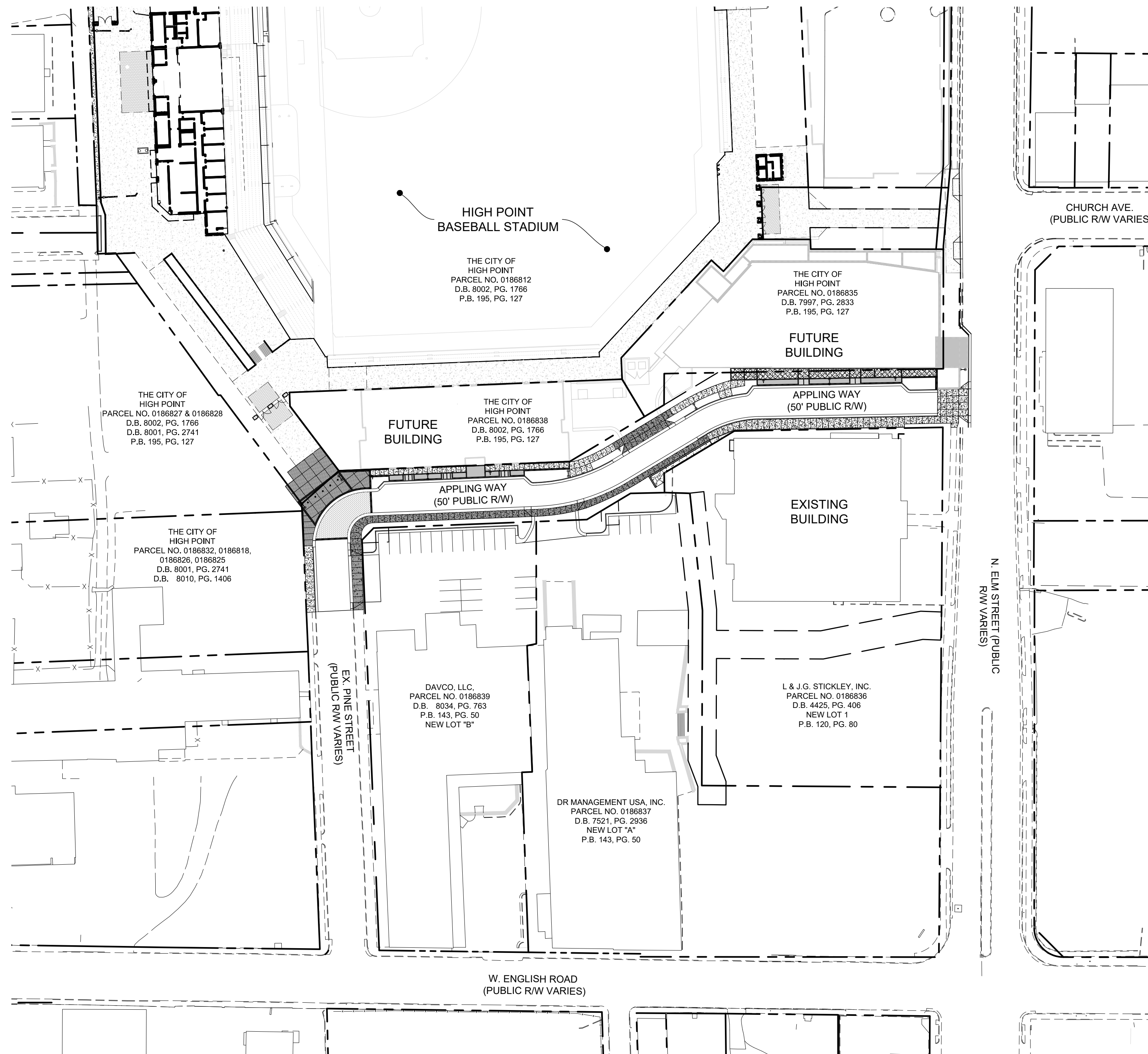
CIVIL ENGINEER:



601 N. Trade Street
Suite 200
Winston Salem, NC
27101-2916
P: 336.723.1067
F: 336.723.1069

DRAWING INDEX:

- | | |
|--------|-----------------------------------|
| C-0.00 | Cover |
| C-0.01 | Project Notes |
| C-0.02 | Project Notes |
| C-0.03 | Legend Sheet |
| C-1.00 | Demolition Plan |
| C-2.00 | Overall Site Plan |
| C-2.01 | Hardscape Enlargement Plans |
| C-3.00 | Erosion Control Plan - Stage 1 |
| C-3.01 | Erosion Control Plan - Stage 2 |
| C-3.20 | Grading & Drainage Plan |
| C-4.00 | Overall Utility Plan |
| C-4.01 | Appling Way Plan & Profile |
| C-4.02 | Sanitary and Storm Sewer Profiles |
| C-6.00 | Erosion Control Details |
| C-6.01 | Erosion Control Details |
| C-6.02 | Erosion Control Details |
| C-6.03 | Erosion Control Details |
| C-6.10 | Storm Drainage Details |
| C-6.11 | Storm Drainage Details |
| C-6.20 | Utility Details |
| C-6.30 | Site Details |
| C-6.31 | Site Details |
| C-6.32 | Site Details |
| C-6.33 | Site Details |
| C-6.40 | Typical Sections |
| L-1.00 | Overall Landscape Plan |
| L-2.00 | Landscape Notes, Specs & Details |



SEALS:

NCBES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC

DATE: 5/20/19

REVISIONS:

JOB. NO.: 18-330

SHEET TITLE:

COVER

SCALE: 1" = 60'

SHEET NO.:

C-0.00

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SURVEY DISCLAIMER:

THE BOUNDARY AND TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY:
DAVIS, MARTIN, POWELL
6415 OLD PLANK ROAD
HIGH POINT, NC 27265
(336) 886-4821
ELEVATION DATUM IS NAVD88

(O) OWNER'S/DEVELOPER'S CERTIFICATE OF COMPLIANCE:

I, _____, ACCEPT THIS SUBMISSION AS MY PLAN OF DEVELOPMENT AND AGREE TO INSTALL ALL REQUIRED IMPROVEMENTS AND COMPLY WITH THE CONDITIONS OF APPROVAL.

OWNER/DEVELOPER

Date

(A) TECHNICAL REVIEW COMMITTEE ENDORSEMENT BLOCK FOR SITE PLANS:

APPROVED BY THE TECHNICAL REVIEW COMMITTEE FOR 18 MONTHS (REV. # SP-17-0093) SUBJECT TO THE APPROVAL OF ANY REQUIRED STREET AND UTILITY PLANS AND PROFILES AND APPROVAL OF A SEPARATE LAND-DISTURBING PERMIT AND/OR EROSION CONTROL PLAN.

Director of Planning and Development

Date

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GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO INFORM AND SATISFY HIMSELF OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCY BETWEEN THE SITE AND THOSE CONDITIONS REPRESENTED ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER IMMEDIATELY.
2. ALL DIMENSIONS, RADII, AND NORTHING & EASTING COORDINATES ARE TO FACE OF CURB, CENTER OF STRUCTURES SUCH AS INLETS, MANHOLES, ETC., OR END OF PIPE RUNS AS APPLICABLE UNLESS NOTED OTHERWISE ON THE PLANS.
3. ALL EXISTING UTILITIES OR STRUCTURES INDICATED ON THE DRAWINGS ARE BASED ON AVAILABLE INFORMATION OF RECORD. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING BUILDINGS/ STRUCTURES AND UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE PROTECTION, RELOCATION OR REMOVAL OF CONFLICTING EXISTING UTILITIES AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES RESULTING FROM HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. BEFORE STARTING WORK THE CONTRACTOR SHALL CONTACT NC 811 TO HAVE ALL EXISTING UTILITIES LOCATED.
4. LOCATION AND ELEVATIONS OF IMPROVEMENTS, TO BE MET OR CROSSED BY WORK, SHALL BE CONFIRMED BY FIELD MEASUREMENT, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THE PLANS, IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING UTILITIES.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
6. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM THE APPROPRIATE AUTHORITIES BEFORE BEGINNING WORK ON THE PROJECT.
7. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE FOLLOWING:

EROSION CONTROL - NCDOT - LAND QUALITY SECTION'S "EROSION AND SEDIMENTATION CONTROL PLANNING AND DESIGN MANUAL", CITY OF HIGH POINT EROSION CONTROL STANDARDS

STORM DRAINAGE - NCDOT STANDARDS AND SPECIFICATIONS; CITY OF HIGH POINT STANDARD DRAWINGS

WATER AND SANITARY SEWER - CITY OF HIGH POINT STANDARDS & SPECIFICATIONS

ASPHALT PAVEMENT, CURB & GUTTER - NCDOT STANDARDS AND SPECIFICATIONS

IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS AND THESE STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL APPLY AS DETERMINED BY THE ENGINEER.

8. THE SITEWORK CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHER CONTRACTORS ON THE PROJECT TO AVOID CONFLICT.

9. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION WORK INCLUDING, BUT NOT LIMITED TO, THE DESIGN, INSTALLATION AND MAINTENANCE OF SHEETING, SHORING AND BRACING; PROTECTION OF SLOPES; UNDERPINNING; AND DEWATERING IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL AND OSHA STANDARDS. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA TO DESIGN THE TEMPORARY SHEETING, SHORING AND BRACING IF REQUIRED FOR THE EXECUTION OF THE PROPOSED WORK.

SITE NOTES:

1. ALL RETAINING WALLS REQUIRE BUILDING PERMITS.
2. PATCH / REPAIR CURB & GUTTER, ASPHALT PAVING, CONCRETE SIDEWALKS AND OTHER SURFACES IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATIONS AND OTHER SITE WORK.

MAINTENANCE & PROTECTION OF TRAFFIC:

CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND MAINTENANCE OF TEMPORARY TRAFFIC MANAGEMENT ASSOCIATED WITH DEMOLITION AND CONSTRUCTION. DESIGN SHALL BE BASED ON THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - PART 6 TEMPORARY TRAFFIC CONTROLS AND IN ACCORDANCE WITH NCDOT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL DEVICES.

SPECIFICATIONS:

1. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS.

CONSTRUCTION STAKING & AS-BUILT NOTES:

1. CONSTRUCTION STAKING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. STAKING SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR. CONTRACTORS WITH GPS EQUIPMENT AND THE CAPABILITY TO SELF-PERFORM CONSTRUCTION STAKING MAY DO SO, HOWEVER CONTRACTOR SHALL ENGAGE THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO ESTABLISH HORIZONTAL AND VERTICAL CONTROL POINTS FOR THE PROJECT. THESE CONTROL POINTS SHALL BE USED TO CONFIRM THE ACCURACY OF THE GPS EQUIPMENT. CHECKS SHALL BE PERFORMED ON THE EQUIPMENT PERIODICALLY THROUGHOUT THE CONSTRUCTION PROCESS.
2. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF THE WATER, SANITARY SEWER, AND STORMWATER CONVEYANCE SYSTEM TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION OF THOSE SYSTEMS. AS-BUILT SURVEY SIGNED & SEALED BY A PROFESSIONAL LAND SURVEYOR SHALL BE SUBMITTED TO THE ENGINEER IN PDF & CAD FORMAT WITHIN 30 DAYS OF COMPLETION OF UTILITY WORK. AS-BUILT SURVEY MAY BE REQUIRED SOONER TO ALLOW ADDITIONAL TIME FOR RECORD DRAWING PREPARATION BY ENGINEERING & APPROVAL BY REGULATING AGENCY AND PENDING TIME FRAMES FOR COTCO (CONTRACTOR TO PLAN ACCORDINGLY).
3. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY ELEVATIONS OF WATER LINES AT CROSSINGS WITH SANITARY SEWER AND STORMWATER PIPE TO THE ENGINEER DOCUMENTING THAT ALLOWABLE SEPARATION IS PROVIDED. SEE UTILITY NOTES FOR MINIMUM VERTICAL SEPARATION REQUIREMENTS.

STORM DRAINAGE NOTES:

1. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL STORM DRAINAGE STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH NCDOT 840.46 (TRAFFIC BEARING PRECAST). STRUCTURES SHALL HAVE SOLID WALLS. WAFFLE WALL STRUCTURES WILL NOT BE ACCEPTED. STRUCTURES 10 FEET OR MORE IN DEPTH SHALL BE 4'-4" MINIMUM INSIDE DIMENSIONS REGARDLESS OF PIPE SIZE. ALL PIPE OPENINGS SHALL BE CAST OR CORED.
3. CURB INLET STRUCTURES (DENOTED AS CI # ON PLANS) SHALL CONFORM DIMENSIONALLY TO NCDOT STANDARD 840.02. FRAMES AND GRATES SHALL BE U.S. FOUNDRY - MODEL 5181. TYPE "E, F, AND G" GRATES SHALL BE PROVIDED AS APPLICABLE.
4. GRATE INLET STRUCTURES (DENOTED AS DI # ON PLANS) SHALL CONFORM TO NCDOT STANDARDS 840.14 OR 840.15 WITH NCDOT STANDARD 840.16 FRAME AND GRATE.
5. STORM DRAINAGE MANHOLES SHALL BE PRECAST CONCRETE CONFORMING TO NCDOT STANDARD 840.52. MANHOLES SHALL ALSO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478, ASTM A-615, ASTM A-185 AND ASTM C-990. MANHOLE CASTINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. THE INVERTS OF ALL STORM DRAINAGE STRUCTURES SHALL BE GROUTED TO COMPLETELY DRAIN AND NOT HOLD WATER.
7. DUAL WALL HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SOIL TIGHT JOINTS (ST) SHALL CONFORM WITH THE FOLLOWING:
 - A. PIPE SPECIFICATION - SOIL TIGHT INTEGRAL BELL PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4-THROUGH10-INCH SHALL MEET AASHTO M252, TYPE S OR SP. 12- THROUGH 60-INCH SHALL MEET AASHTO M294, TYPE S OR SP OR ASTM F2306.
 - B. JOINT PERFORMANCE - PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M252, AASHTO M294 OR ASTM F2306. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT SUPPLIED BY THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.
 - C. FITTINGS - FITTINGS SHALL CONFORM TO AASHTO M252, AASHTO M294, OR ASTM F2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A SPUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE SOIL-TIGHT JOINT PERFORMANCE REQUIREMENTS OF AASHTO M252, AASHTO M294 OR ASTM F2306.

UTILITY NOTES:

SEWER SERVICES:

1. ALL SANITARY SEWER SERVICE CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE NORTH CAROLINA BUILDING CODE - PLUMBING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A PLUMBING PERMIT FROM HIGH POINT BUILDING INSPECTIONS

WATER / SEWER / STORM SEPARATION VERIFICATION:

2. SEE AS-BUILT NOTES ON THIS SHEET FOR REQUIRED UTILITY AS-BUILT INFO DURING & POST-CONSTRUCTION. REQUIRED SEPARATIONS ARE AS FOLLOWS (UNLESS OTHERWISE NOTED):

MINIMUM VERTICAL SEPARATION REQUIREMENTS:

SANITARY - STORM: 24"
SANITARY - WATER: 18"
SANITARY - OTHER UTILITIES: 24"
WATER - STORM: 18"

CITY OF HIGH POINT REQUIREMENTS:

3. CONTACT THE CITY OF HIGH POINT ENGINEERING SERVICES DEPARTMENT, CONSTRUCTION INSPECTIONS DIVISION (336) 883-3194, AND THE ENGINEER FOR A PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING INSTALLATION OF WATER AND SEWER MAINS, WATER AND SEWER SERVICE TAPS, STORM DRAINAGE, SIDEWALKS, DRIVEWAYS, AND ROADWAY IMPROVEMENTS.
4. ALL EXISTING SEWER MANHOLE MODIFICATIONS SHALL BE COORDINATED AND INSPECTED BY THE CITY ENGINEERING SERVICES DEPARTMENT INSPECTOR.
5. UPON COMPLETION OF THE PROJECT, AS-BUILT DRAWINGS OF THE WATER, SEWER, ROADWAY AND STORM DRAINAGE SYSTEMS SHALL BE SUBMITTED TO THE CITY ENGINEERING SERVICES DEPARTMENT. AS-BUILTS SHALL INCLUDE WATER METER AND SEWER CLEANOUT LOCATIONS. SEE UTILITY SHEETS FOR AS-BUILT REQUIREMENTS.
6. FIRE MAINS AND FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND FUNCTIONAL BEFORE COMBUSTIBLE BUILDING MATERIALS ARE BROUGHT TO THE SITE PER FIRE CODE SECTION 1412.1.
7. OTHER REQUIREMENTS:
 - A. CLEAN-OUTS, VAULTS, METERS, BACKFLOW PREVENTERS AND ALL OTHER UTILITY STRUCTURES INSTALLED IN PAVED AREAS SHALL BE TRAFFIC RATED.
 - B. CONTRACTOR TO PROVIDE CONDUIT FOR SITE LIGHTING IN ACCORDANCE WITH CITY OF HIGH POINT STANDARDS. CONTRACTOR TO COORDINATE DIRECTLY WITH THE CITY OF HIGH POINT FOR LOCATION AND ROUTING OF CONDUIT.
 - C. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF HIGH POINT AND ELECTRICAL ENGINEER PRIOR TO CONSTRUCTION FOR FINAL ELECTRICAL CONDUIT ROUTING: # & SIZE OF CONDUITS AND PULL BOX LOCATIONS.

RETAINING WALL APPEARANCE SPECIFICATIONS:

1. RETAINING WALLS SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA. RETAINING WALLS ARE INDICATED ON THESE PLANS FOR GENERAL LAYOUT AND SITE GRADING PURPOSES ONLY. FINAL DESIGN BY OTHERS.
2. RETAINING WALL SHALL BE DESIGNED, FURNISHED, AND CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS.
3. CONTRACTOR SHALL SUBMIT CUT SHEETS, SHOP DRAWINGS, COLOR OPTIONS, AND CAP OPTIONS TO THE OWNER AND CIVIL ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
4. RETAINING WALL UNIT APPEARANCE
 - A.1. FACE COLOR SHALL BE NATURAL OR TAN.
 - A.2. FACE FINISH SHALL BE OF STRAIGHT FACE CONFIGURATION WITH MINIMUM CHISELING.
 - A.3. WALL BATTER SHALL BE MINIMUM AS DIRECTED BY THE WALL DESIGNER.
 - A.4. UNIT SIZE SHALL HAVE A MAXIMUM DEPTH OF 12-INCHES DUE TO HORIZONTAL SITE CONSTRAINTS.

SUBMITTALS:

SUBMITTALS ARE REQUIRED FOR THE FOLLOWING AREAS OF WORK PRIOR TO ORDERING ANY MATERIALS

STORM DRAINAGE

- PIPE
- DRAINAGE STRUCTURES
- FRAMES, GRATES AND COVERS

SANITARY SEWER

- PIPE
- MANHOLES

WATER DISTRIBUTION

- PIPE
- FITTINGS
- VAULTS
- RESTRAINT SYSTEMS

PAVING

- MIX DESIGN FOR CONCRETE PAVING
- MIX DESIGN FOR CONCRETE SIDEWALK
- MIX DESIGN FOR CONCRETE CURB & GUTTER
- MIX DESIGN FOR ALL GRADES OF ASPHALT PAVING

RETAINING WALL

- CUT SHEETS
- SHOP DRAWINGS
- COLOR OPTIONS
- CAP OPTIONS

LIGHTING



SEALS:

NCBES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC
DATE: 5/20/19
REVISIONS:

JOB NO.: 18-330
SHEET TITLE:

PROJECT
NOTES

SCALE:
SHEET NO.:

C-0.01

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CLEARING, EROSION & SEDIMENT CONTROL NOTES:

1. SEE EROSION CONTROL PLAN FOR DISTURBED AREA.
2. A GRADING PERMIT SHALL BE OBTAINED FROM NCDEP PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE SITE.
3. CLEARING LIMITS SHALL BE CLEARLY DEFINED PRIOR TO BEGINNING CLEARING OPERATIONS. CLEARING DEBRIS SHALL BE PROPERLY DISPOSED OF OFFSITE IN A PERMITTED LANDFILL FACILITY, OR BY OTHER PERMITTED METHODS. TREES OUTSIDE THE CLEARING LIMITS SHALL BE PROTECTED DURING CONSTRUCTION. BURNING IS NOT ALLOWED ON THE SITE.
4. THE EROSION AND SEDIMENTATION CONTROL PLAN IS INTENDED AS A GUIDE TO INDICATE MINIMUM MEASURES TO BE TAKEN. AFTER GRADING BEGINS, ADDITIONAL MEASURES MAY BE NECESSARY TO CONTROL SEDIMENTATION AND EROSION ONSITE. IF SO, ADDITIONAL MEASURES SHALL BE INSTALLED AS DIRECTED BY NCDEP EROSION CONTROL INSPECTOR.
5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NCDEP QUALITY SECTION'S EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
 - PERIMETER DIKES, SWALES, DITCHES AND SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF COMPLETION.
 - SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS. IF SLOPES ARE 10' OR LESS IN LENGTH AND NOT STEEPER THAN 2:1, STABILIZATION IS REQUIRED WITHIN 14 DAYS.
 - SLOPES 3:1 OR FLATTER SHALL BE STABILIZED WITHIN 14 DAYS. IF SLOPES EXCEEDS 50' IN LENGTH, STABILIZATION IS REQUIRED WITHIN 7 DAYS.
 - ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1 SHALL BE STABILIZED WITHIN 14 DAYS.
7. ALL SLOPE SURFACES SHALL BE ROUGHENED USING TRACKED EQUIPMENT TO MINIMIZE EROSION UNTIL SEEDING IS DONE.
8. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL PRACTICES REQUIRED TO MINIMIZE EFFECTS ON ADJACENT PROPERTIES DURING CONSTRUCTION. EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS AND ARE TO BE MAINTAINED UNTIL CONTRIBUTING AREAS ARE STABLE.
9. PROPERTY OWNER IS RESPONSIBLE FOR ALL PERMANENT MEASURES AFTER CONSTRUCTION IS COMPLETE AND CONTRACTOR IS RELEASED.
10. ALL DISTURBED AREAS NOT OTHERWISE DELINEATED FOR BUILDING, PAVING, SOD, STONE, OR RIPRAP SHALL BE PERMANENTLY SEEDDED AS SOON AS POSSIBLE IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS SHOWN ON THE PLANS.
11. INSPECT AND REPAIR ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND INSPECT AND REPAIR IMMEDIATELY FOLLOWING ANY RAINFALL.
12. ANY REQUIRED BORROW FILL MATERIAL SHALL COME FROM A SITE THAT IS COVERED UNDER AN ACTIVE EROSION CONTROL PERMIT. ANY EXCESS SOIL MATERIAL TO BE WASTED OFF-SITE SHALL BE WASTED ON A SITE THAT IS COVERED UNDER AN ACTIVE EROSION CONTROL PERMIT. THE CONTRACTOR SHALL PROVIDE THE PERMIT NUMBER OF ALL BORROW AND WASTE SITES TO BE USED TO THE OWNER & EROSION CONTROL INSPECTOR.
13. ANY SOIL STOCKPILE AREAS SHALL BE GRADED TO DRAIN AND COMPACTED TO PREVENT SOIL FROM BECOMING SATURATED AND SHALL BE LOCATED ON SITE SUCH THAT THEY DRAIN TO AN APPROVED EROSION CONTROL MEASURE.
14. NO CLEARING OR GRADING WORK SHALL COMMENCE UNTIL SEDIMENTATION AND EROSION CONTROL PLAN APPROVAL AND GRADING PERMIT HAS BEEN ISSUED. INITIAL CLEARING SHALL BE LIMITED TO WHAT IS NECESSARY TO INSTALL THE EROSION CONTROL MEASURES. AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE AND FUNCTIONING, THE REMAINING SITE AREAS MAY BE CLEARED AND GRUBBED.
15. THE DISPOSAL OF DEBRIS IS NOT ALLOWED ON SITE.
16. PROTECTION OF EXISTING TREES AND COMMON AREAS TO BE ACCOMPLISHED WITH TREE PROTECTION FENCE AS SHOWN ON THE PLANS & DETAILS. THE ENCROACHMENT PROTECTION MEASURES SHALL BE PROPERLY MAINTAINED DURING SITE DEVELOPMENT AND SHALL NOT BE REMOVED PRIOR TO FINAL LANDSCAPING.
17. ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AT THE END OF CONSTRUCTION AND WHEN APPROVED BY THE EROSION CONTROL INSPECTOR UNLESS SPECIFICALLY NOTED TO REMAIN AS PERMANENT. REMOVAL SHALL INCLUDE REMOVAL AND DISPOSAL OF SEDIMENT, ALL NECESSARY FILLING, GRADING, REMOVING MATERIALS, FERTILIZATION, SEEDING AND MULCHING, AND ESTABLISHING VEGETATION.

GENERAL SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL AND PERMIT FROM NCDEP.
2. CONTRACTOR SHALL CONTACT EROSION CONTROL INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE. IN ADDITION, CONTRACTOR MUST PERFORM SELF INSPECTIONS IN ACCORDANCE WITH THE "SELF INSPECTION REQUIREMENTS" ON THESE PLANS.
3. CLEAR SITE ONLY AS NECESSARY TO INSTALL INITIAL EROSION CONTROL MEASURES AS FOLLOWS:
 - a. TEMPORARY CONSTRUCTION ENTRANCE/EXIT
 - b. TEMPORARY SEDIMENT BASINS: FOR SITES OVER ONE (1) ACRE, OUTLET STRUCTURES (SKIMMERS) THAT ONLY WITHDRAW WATER FROM THE SURFACE OF THE BASIN, SHALL BE UTILIZED. NO SEDIMENT TRAPS OR ROCK DAMS ALLOWED.
 - c. TEMPORARY DIVERSION BERMS
 - d. TEMPORARY SILT FENCING: SEED EMBANKMENTS AND DISTURBED AREAS OF DEVICES (INCLUDING "CLEAN" WATER DIVERSION) UPON COMPLETION OF CONSTRUCTION. SEE GROUND STABILIZATION CRITERIA BELOW FOR MORE INFORMATION.
4. BEGIN CLEARING, GRUBBING AND STRIPPING OF SITE AS REQUIRED. MATERIAL STOCKPILES, AREAS DEDICATED FOR MANAGEMENT OF LAND CLEARING AND DEMOLITION DEBRIS, AND CONSTRUCTION WASTE SHALL BE LOCATED AT LEAST 50 FEET FROM STORM DRAIN INLETS AND SURFACE WATERS (UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE), AND WITHIN AREAS PROTECTED BY EROSION CONTROL MEASURES.
5. BEGIN SITE GRADING. MAINTAIN EROSION CONTROL DEVICES IN ACCORDANCE WITH THE MAINTENANCE PLAN. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED.
6. INSTALL STORM DRAINAGE SYSTEM AND UTILITIES. STORM PIPING SHALL BE INSTALLED TO THE POINT WHERE IT ENTERS EACH DEVICE. COMPLETION OF PIPING WILL ONLY BE ALLOWED ONCE THE SITE HAS BEEN DEEMED STABLE BY THE EROSION CONTROL INSPECTOR. INSTALL PROTECTION AROUND ALL INLETS AS STORM DRAIN SYSTEM IS INSTALLED.
7. CONTINUE TO MAINTAIN EROSION CONTROL MEASURES UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER ALL DISTURBED AREAS AND SITE HAS BEEN STABILIZED. REMOVE EROSION CONTROL MEASURES ONLY AFTER FINAL INSPECTION AND APPROVAL BY INSPECTOR.
8. SEE EROSION CONTROL PLAN DRAWINGS FOR STAGE SPECIFIC SEQUENCE OF CONSTRUCTION AND NOTES.

MAINTENANCE PLAN:

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH 2-INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

TEMPORARY SEEDING

RESEED AND MULCH AREAS WHERE SEEDLING EMERGENCE IS POOR, OR WHERE EROSION OCCURS, AS SOON AS POSSIBLE. DO NOT MOW. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE.

TEMPORARY DIVERSIONS

INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE PROTECTED AREA IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

TEMPORARY SLOPE DRAINS

INSPECT THE SLOPE DRAIN AND SUPPORTING DIVERSION AFTER EVERY RAINFALL AND PROMPTLY MAKE NECESSARY REPAIRS. WHEN THE PROTECTED AREA HAS BEEN PERMANENTLY STABILIZED, TEMPORARY MEASURES MAY BE REMOVED, MATERIALS DISPOSED OF PROPERLY, AND ALL DISTURBED AREAS STABILIZED APPROPRIATELY.

RIP RAP OUTLET PROTECTION

INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

SEDIMENT BASINS

CHECK SEDIMENT BASINS AFTER PERIODS OF SIGNIFICANT RUNOFF. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE Baffle HEIGHT OF THE FIRST Baffle. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREA.

SKIMMER BASINS

INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST Baffle. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

REPAIR THE Baffles IF THEY ARE DAMAGED. RE-ANCHOR THE Baffles IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.

IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED. IF SO REMOVE THE DEBRIS.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE TO REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOL AREAS.

FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.

SILT FENCE

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REPLACE BURLAP EVERY 60 DAYS. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

PERMANENT GROUND COVER

THE OWNER OR RESPONSIBLE PARTY IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE GROUND COVER ON THE PROPERTY. GROUND COVER MUST BE MAINTAINED TO A DEGREE THAT PREVENTS SOIL EROSION AND SEDIMENTATION AT ALL TIMES. NO ONE HAS THE AUTHORITY TO REQUIRE CHANGES IN THE OWNER'S GROUND COVER MAINTENANCE PLAN IN ORDER TO STOP SOIL EROSION AND SEDIMENTATION AT ANY TIME.

NPDES STORMWATER NOTES:

THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OUTLINED IN NORTH CAROLINA GENERAL STATUTE 143-215.1 GENERAL STORMWATER PERMIT

THIS GENERAL PERMIT IS APPLICABLE TO POINT SOURCE DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES DISTURBING ONE OR MORE ACRES OF LAND, THE SUBMISSION OF A PROPOSED EROSION AND SEDIMENTATION CONTROL PLAN TO THE DIVISION OF LAND RESOURCES OR DELEGATED LOCAL PROGRAM SHALL BE CONSIDERED TO TAKE THE PLACE OF A NOTICE OF INTENT FOR COVERAGE UNDER THIS GENERAL PERMIT FOR THOSE PROJECTS RECEIVING THIS PERMIT COVERAGE. COVERAGE UNDER THIS GENERAL PERMIT SHALL BECOME EFFECTIVE UPON ISSUANCE OF AN APPROVAL FOR THE EROSION AND SEDIMENTATION CONTROL PLAN BY THE QUALITY SECTION OF THE DIVISION OF LAND RESOURCES OR DELEGATED LOCAL PROGRAM. APPROVAL OF THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND LAND DISTURBING ACTIVITIES.

ALL EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE INSPECTED BY OR UNDER THE DIRECTION OF THE PERMITTEE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS (AT LEAST TWICE EVERY SEVEN DAYS FOR THOSE FACILITIES DISCHARGING TO WATERS OF THE STATE LISTED ON THE LATEST EPA APPROVED 303(d) LIST FOR CONSTRUCTION RELATED INDICATORS OF IMPAIRMENT SUCH AS TURBIDITY OR SEDIMENTATION) AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD. A RAIN GAUGE SHALL BE MAINTAINED ON THE SITE AND A RECORD OF THE RAINFALL AMOUNTS AND DATES SHALL BE KEPT BY THE PERMITTEE. REFER TO THE GENERAL STORMWATER PERMIT FOR A COMPLETE LIST OF INSPECTION AND REPORTING REQUIREMENTS.

A COPY OF THIS PERMIT IS ATTACHED TO THE APPROVED PERMIT OR IT CAN BE DOWNLOADED FROM NC DENR'S WEBSITE.

SELF INSPECTION REQUIREMENTS

THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OUTLINED IN NORTH CAROLINA GENERAL STATUTE 113A-54.1(E) AND IN THE NC ADMINISTRATIVE CODE 15A NCAC 04B .0131, SELF-INSPECTIONS.

THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

THE CONTRACTOR SHALL PERFORM THE REQUIRED SELF-INSPECTIONS AT THE COMPLETION OF EACH PHASE OF CONSTRUCTION AND COMPLETE THE STANDARD NCDEP SELF INSPECTION FORMS INCLUDED IN THE GRADING PERMIT APPROVAL. THE PHASES ARE AS FOLLOWS:

1. INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES.
2. CLEARING AND GRUBBING OF EXISTING GROUND COVER.
3. COMPLETION OF ANY PHASE OF GRADING OF SLOPES OR FILLS.
4. INSTALLATION OF STORM DRAINAGE FACILITIES.
5. COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
6. ESTABLISHMENT OF PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION.

THE INSPECTION SHALL VERIFY THAT ALL OF THE INSTALLED EROSION AND SEDIMENTATION CONTROL MEASURES, PRACTICES AND DEVICES ARE CONSISTENT WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND ALL PREVIOUSLY CONSTRUCTED EROSION CONTROL MEASURES HAVE BEEN MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE.

IN ANY SIGNIFICANT DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN ARE FOUND, THEN THE CONTRACTOR SHALL TAKE THE NECESSARY CORRECTIVE ACTIONS TO CORRECT THE DEVIATIONS. A SIGNIFICANT DEVIATION MEANS AN OMISSION, ALTERATION OR RELOCATION OF AN EROSION OR SEDIMENTATION CONTROL MEASURE THAT PREVENTS THE MEASURE FROM PERFORMING AS INTENDED.

STREET CLEANING:

ROADS SHALL BE KEPT CLEAN OF MUD, SEDIMENT AND OTHER CONSTRUCTION RELATED DEBRIS AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THIS MAY REQUIRE STREET SWEEPING AND ROUTINE WASHINGS AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID. CONTRACTOR TO PROVIDE MEANS TO PERFORM WHEEL WASHING.

DUST CONTROL:

DUST CAN BE A SIGNIFICANT SOURCE OF AIR POLLUTION ON LARGE CONSTRUCTION SITES. DUST CONTROL MAY BECOME NECESSARY DURING THE PROJECT. SEVERAL METHODS ARE EFFECTIVE IN CONTROLLING DUST, HOWEVER THE MOST COMMON IS SPRINKLING ACCESS ROADS WITH WATER. ANOTHER IS USING STONE TO STABILIZE ACCESS ROADS. PROVIDE DUST CONTROL ON AN AS NEEDED BASIS.

USE OF FLOCCULANTS:

FLOCCULANTS ARE AN EFFECTIVE METHOD OF ENHANCING SETTLEMENT OF SUSPENDED SEDIMENT. PRODUCTS USING A CHEMICAL KNOWN AS POLYACRYLAMIDE (PAM) ARE SPECIFIED FOR THIS PROJECT. THESE PRODUCTS SHALL BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL CONFIRM WITH THE VENDOR THAT PAMS USED ON THE SITE COMPLY WITH THE CHRONIC TOXICITY TESTING REQUIREMENTS ESTABLISHED BY THE NC DIVISION OF WATER QUALITY. DO NOT APPLY PAM'S DIRECTLY TO SURFACE WATERS OF THE STATE. SURFACE WATERS OF THE STATE INCLUDE STREAMS, PONDS AND OTHER WATER FEATURES THAT ARE OUTSIDE OF THE DISTURBED LIMITS OF THE SITE.

TEMPORARY SEEDING:

SEEDING SPECIFICATIONS

APPLY 4000 LBS. AGRICULTURAL LIMESTONE PER ACRE.
APPLY 1000 LBS. 10-10-10 FERTILIZER PER ACRE FOR GRASS SEEDING.
LIME AND FERTILIZER ARE TO BE DISKED INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 4 INCHES.

FOR LATE WINTER/EARLY SPRING

SEEDING MIXTURE

SPECIES:	RATE (LB/ACRE):
RYE (GRAIN)	120
ANNUAL LESPEDEA	50
(KOBE IN PIEDMONT & COASTAL PLAIN, KOREAN IN MOUNTAINS)	

SEEDING DATES

MOUNTAINS--FEB. 1 - MAY 1
PIEDMONT--JAN. 1 - MAY 1
COASTAL PLAIN--DEC. 1 - APR. 15

SOIL AMENDMENTS

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

FOR SUMMER

SEEDING MIXTURE

SPECIES:	RATE (LB/ACRE):
GERMAN MILLET	40

IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUDAN GRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.

SEEDING DATES

MOUNTAINS--MAY 15 - AUG. 15
PIEDMONT--MAY 1 - AUG. 15
COASTAL PLAIN--APR. 15 - AUG. 15

SOIL AMENDMENTS

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

FOR FALL

SEEDING MIXTURE

SPECIES:	RATE (LB/ACRE):
RYE (GRAIN)	120

SEEDING DATES

MOUNTAINS--AUG. 15 - DEC. 15
PIEDMONT AND COASTAL PLAIN--AUG. 15 - DEC. 30

SOIL AMENDMENTS

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/ACRE KOBE (PIEDMONT AND COASTAL PLAIN) OR KOREAN (MOUNTAINS) LESPEDEA IN LATE FEBRUARY OR EARLY MARCH.

SEEDBED PREPARATION

1. RIP AREA TO BE SEEDDED TO A MINIMUM DEPTH OF 4-6 INCHES.
2. REMOVE ALL LOOSE ROCKS, ROOTS, ETC. LEAVING SURFACE SMOOTH AND UNIFORM.
3. APPLY SEED, AGRICULTURAL LIME, FERTILIZER AND SUPER PHOSPHATE UNIFORMLY AND MIX WITH THE SOIL.
4. SEED ON A FRESHLY PREPARED SEEDBED AND COVER THE SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
5. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

AFTER SEEDING, THE AREA IS TO BE ROLLED OR CULTIPACKED TO INSURE THAT THE SEED IS PRESSED INTO CONTACT WITH SOIL SURFACE. ALL SEEDDED AREAS ARE TO BE MULCHED WITH STRAW MULCH AT THE RATE OF 3000 LBS. PER ACRE. (APPROX. 100 BALES PER ACRE.)

THE ABOVE SEEDING RECOMMENDATIONS AND RATES HAVE BEEN PREPARED FOR SELECTION OF A VEGETATIVE COVER SUITABLE FOR SOIL EROSION CONTROL IN THE DAVIE COUNTY AREA.

AREA SOIL TYPES, CLIMATIC CONDITIONS, SEED AVAILABILITY AND INDIVIDUAL PLANT CHARACTERISTICS ARE ALL TAKEN INTO ACCOUNT IN THE ABOVE RECOMMENDATIONS. DUE TO DENSITY, UNIFORMITY AND TEXTURAL QUALITY REASONS, THE ABOVE SELECTIONS ARE NOT RECOMMENDED FOR LAWN AREA USE.

PERMANENT SEEDING:

Planting Type	Planting Rates/ Acres	Planting Dates
Blend of two C-0 type tall fescues (90%) and two or more improved Kentucky 31 grass varieties (10%) high maintenance	200-250 lbs.	Aug. 15 -Oct. 15 Feb. 15-May 1
CONTRACTOR SHALL FOLLOW TEMPORARY SEEDING SPECIFICATIONS WHEN PERMANENT SEEDING IS REQUIRED OUTSIDE OF THE PERMANENT SEEDING PLANTING DATES		

PURPOSE

TO PERMANENTLY STABILIZE DISTURBED AREAS CREATED BY CONSTRUCTION ACTIVITIES AND MINIMIZE SOIL EROSION.

PRACTICAL APPLICATIONS

WHERE BARE SOIL ON CONSTRUCTION ACTIVITIES IS NOT COVERED BY STRUCTURES OR OTHER EROSION CONTROL MEASURES.

PREPARATION

PREPARE SEEDBED BY RIPPING, CHISELING, HARROWING, OR PLOWING TO A DEPTH OF 6" THAT PRODUCES A LOOSE, FRABLE SURFACE. REMOVE ALL STONES, BOULDERS, STUMPS, OR DEBRIS FROM THE SURFACE WHICH WOULD PROHIBIT GERMINATION OR PLANT GROWTH.

INCORPORATE INTO THE SOIL 800-1000 LBS. OF 10-10-10 FERTILIZER PLUS 500 LBS. OF 20-0-0 SUPERPHOSPHATE PER ACRE AND 2 TONS OF DOLOMITIC LIME PER ACRE UNLESS SOIL TESTS INDICATE THAT A LOWER RATE OF LIME CAN BE USED.

MULCH AFTER SEEDING WITH 1.5 TONS OF GRAIN STRAW PER ACRE AND CRIMP STRAW INTO THE SOIL OR TACK WITH LIQUID ASPHALT AT 400 GALLONS PER ACRE OR EMULSIFIED ASPHALT AT 300 GALLONS PER ACRE.

ENVIRONMENTAL NOTES

1. REFER TO THE ENVIRONMENTAL MANAGEMENT PLAN PREPARED BY ECS, LTD FOR REQUIREMENTS RELATED TO THE CONSTRUCTION ACTIVITIES AND THE ONSITE CONTAMINATION.



SEALS:

NCBES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLYING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC

DATE: 5/20/19

REVISIONS:

JOB. NO: 18-330

SHEET TITLE:

PROJECT
NOTES

SCALE:

SHEET NO.:

C-0.0

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STIMMEL:

	PARKING NUMBER
	DETAIL BUBBLE

SITE:

	HANDICAP SPACE
	HANDICAP SIGN
	CURB STOP
	BOLLARD
	SITE LIGHTING

DEMO:

	CURBING TO BE REMOVED
	ASPHALT SAW CUT LINE
	FENCING TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED

HATCHES:

	WETLANDS
	PROPOSED CONCRETE PAVING
	PROPOSED LIGHT DUTY ASPHALT PAVING
	PROPOSED HEAVY DUTY ASPHALT PAVING

EXISTING GRADING & EC:

	EXISTING DRAINAGE MANHOLE
	EXISTING CURB INLET
	EXISTING GRATE INLET
	EXISTING YARD INLET
	EXISTING FLARED END STATION

PROPOSED GRADING & EC:

	PROPOSED DRAINAGE MANHOLE
	PROPOSED CURB INLET 'TYPE E'
	PROPOSED GRATE INLET
	PROPOSED YARD INLET
	PROPOSED SURFACE DRAIN INLET
	PROPOSED TRENCH DRAIN
	PROPOSED FLARED END SECTION
	PROPOSED CHECK DAM
	PROPOSED TERRA TUBE
	PROPOSED SILT FENCE STONE OUTLET
	PROPOSED SILT FENCE TERRA TUBE OUTLET
	PROPOSED FLOC LOG
	PROPOSED WIRE & GRAVEL INLET PROTECTION
	PROPOSED STONE DOUGHNUT INLET PROTECTION
	PROPOSED SLOPE DRAIN
	PROPOSED SKIMMER OUTLET
	PROPOSED RIPRAP OUTLET PAD

EXISTING WATER & SEWER:

	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CLEANOUT

PROPOSED WATER & SEWER:

	PROPOSED 22.5° BEND
	PROPOSED 45° BEND
	PROPOSED 90° BEND
	PROPOSED CROSS
	PROPOSED FDC
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED PLUG
	PROPOSED REDUCER
	PROPOSED TAPPING SLEEVE
	PROPOSED TEE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY CLEANOUT

SITE:

	PROPERTY BOUNDARY
	PROPOSED BUILDING
	RIGHT OF WAY
	PROPOSED CENTERLINE
	PROPOSED CURB AND GUTTER
	PROPOSED FENCE
	PROPOSED TREE LINE/CLEARING LIMITS
	GUARDRAIL
	CONDUIT
	EXISTING CURB & GUTTER
	EXISTING CENTERLINE
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING CABLE TV LINE
	EXISTING FIBER OPTIC CABLE
	EXISTING TREE LINE

GRADING & EROSION CONTROL:

	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED STORM DRAINAGE LINE
	PROPOSED ROOF LEADER
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING STORM DRAINAGE LINE
	DIVERSION BERM
	FLOW / SWALE LINE
	LIMITS OF DISTURBANCE
	SILT FENCE
	TREE PROTECTION FENCE
	ENCROACHMENT FENCE

WATER & SEWER:

	PROPOSED WATERMAIN
	PROPOSED WATERLINE
	PROPOSED IRRIGATION WATERLINE
	EXISTING WATERMAIN
	EXISTING WATERLINE
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER SERVICE
	EXISTING SANITARY SEWER LINE

SEALS:

NCBES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC

DATE: 5/20/19

REVISIONS:

JOB. NO.: 18-330

SHEET TITLE:

LEGEND
SHEET

SCALE:

SHEET NO.:

C-0.0

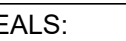
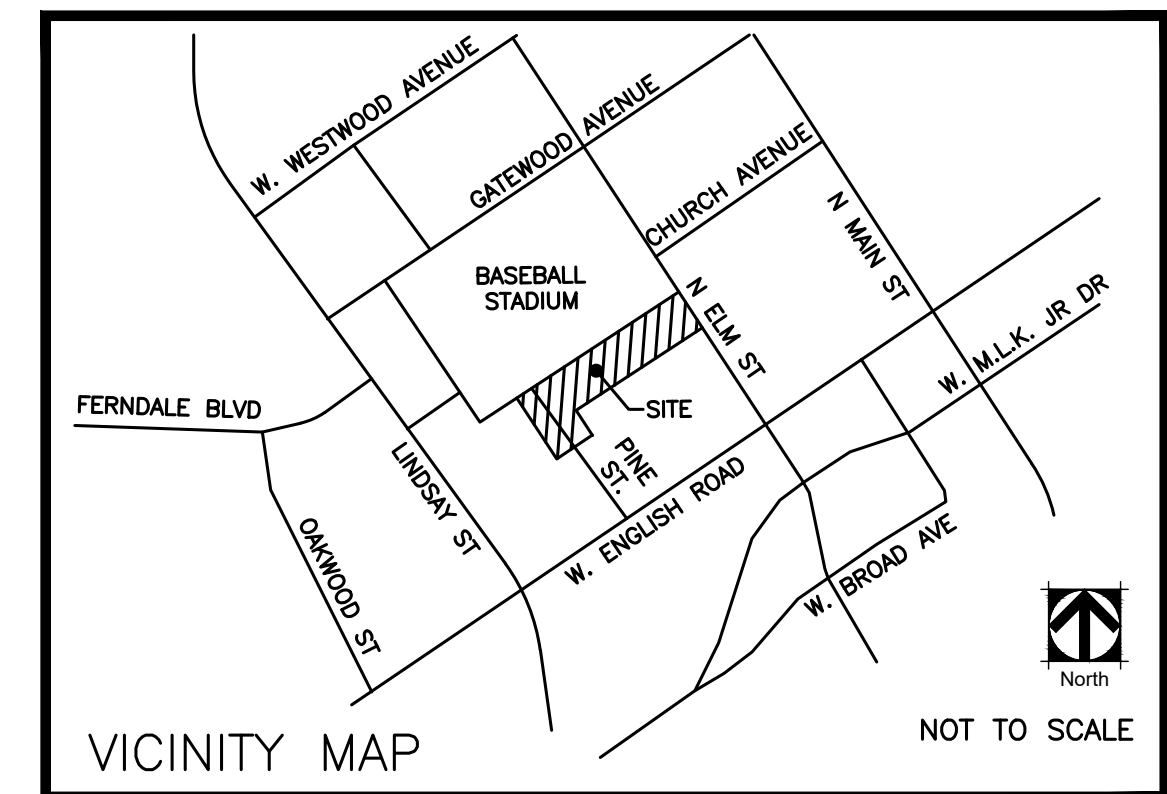
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1	COORDINATE RELOCATION OF UTILITY POLES AND OVERHEAD & UNDERGROUND UTILITY LINES WITH APPROPRIATE UTILITY PROVIDERS.
2	EXISTING 6" VCP SANITARY SEWER SERVICE LATERAL (NOT SURVEYED) ASSUMED TO SERVE STICKLEY INC. PROPERTY (PARCEL ID: 0188836). FIELD INVESTIGATE AND NOTIFY ENGINEER FOR FURTHER DIRECTION.
3	EXISTING 8" VCP SANITARY SEWER SERVICE LATERAL (NOT SURVEYED). FIELD INVESTIGATE AND DETERMINE IF ACTIVE AND NOTIFY ENGINEER FOR FURTHER DIRECTION.

1.	GENERAL CONTRACTOR TO USE HIGHEST LEVEL OF SAFETY DURING ALL PHASES OF CONSTRUCTION.	11.	GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR TERMINATION OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
2.	ADDITIONAL DEMOLITION MAY BE SHOWN ON SUBSEQUENT DRAWINGS.	12.	SPRINKLE DEBRIS WITH WATER AS NECESSARY TO LIMIT DUST TO THE LOWEST PRACTICAL LEVEL. DO NOT SPRINKLE TO THE EXTENT TO CAUSE FLOODING, CONTAMINATED RUNOFF OR ICING.
3.	VISIT SITE TO FIELD-VERIFY EXISTING CONDITIONS. BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR ANY DEMOLITION ITEMS TO BE DELETED OR ADDED.	13.	ALL STRUCTURES TO REMAIN WITHIN THE DEMOLITION LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
4.	COORDINATE WITH ALL CITY, STATE AND PRIVATE UTILITIES. G.C. RESPONSIBLE FOR COORDINATION WITH N.C. 811 FOR VERIFICATION OF ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. (GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL EXISTING UTILITIES HAVE PROPER COVER IN AREAS OF CUT OR FILL, ALSO TO INSURE THAT UTILITY MAINS ARE NOT DISTURBED.) BRING TO THE ATTENTION OF THE ENGINEER ANY UTILITIES THAT ARE NOT SHOWN AND COMPLY WITH ANY PART OF CONSTRUCTION PROCESS AS DESIGNED IN THESE PLANS.	14.	SAW CUT EDGE OF ALL ASPHALT, CURB AND SIDEWALK REMOVAL AREAS.
5.	ALL ITEMS INDICATED FOR REMOVAL SHALL BE COMPLETELY REMOVED UNLESS OTHERWISE NOTED. DISPOSE IN AN APPROPRIATE PERMITTED LANDFILL. ADDITIONAL DEMOLITION MAY BE SHOWN ON OTHER DRAWINGS.	15.	REMOVALS AND RELOCATIONS OF EXISTING ELECTRICAL AND TELECOM UTILITIES, INCLUDING POLES AND AERIAL UTILITIES, BY UTILITY SERVICE PROVIDER. CONTRACTOR TO COORDINATE REMOVALS WITH UTILITY SERVICE PROVIDER AND OWNER.
6.	ALL UNDERGROUND PIPING INDICATED FOR REMOVAL SHALL BE COMPLETELY REMOVED. THIS INCLUDES BUT IS NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, WATER, ETC.	16.	SEE EROSION CONTROL PLAN FOR TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO SITE DEMOLITION WORK.
7.	THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED DEMOLITION PERMITS.		
8.	GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING NO INTERRUPTION OF UTILITY SERVICE TO THE ADJACENT PROPERTIES.		
9.	GENERAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE EROSION CONTROL PLAN.		
10.	GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT STRUCTURES, CURB, AND PAVEMENT FROM DAMAGE. PATCH/REPAIR ANY EXISTING ITEMS DAMAGED DURING THE PROJECT.		

 CURBING TO BE REMOVED
 EXISTING CONCRETE TO BE REMOVED
 EXISTING PAVEMENT TO BE REMOVED

1. BOUNDARY AND TOPOGRAPHIC INFORMATION HEREIN IS FROM
SURVEY INFORMATION SUPPLIED BY:
DAVIS, MARTIN, POWELL
6415 OLD PLANK ROAD
HIGH POINT, NC 27265
(336) 886-4821
ELEVATION DATUM IS NAVD88



CBEEB CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLYING WAY

HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
11 S HAMILTON STREET
HIGH POINT, NC 27260
(36) 883-8515

DRAWN:	BWC
DATE:	5/20/19
REVISIONS:	

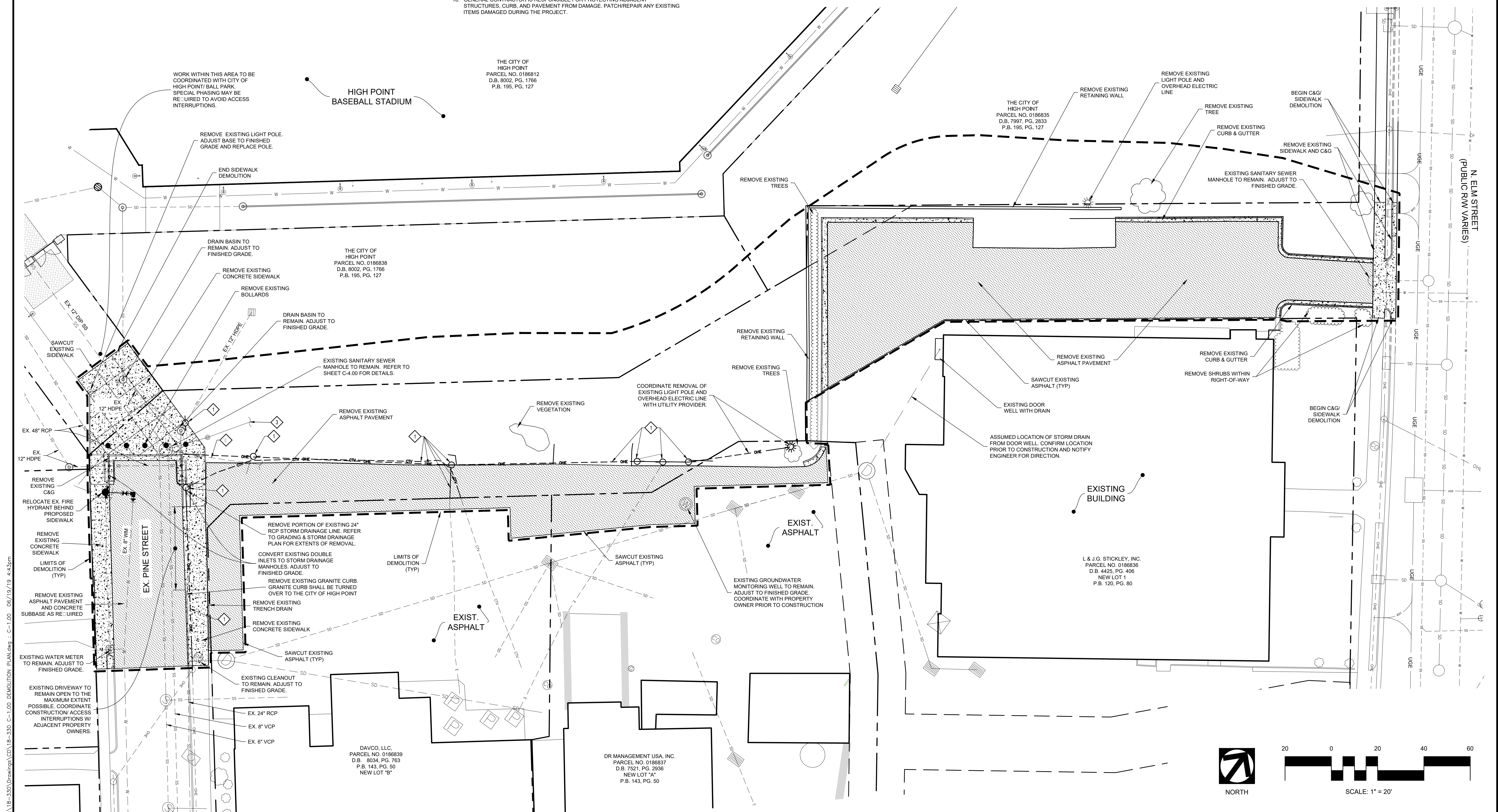
DB. NO:	18-330
SHEET TITLE:	

DEMOLITION PLAN

SCALE: _____
SHEET NO.: _____

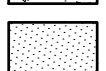
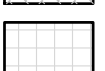
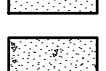
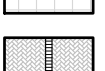
C-1.00

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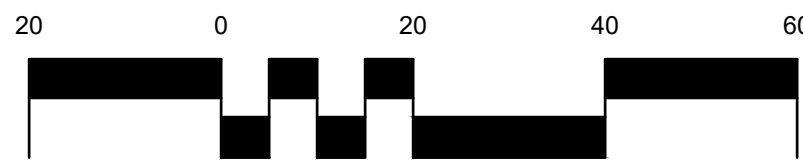
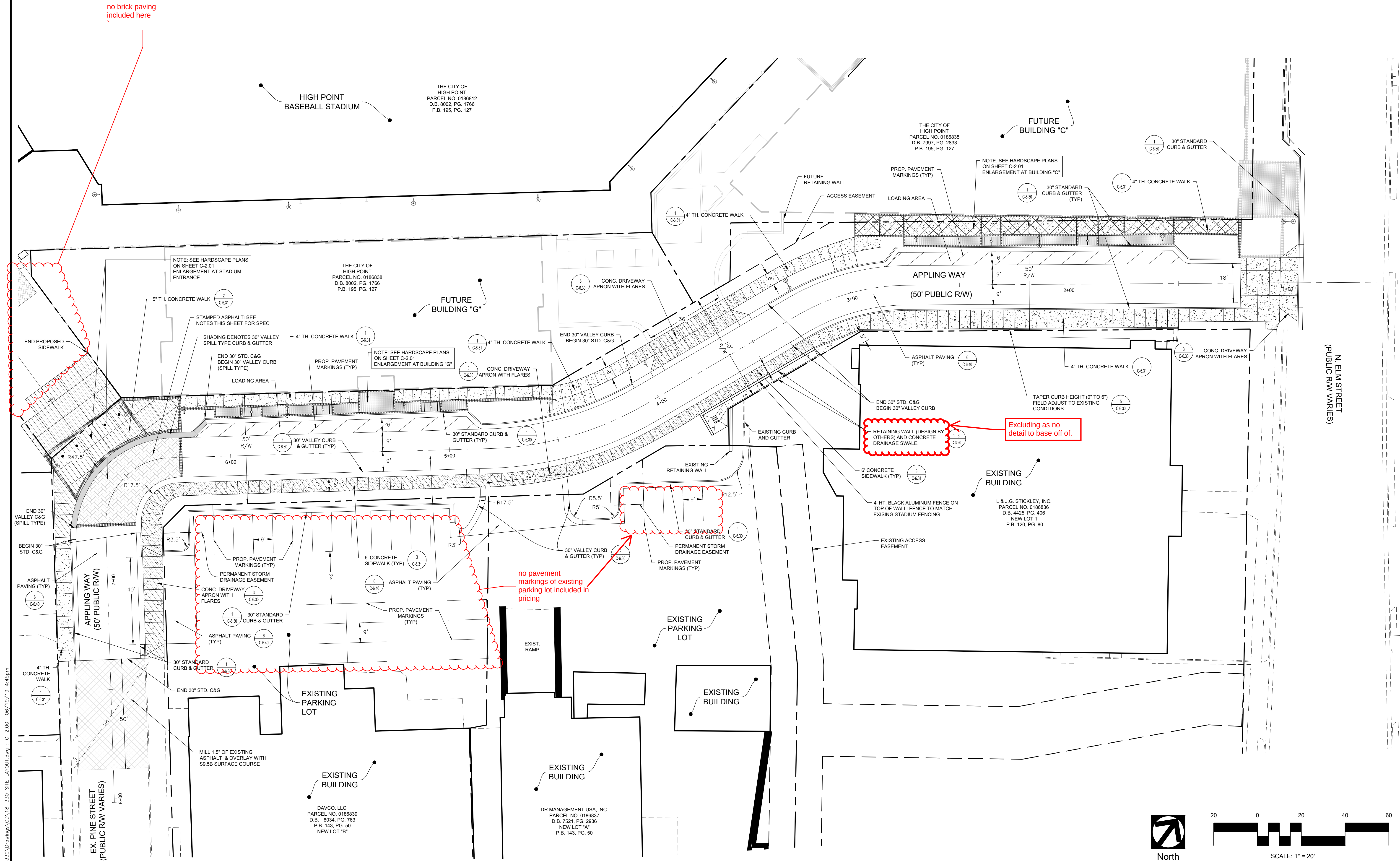
\\18-330\Drawings\CD\18-330 C-1.00 DEMOLITION PLAN.dwg C-1.00 06/19/19 4:43pm

PAVING SCHEDULE

	4" THICK 3,000 PSI CONCRETE SIDEWALK		STAMPED ASPHALT IN APPLING WAY, SEE SPECS IN NOTES
	5" THICK 4,500 PSI CONCRETE 6" ABC		MILL 1.5" OF EXISTING ASPHALT & OVERLAY WITH 59.5B SURFACE COURSE
	6" THICK 4,500 PSI CONCRETE 6" ABC		BRICK PAVING: SEE C-2.01 ENLARGEMENTS

NOTES:

- SEE SHEETS C-0.01 AND C-0.02 FOR SITE, GENERAL, AND OTHER RELATED NOTES.
- SEE SHEETS C-6.30, C-6.31 & C-6.40 FOR SITE DETAILS AND TYPICAL ROADWAY SECTIONS.
- STAMPED ASPHALT TO BE BY PAVEWAY SYSTEMS, INC TO CURRENT CITY OF HIGH POINT STANDARDS. CONTACT TIFFANY ALBRIGHT, (317) 441-4981. PATTERN TO BE HERRINGBONE W/ DOUBLE SOLDIER COURSE BORDER. MATCH BRICK PAYER COLOR AND PATTERN ELSEWHERE IN HARDSCAPE DESIGN. DESIGN BY PAVEWAY SYSTEMS TO BE APPROVED BY LANDSCAPE ARCHITECT



SCALE: 1" = 20'

REALS:

CBEEES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLYING WAY

HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
 1 S HAMILTON STREET
 HIGH POINT, NC 27260
 (36) 883-8515

RAWN: BWC/JMT

DATE: 5/20/19

REVISIONS:

OB. NO: 18-330

SHEET TITLE:

HARDSCAPE ENLARGEMENT PLANS

SCALE:

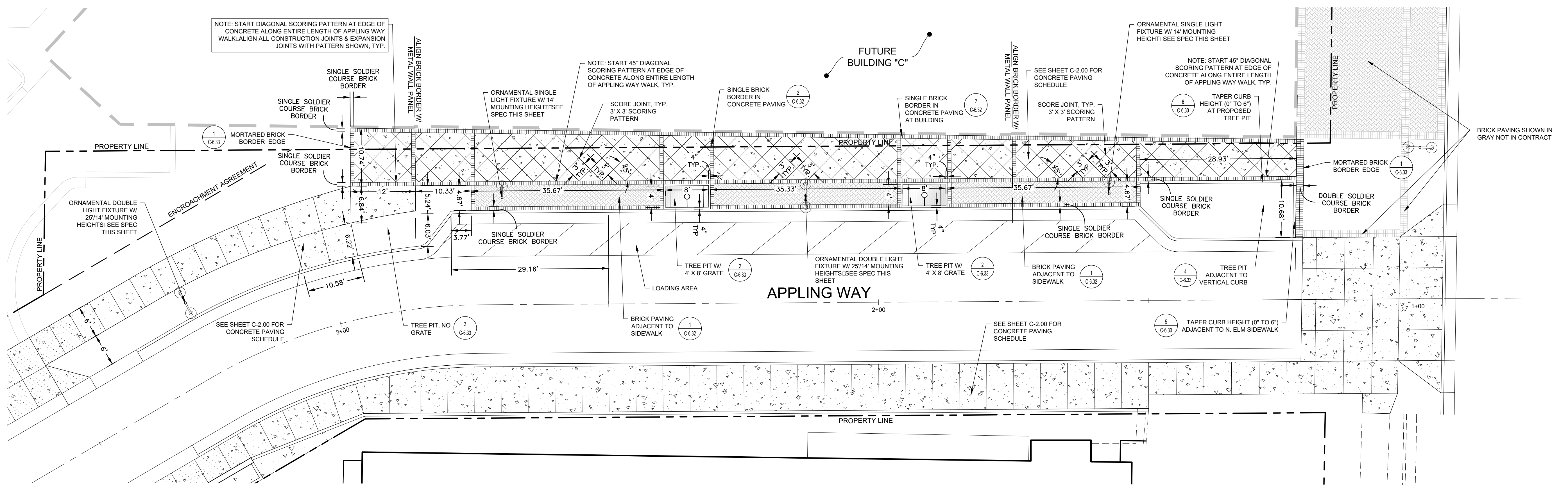
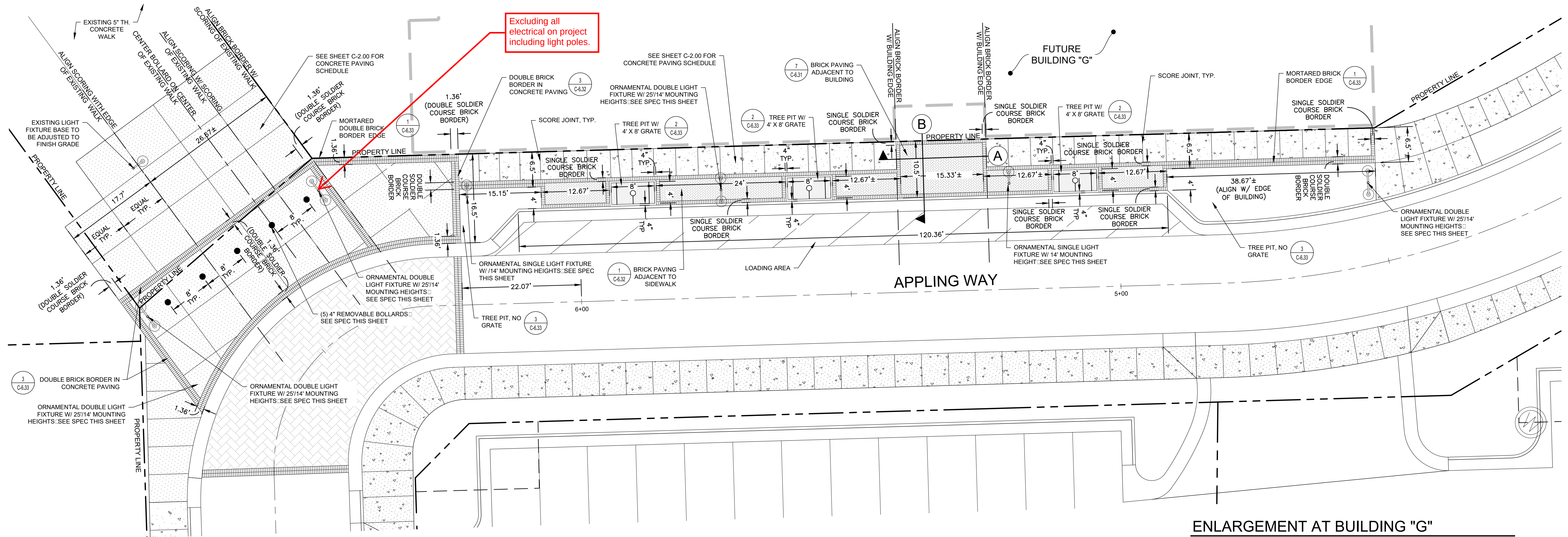
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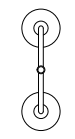
STIMMEL ASSOCIATES, P.A.



SYMBOL LEGEND



ORNAMENTAL SINGLE LIGHT FIXTURE W/ /14' MOUNTING HEIGHTS



ORNAMENTAL DOUBLE LIGHT FIXTURE W/ 25 1/4" MOUNTING HEIGHTS



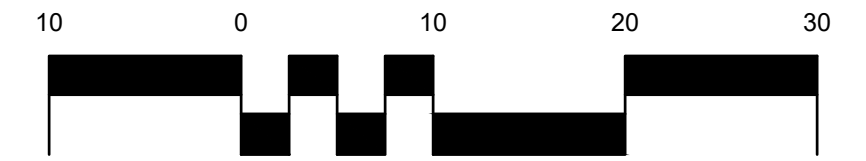
4" X 36" FLAT TOP STEEL BOLLARD REMOVABLE BOLLARD
MODEL: B-02140-80-3006 (OR APPROVED EQUAL) BY TOURNELSOL SITEWORKS
COLOR: SEMIGLOSS BLACK

NOTES:
-RECEIVERS TO BE INSTALLED IN ORIGINAL CONCRETE PAVING POUR
COORDINATE RECEIVER ORDER WITH BOLLARD MANUFACTURER PRIOR TO
POURING CONCRETE
-PROVIDE REFLECTIVE WHITE TAPE AT TOP OF BOLLARD

ENLARGEMENT AT BUILDING "C"

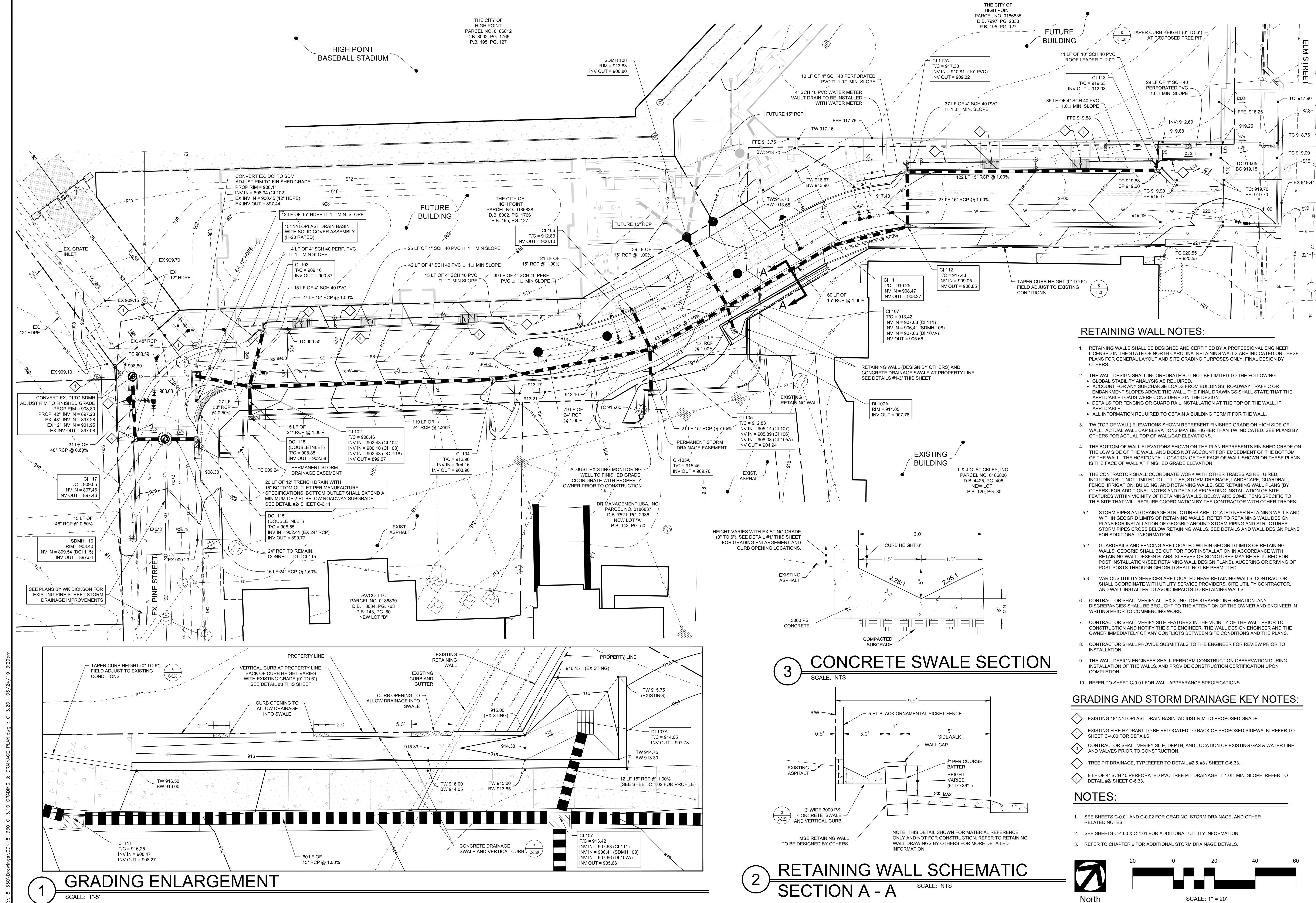


North

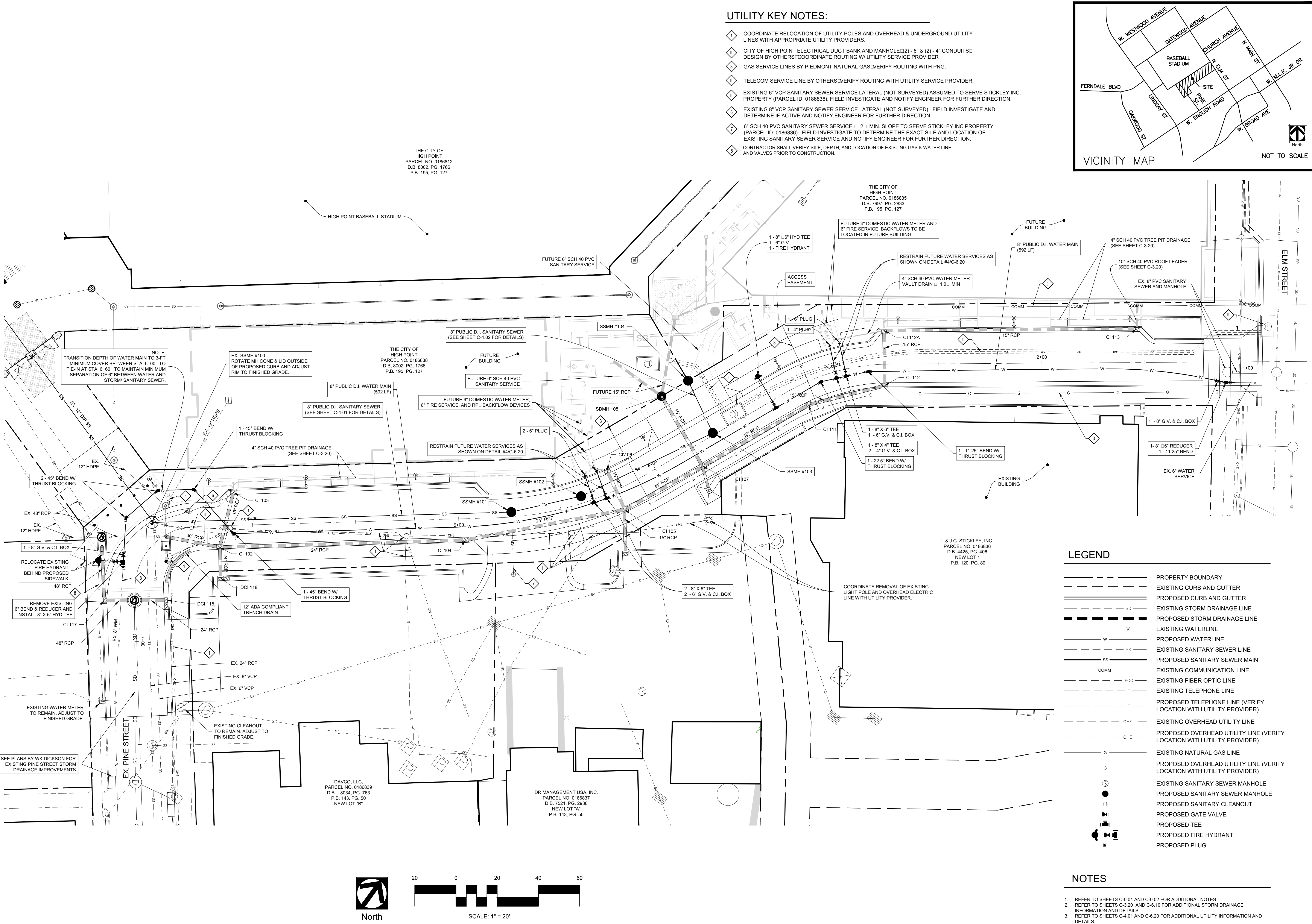


SCALE: 1" = 10'

SCALE: 1" = 20'



F:\18-330\Drawings\CD\18-330 C-4.00 OVERALL UTILITY PLAN.dwg : 24:36 06/24/19 2:50pm



**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:
CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

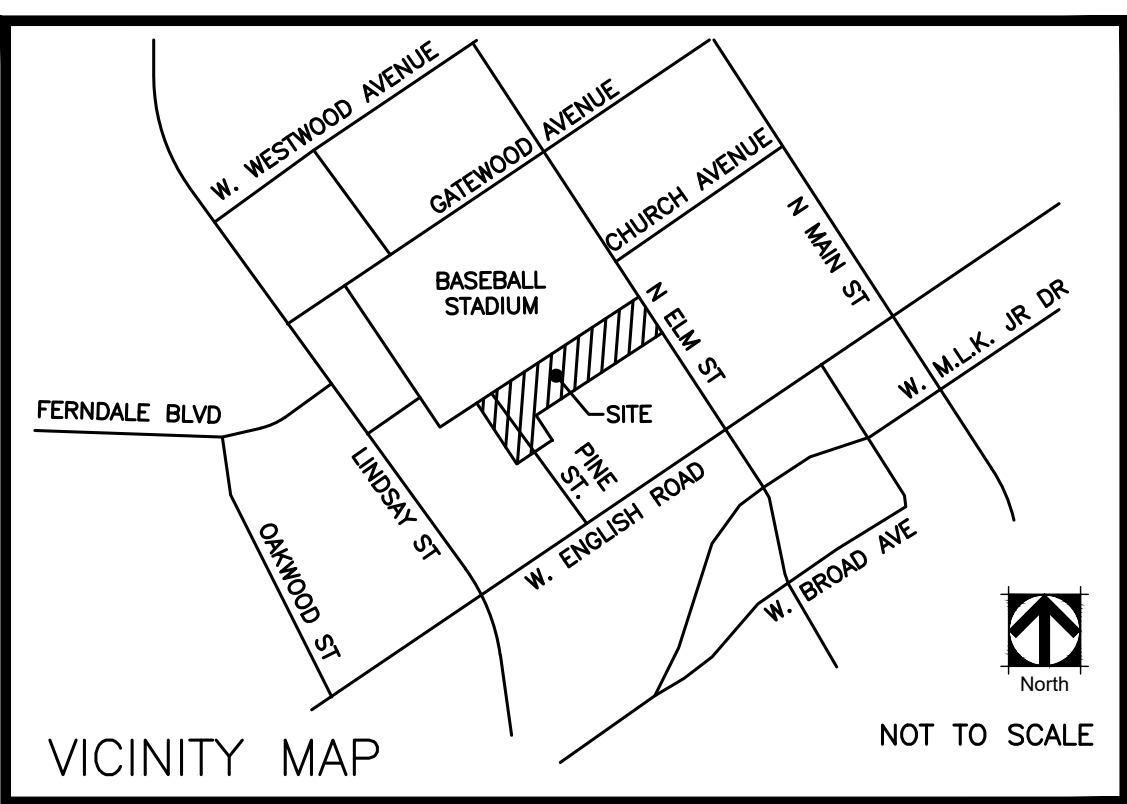
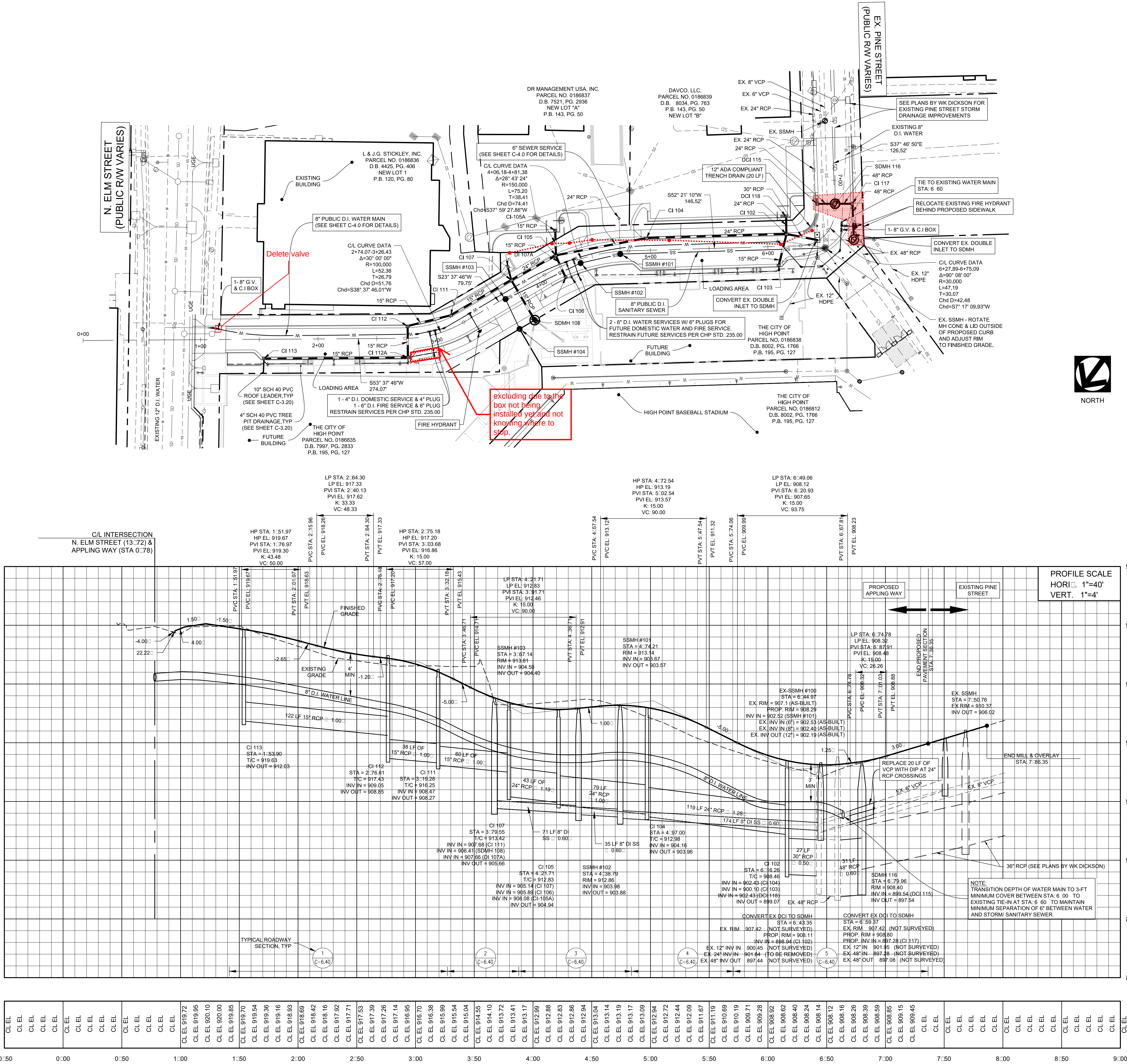
DRAWN: BWC
DATE: 5/20/19
REVISIONS:

JOB. NO: 18-330
SHEET TITLE:

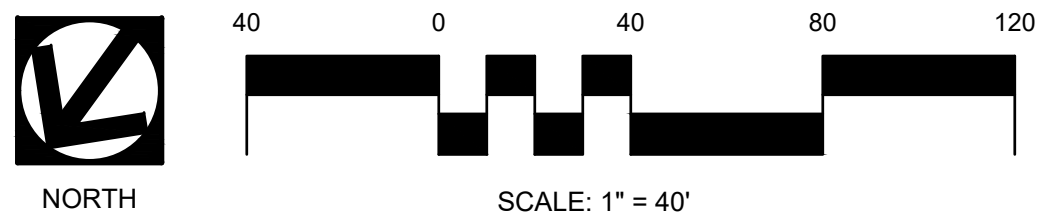
**OVERALL
UTILITY PLAN**

SCALE: 1" = 20'
SHEET NO.:
C-1.00
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F:\18-330\Drawings\CD\18-330 C-4.00 PLAN & PROFILE.dwg - C-4.01 06/24/19 3:34pm



(EE) ENDORSEMENT BLOCK ON ALL PLAN AND D PROFILE SHEETS (NOT DETAILS):
APPROVED BY THE TECHNICAL REVIEW COMMITTEE FOR 1 YEAR, SUBJECT TO THE APPROVAL OF A
SEPARATE LAND-DISTURBING PERMIT AND/OR EROSION CONTROL PLAN, AND MAY BE EXTENDED IN
ACCORDANCE WITH THE PROVISIONS OF SECTION 9-6.6(a) OF THE HIGH POINT DEVELOPMENT ORDINANCE.
Director of Planning and Development Date



LEGEND

---	PROPERTY BOUNDARY
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING STORM DRAINAGE LINE
---	PROPOSED STORM DRAINAGE LINE
---	EXISTING WATERLINE
---	PROPOSED WATERLINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER MAIN
---	EXISTING COMMUNICATION LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING TELEPHONE LINE
---	PROPOSED TELEPHONE LINE (VERIFY LOCATION WITH UTILITY PROVIDER)
---	EXISTING OVERHEAD UTILITY LINE
---	PROPOSED OVERHEAD UTILITY LINE (VERIFY LOCATION WITH UTILITY PROVIDER)
---	EXISTING NATURAL GAS LINE
---	PROPOSED OVERHEAD UTILITY LINE (VERIFY LOCATION WITH UTILITY PROVIDER)
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED SANITARY CLEANOUT
---	PROPOSED GATE VALVE
---	PROPOSED TEE
---	PROPOSED FIRE HYDRANT
---	PROPOSED PLUG

NOTES

- REFER TO SHEETS C-0.01 AND C-0.02 FOR ADDITIONAL NOTES.
- REFER TO SHEETS C-3.20, C-6.10 & C-6.11 FOR ADDITIONAL STORM DRAINAGE INFORMATION AND DETAILS.
- REFER TO SHEETS C-4.00 AND C-6.20 FOR ADDITIONAL UTILITY INFORMATION AND DETAILS.
- REFER TO SHEET C-6.40 FOR TYPICAL ROADWAY SECTIONS.

SEALS:

NCBES CERT. NO.: C-1347

**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

PROJECT:

APPLING WAY

HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN:

BWC

DATE:

5/20/19

REVISIONS:

JOB. NO:

18-330

SHEET TITLE:

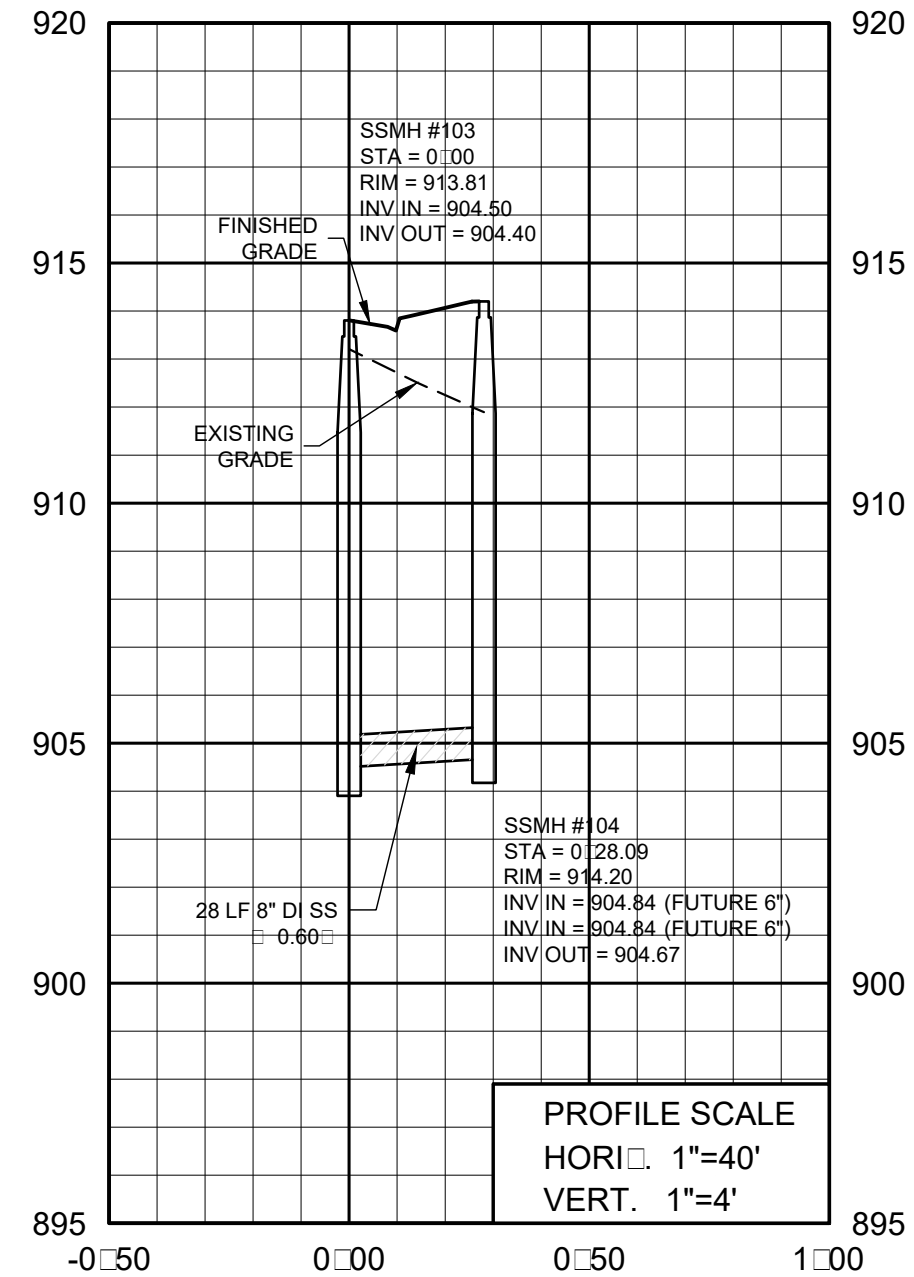
**APPLING WAY
PLAN & PROFILE**

SCALE: H: 1" = 40', V: 1" = 4'

SHEET NO.:

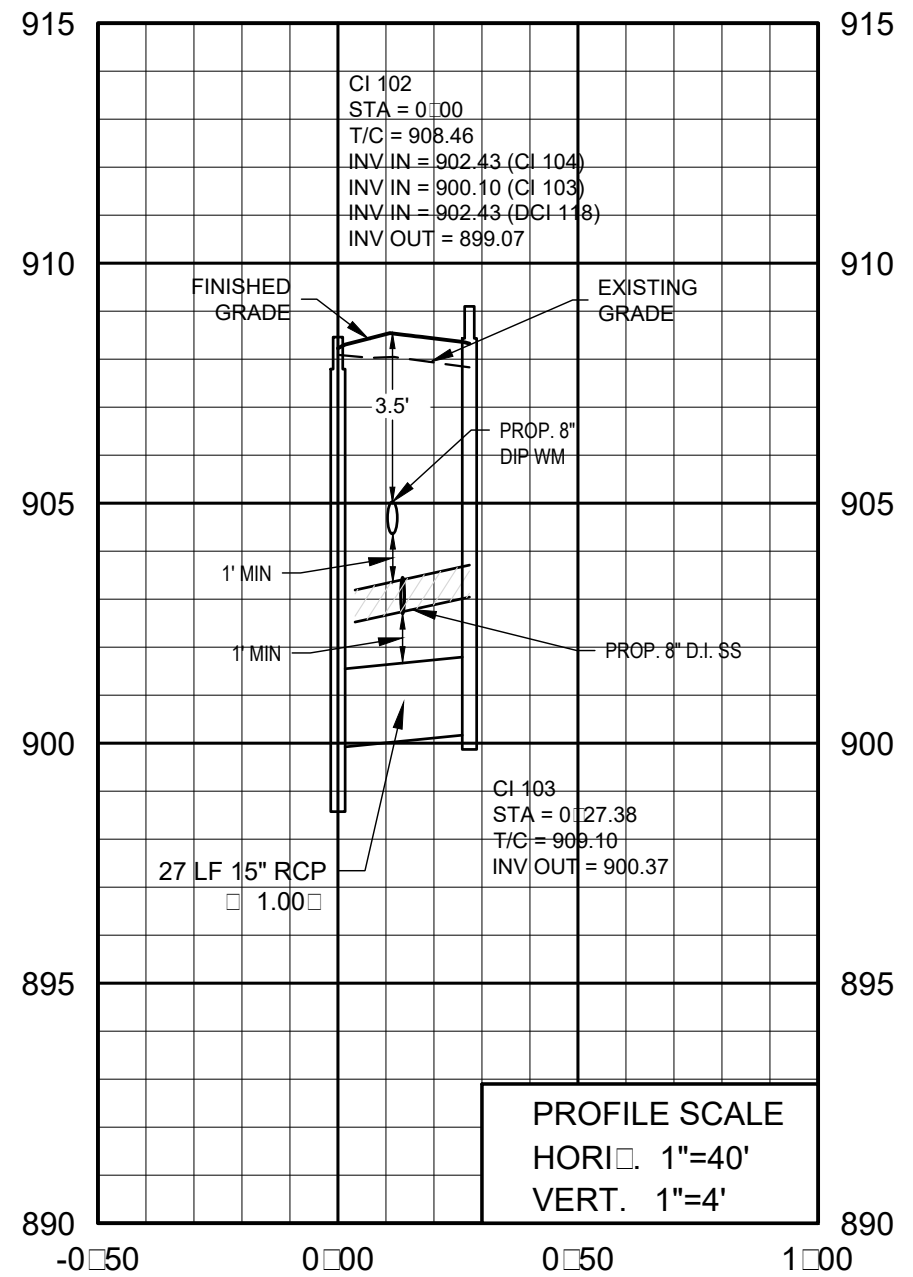
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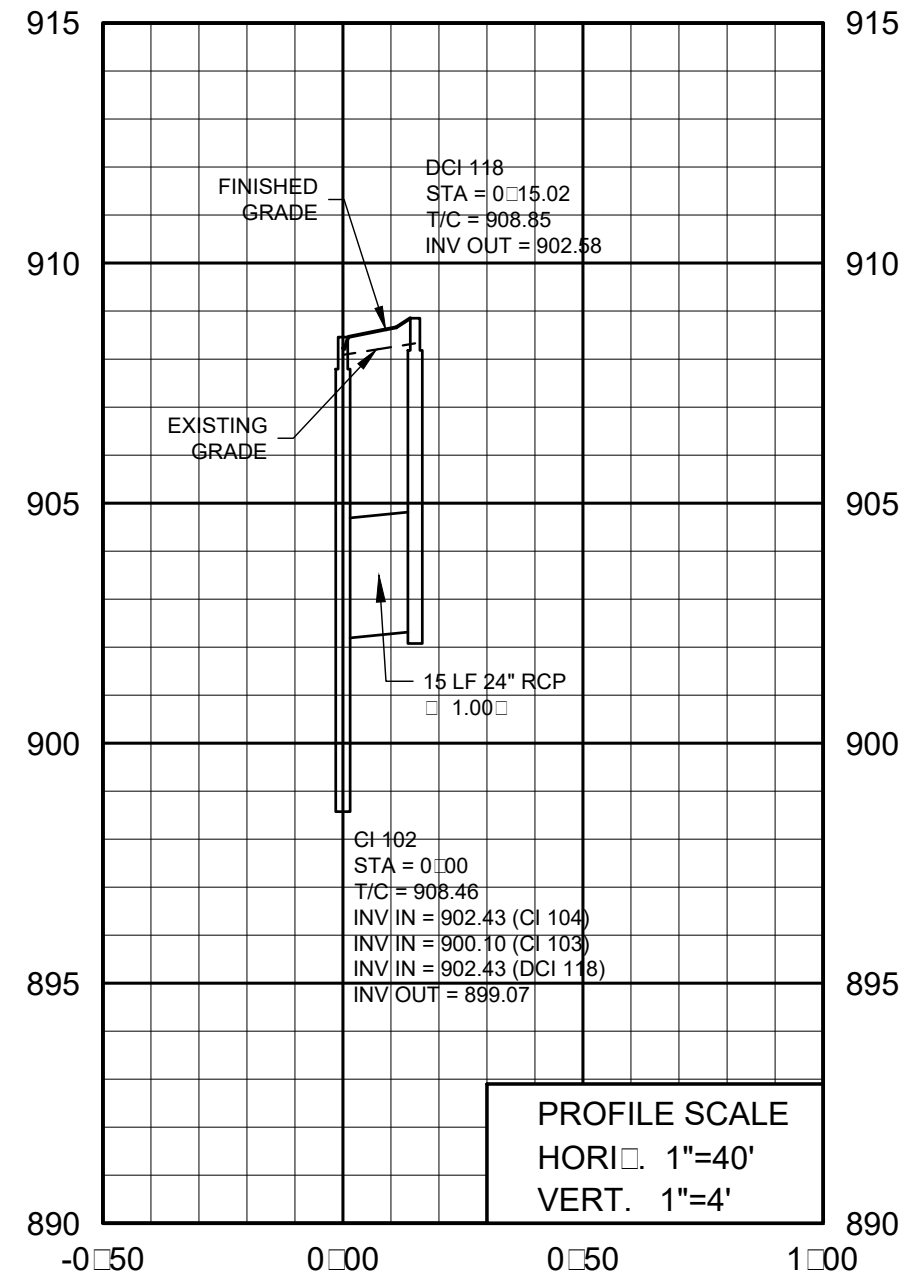
SSMH #103 TO SSMH #104

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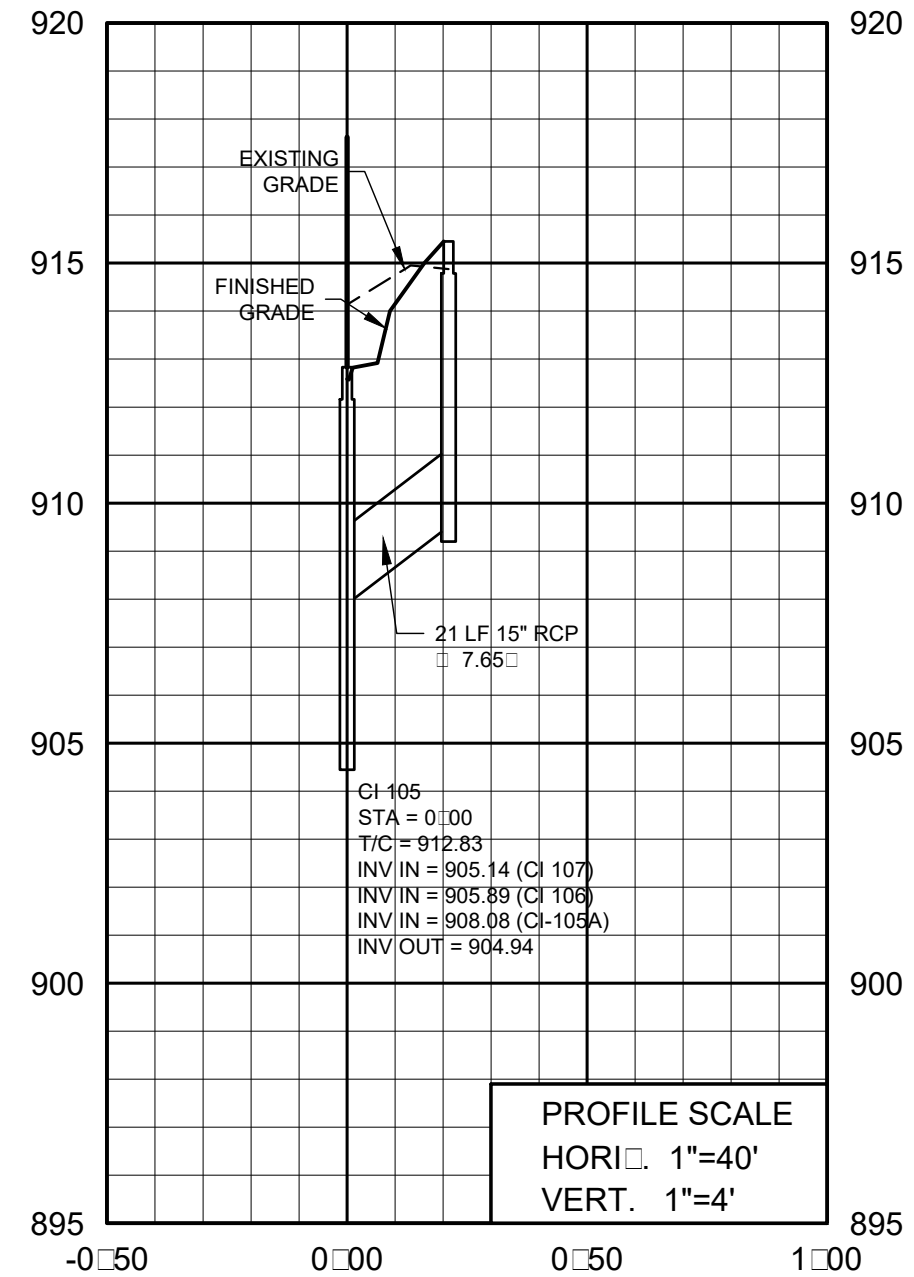
CI 102 TO CI 103

SCALE: 1"=40(H) 1"=4'(V)



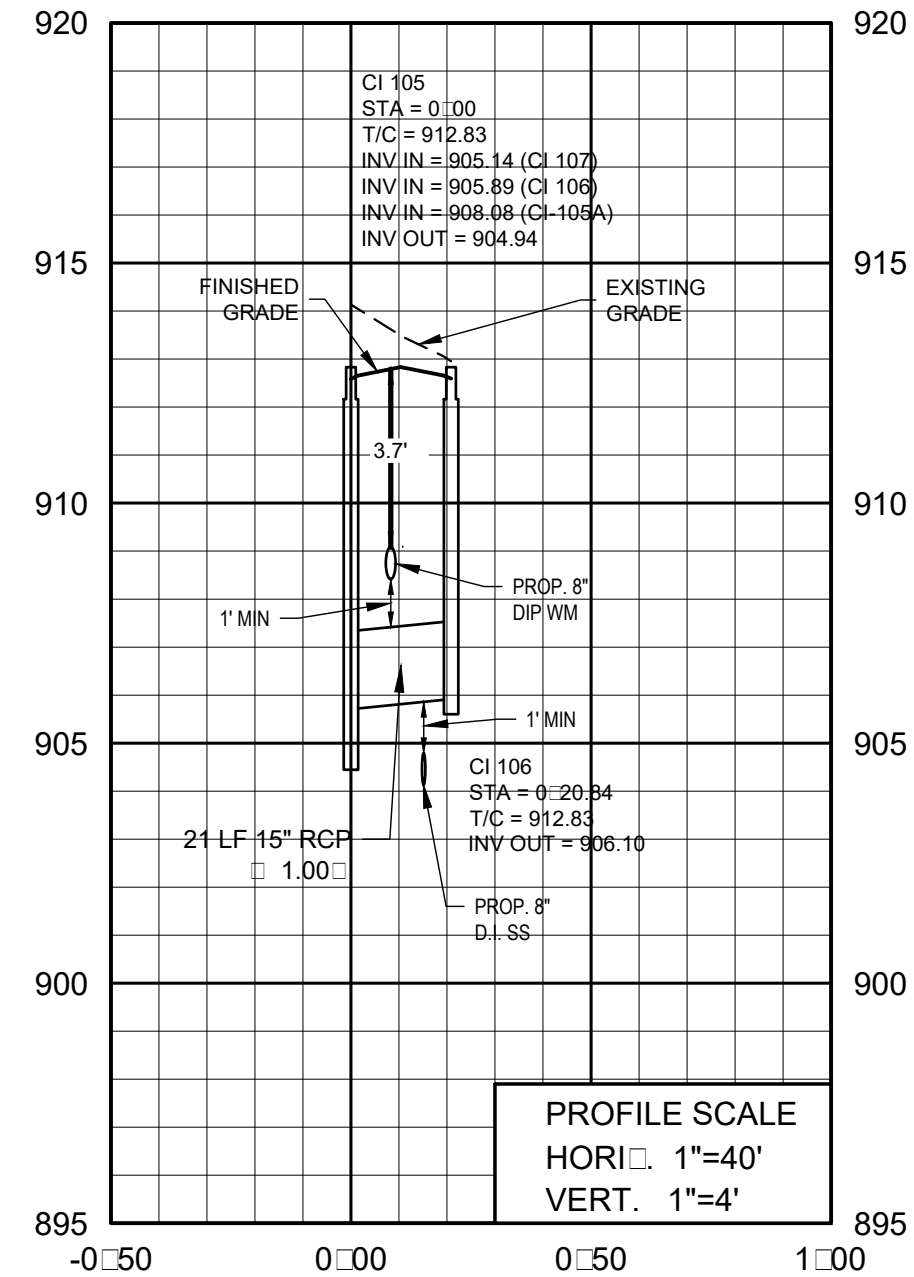
CI 102 TO CI 118

SCALE: 1"=40(H) 1"=4'(V)



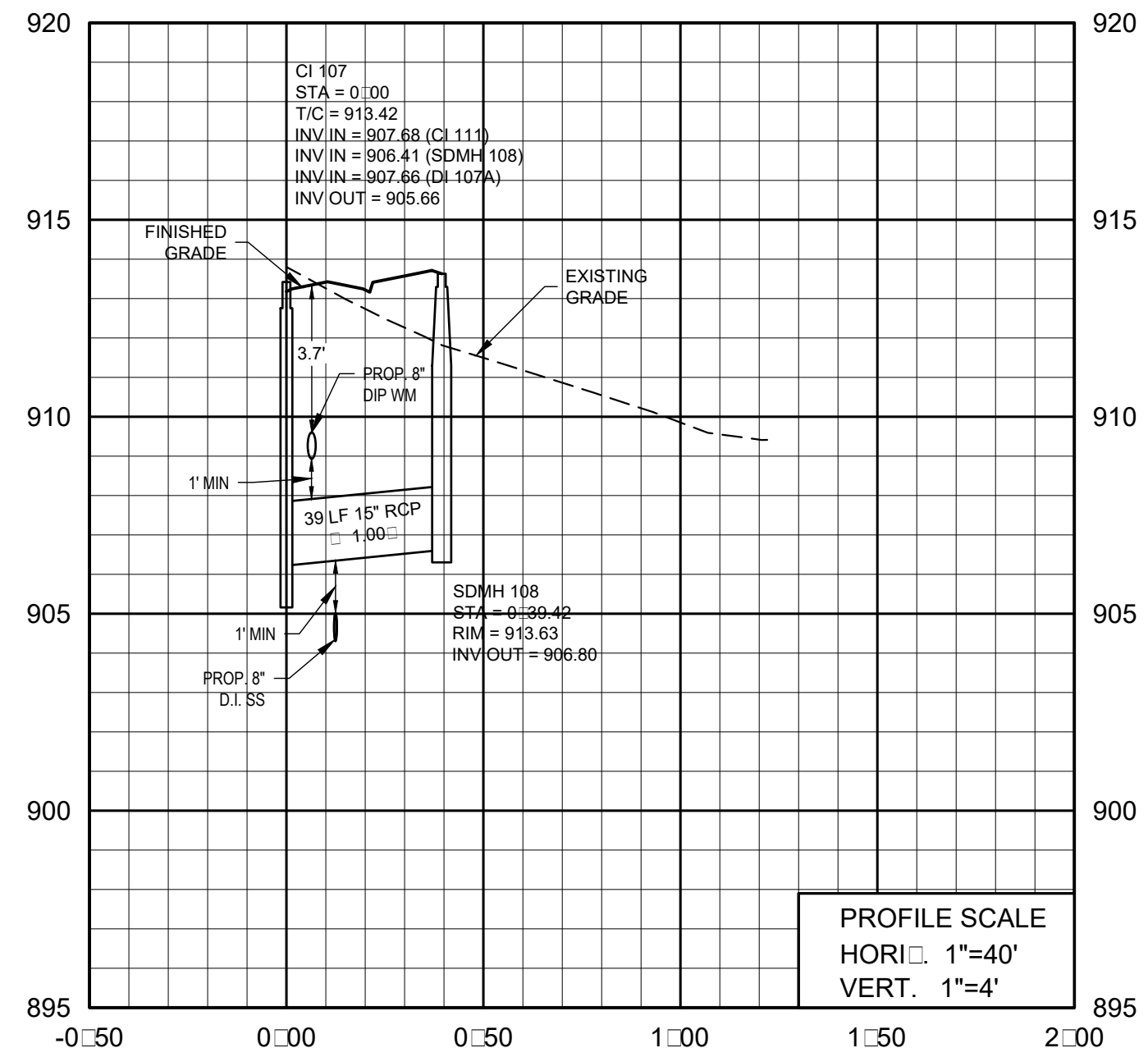
CI 105 TO CI 105A

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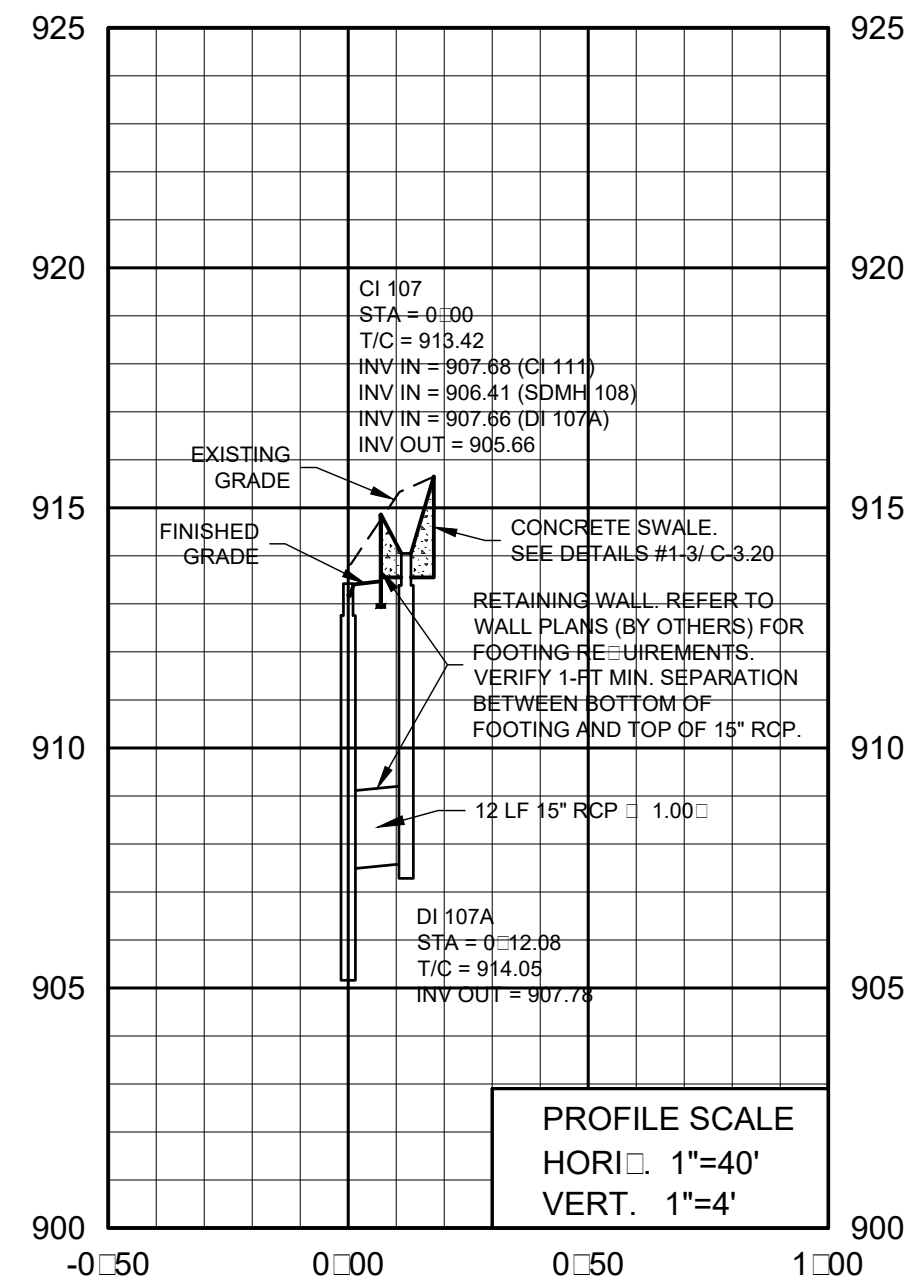
CI 105 TO CI 106

SCALE: 1"=40(H) 1"=4'(V)



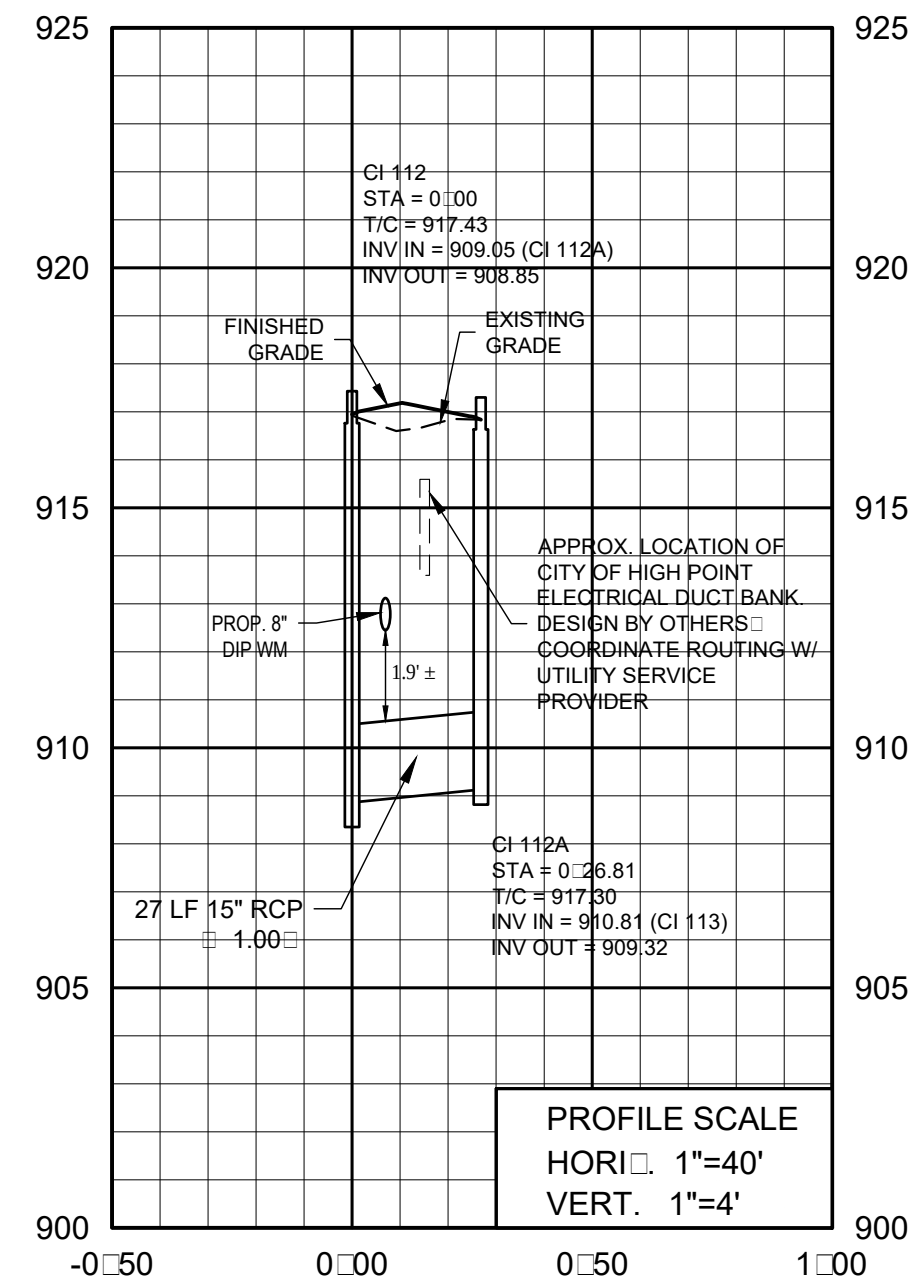
CI 107 TO SDMH 108

SCALE: 1"=40(H) 1"=4'(V)



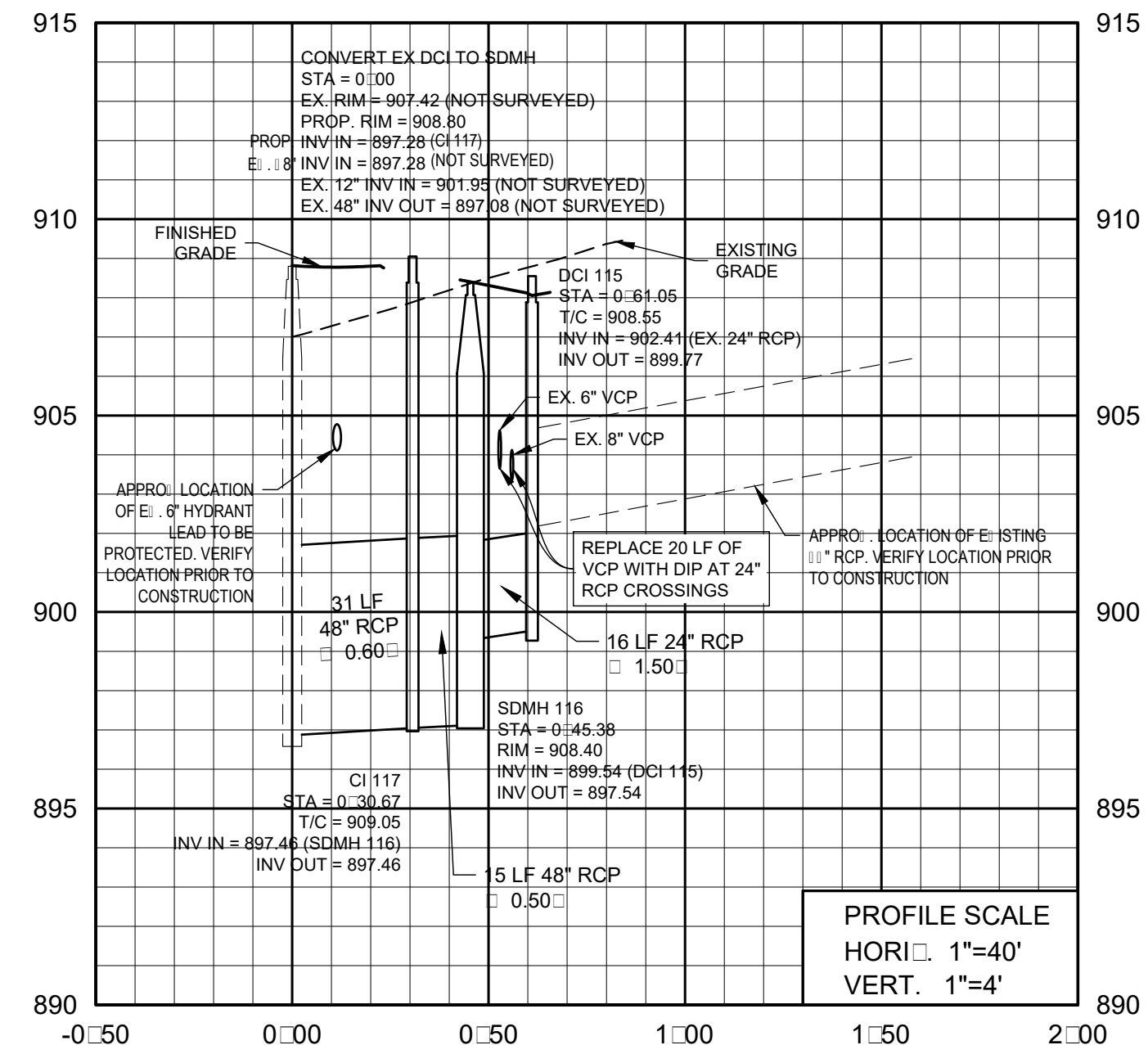
CI 107 TO DI 107A

SCALE: 1"=40(H) 1"=4'(V)



CI 112 TO CI 112A

SCALE: 1"=40(H) 1"=4'(V)



EX SDMH 99 TO CI 117

SCALE: 1"=40(H) 1"=4'(V)

NOTES

1. REFER TO SHEETS C-0.01 AND C-0.02 FOR ADDITIONAL NOTES.
2. REFER TO SHEETS C-3.20, C-6.10 & C-6.11 FOR ADDITIONAL STORM DRAINAGE INFORMATION AND DETAILS.
3. REFER TO SHEETS C-4.00 AND C-6.20 FOR ADDITIONAL UTILITY INFORMATION AND DETAILS.

(EE) ENDORSEMENT BLOCK ON ALL PLAN AND PROFILE SHEETS (NOT DETAILS):

APPROVED BY THE TECHNICAL REVIEW COMMITTEE FOR 1 YEAR, SUBJECT TO THE APPROVAL OF A SEPARATE LAND-DISTURBING PERMIT AND/OR EROSION CONTROL PLAN, AND MAY BE E-ENDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9-6.8(b) OF THE HIGH POINT DEVELOPMENT ORDINANCE.

Director of Planning and Development

Date

APPLYING WAY

HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC

DATE: 5/20/19

REVISIONS:

JOB. NO: 18-330

SHEET TITLE:

**SANITARY &
STORM SEWER
PROFILES**

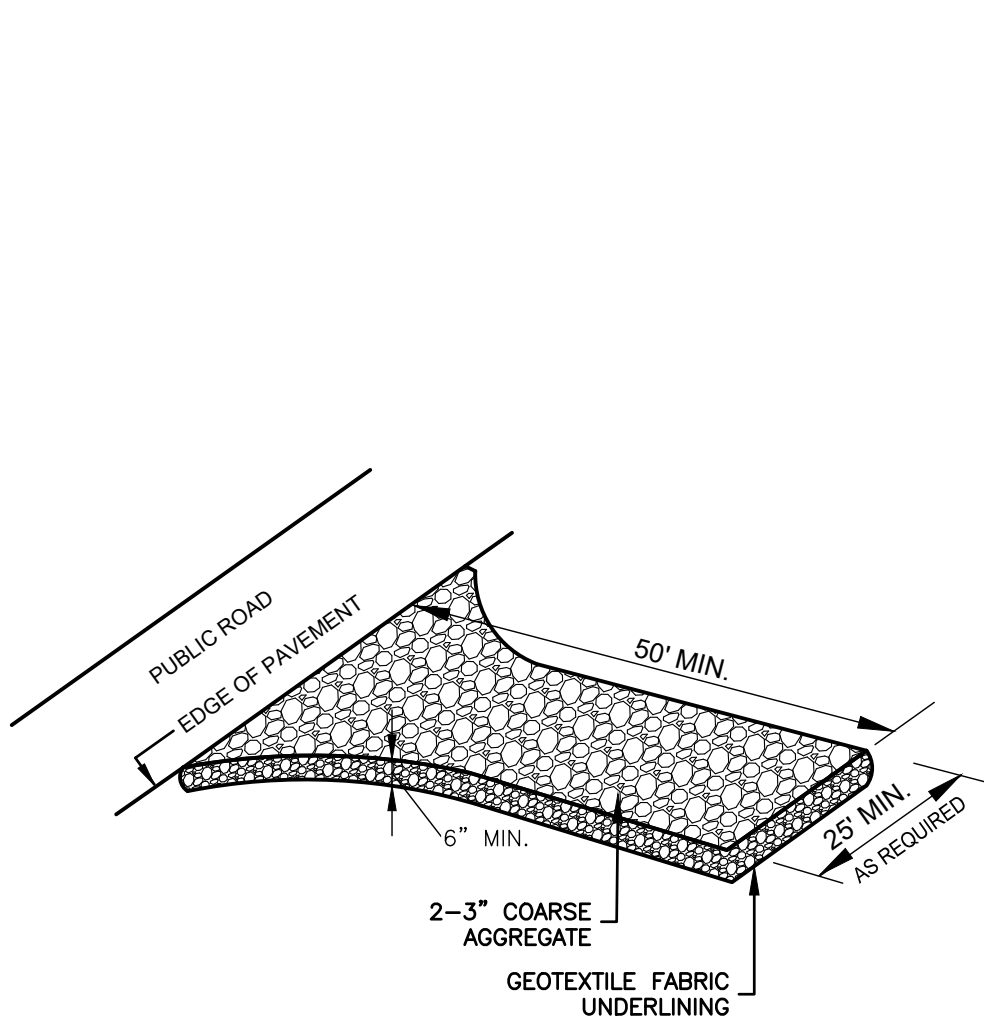
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SHEET NO.:

C-0.0

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DEFINITION: A GRAVEL AREA OR PAD LOCATED WHERE VEHICLES ENTER AND LEAVE A CONSTRUCTION SITE.

PURPOSE: TO PROVIDE STABILITY AT THE ENTRANCE AND EXIT POINTS OF A CONSTRUCTION SITE. THIS DEVICE IS DESIGNED TO KEEP MUD AND SEDIMENT OFF PUBLIC ROADS.

CONDITIONS WHERE PRACTICE APPLIES: WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED OFF-SITE AREAS. CONSTRUCTION PLANS SHOULD LIMIT ACCESS TO PROPERLY CONSTRUCTED ENTRANCES.

MINIMUM REQUIREMENTS
AGGREGATE SIZE: USE 2 3/4 INCH WASHED STONE (SURGE), OR AGGREGATE SIZE APPROVED BY THE DEPT. OF TRANSPORTATION.

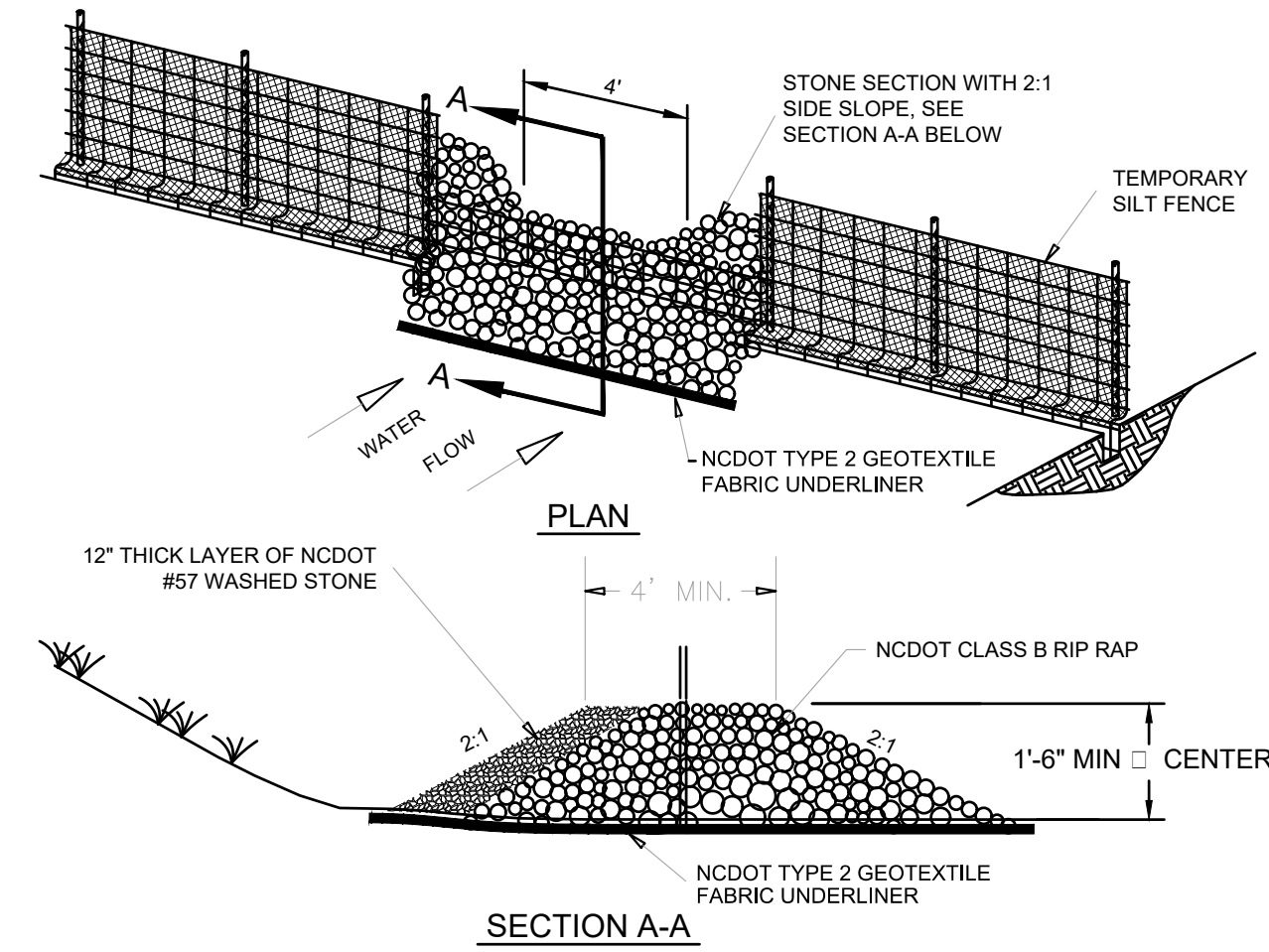
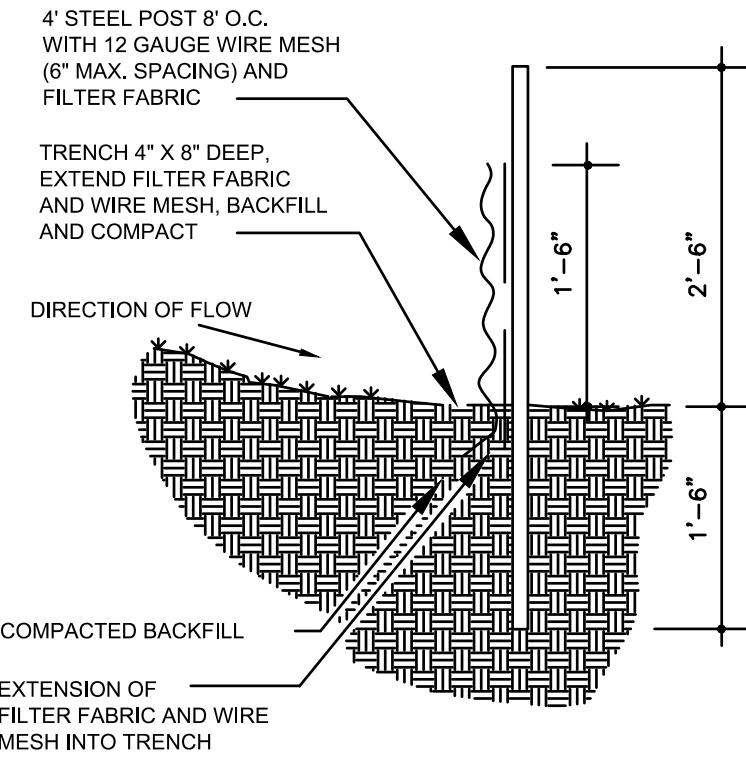
THICKNESS: 6 INCHES MINIMUM (MUST INCLUDE A GEOTEXTILE UNDERLINING)

WIDTH: 25 FEET MINIMUM THROUGHOUT THE ENTIRE ENTRANCE

LOCATION: POSITION THE ENTRANCE TO LIMIT SEDIMENT FROM LEAVING THE SITE AND TO ALLOW MAXIMUM USAGE FOR CONSTRUCTION TRAFFIC. A VOID STEEP SLOPES AND ENTRANCES AT CURVES IN PUBLIC ROADS.

WASHING: TIRES WILL NEED TO BE WASHED IF MOST OF THE SEDIMENT IS NOT REMOVED WHEN PASSING OVER THE STONE. WASH AREAS SHOULD ALWAYS DRAIN INTO A SEDIMENT TRAP OR OTHER SUITABLE DISPOSAL AREA.

CONSTRUCTION SPECIFICATIONS: MAKE SURE ENTRANCE IS CLEAR OF ROOTS, VEGETATION, AND DEBRIS. PLACE STONE ON THE PROPER GRADE AS SHOWN ON THE PLAN AND PROVIDE ADEQUATE DRAINAGE TO AN APPROVED EROSION CONTROL DEVICE. GEOTEXTILE UNDERLINING MUST BE INSTALLED TO IMPROVE FOUNDATION STABILITY.

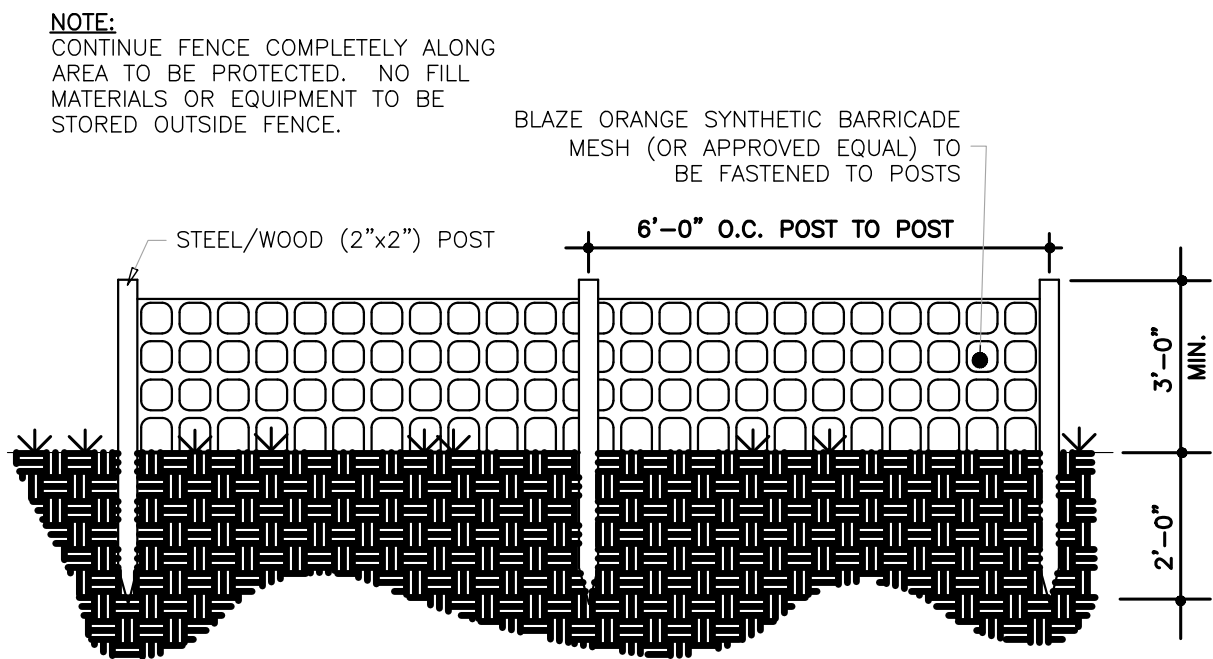


1 STONE CONSTRUCTION ENTRANCE

SCALE: NTS

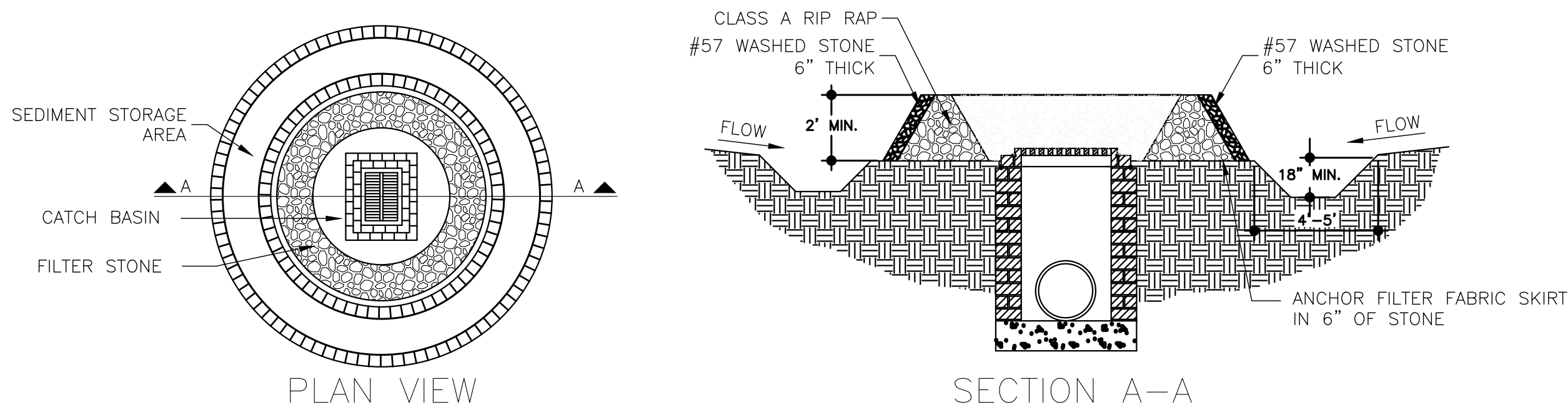
2 SILT FENCE SILT FENCE OUTLET

SCALE: NTS



3 CONSTRUCTION FENCE

SCALE: NTS

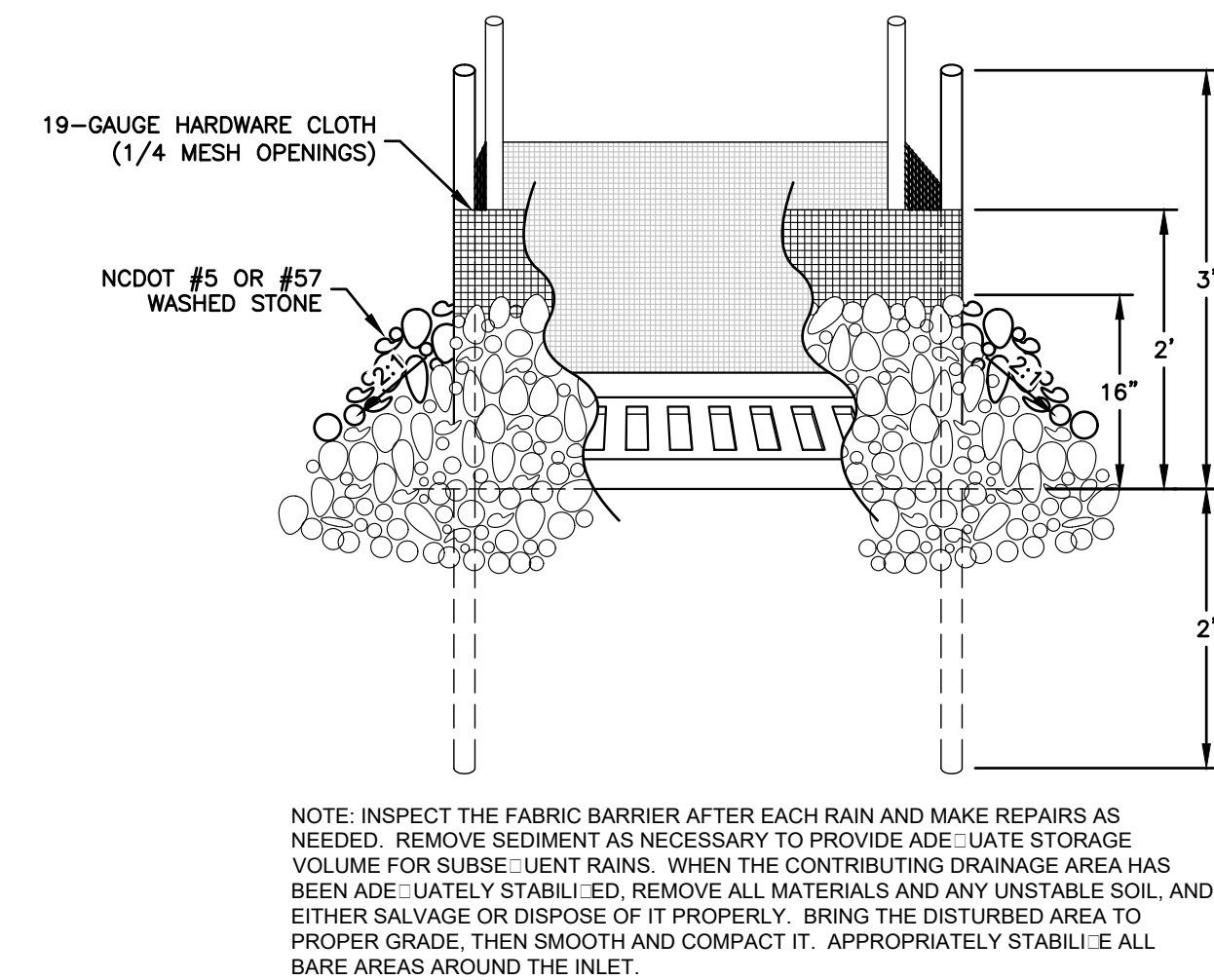


GENERAL NOTES:

- * SEDIMENT SHALL BE REMOVED AND SEDIMENT STORAGE AREA RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SEDIMENT STORAGE AREA. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- * THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- * CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- * THE TEMPORARY STONE DOUGHNUT SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

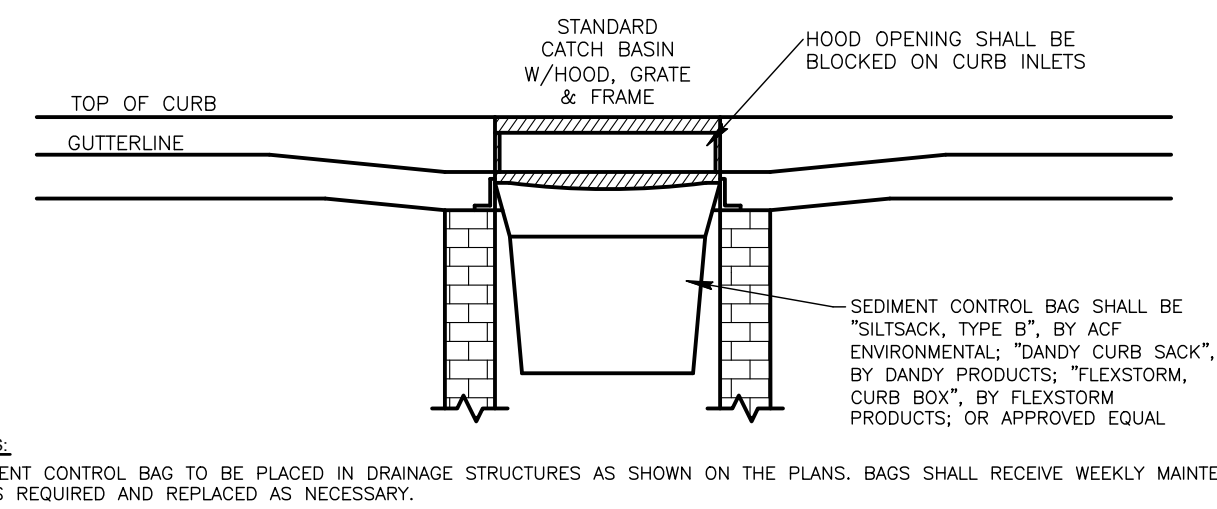
5 TEMPORARY STONE DOUGHNUT

SCALE: NTS



4 HARDWARE CLOTH & GRAVEL INLET PROTECTION

SCALE: NTS



NOTES:

SEDIMENT CONTROL BAG TO BE PLACED IN DRAINAGE STRUCTURES AS SHOWN ON THE PLANS. BAGS SHALL RECEIVE WEEKLY MAINTENANCE, OR AS REQUIRED AND REPLACED AS NECESSARY.

6 SEDIMENT BAG INLET PROTECTION

SCALE: NTS

SEALS:

NCBEES CERT. NO.: C-1347

**PRELIMINARY
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CONSTRUCTION**

PROJECT:

APPLYING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC
DATE: 5/20/19
REVISIONS:

JOB. NO.: 18-330
SHEET TITLE:

**EROSION
CONTROL
DETAILS**

SCALE:

SHEET NO.:

C-1.00

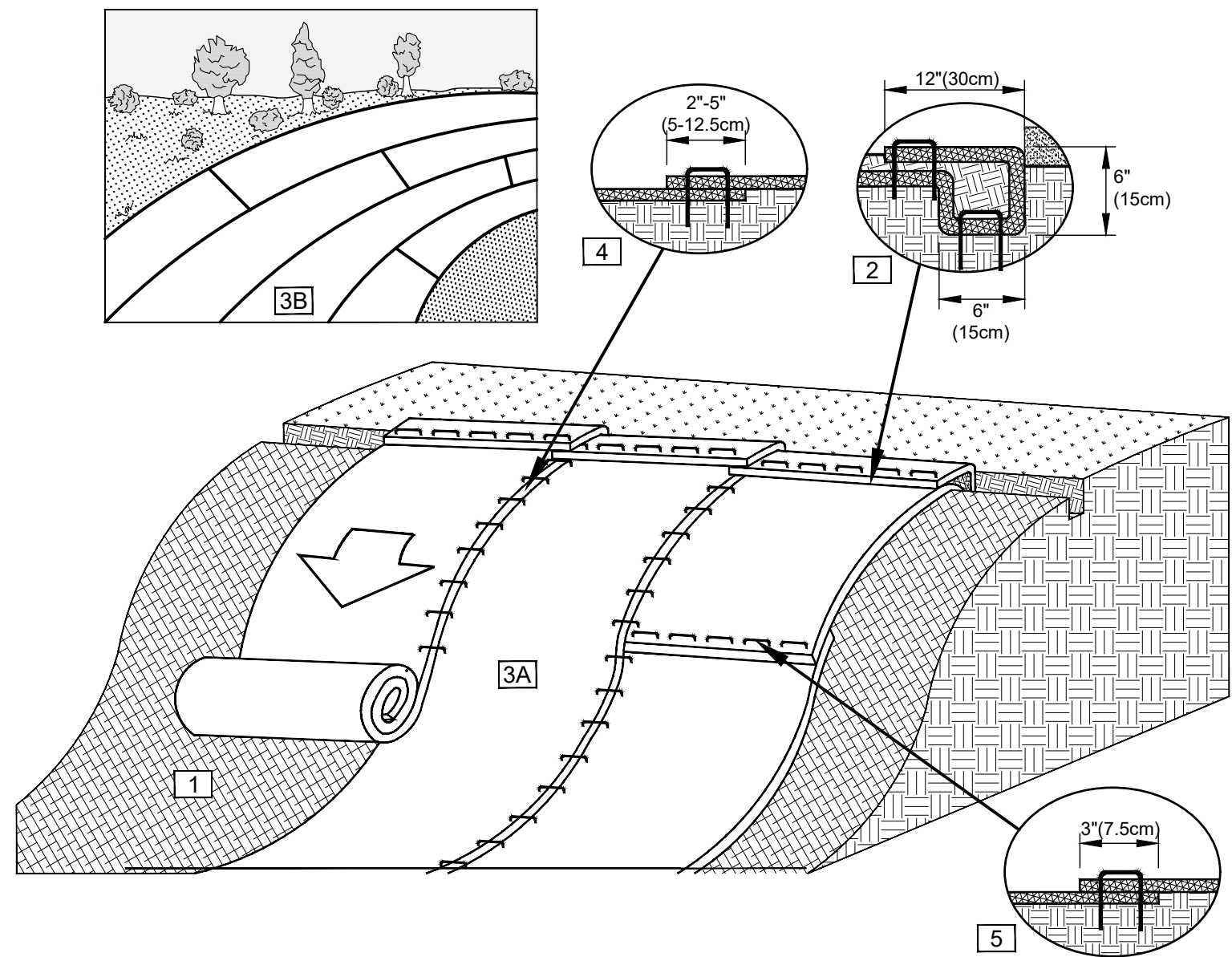
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SEALS:

NCBEES CERT. NO.: C-1347

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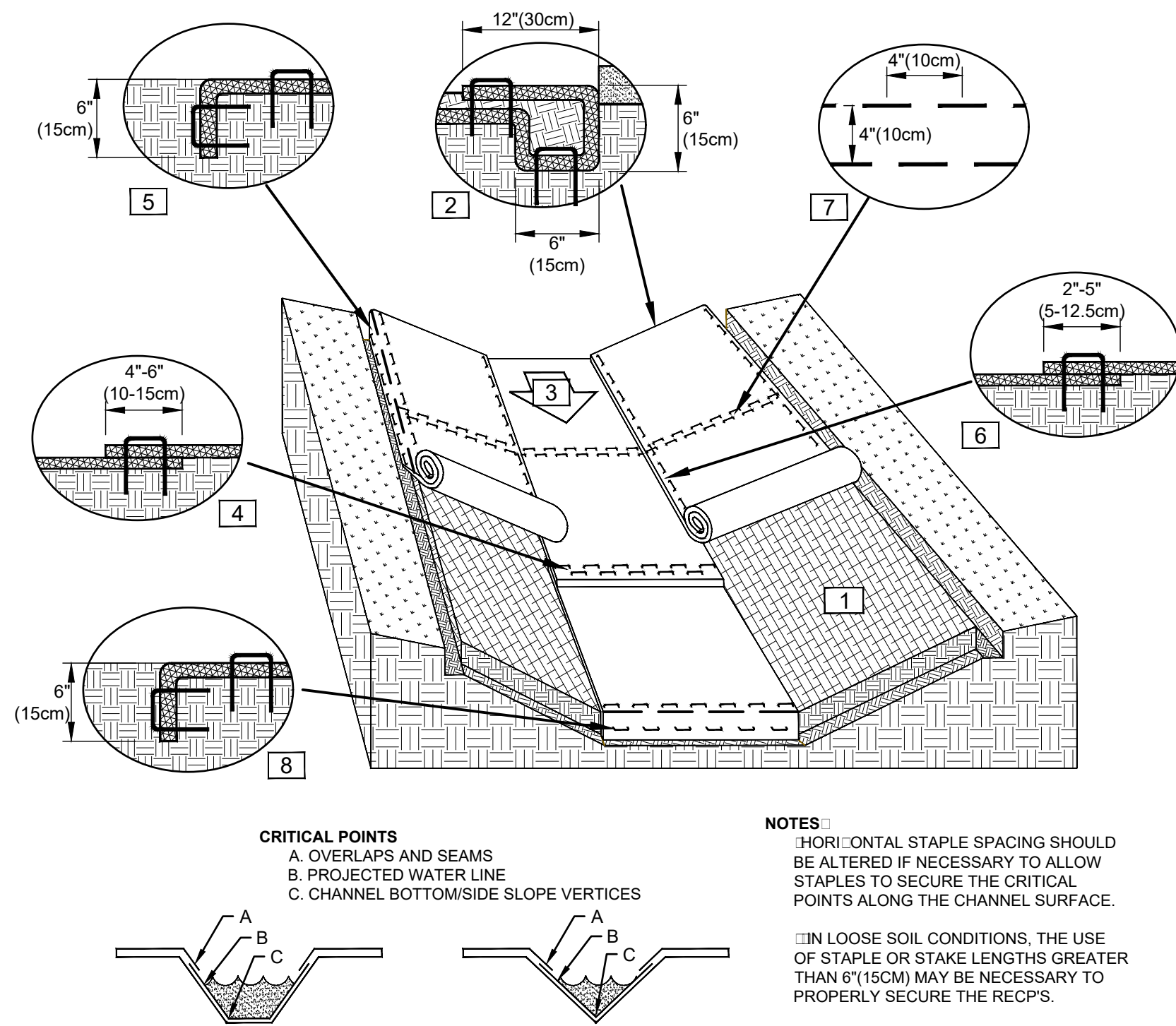


1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" (30CM) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2'-5" (5-12.5CM) OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3' (7.5CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30CM) APART ACROSS ENTIRE RECPs WIDTH.

NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

1 SLOPE MATTING INSTALLATION

SCALE: NTS



CRITICAL POINTS

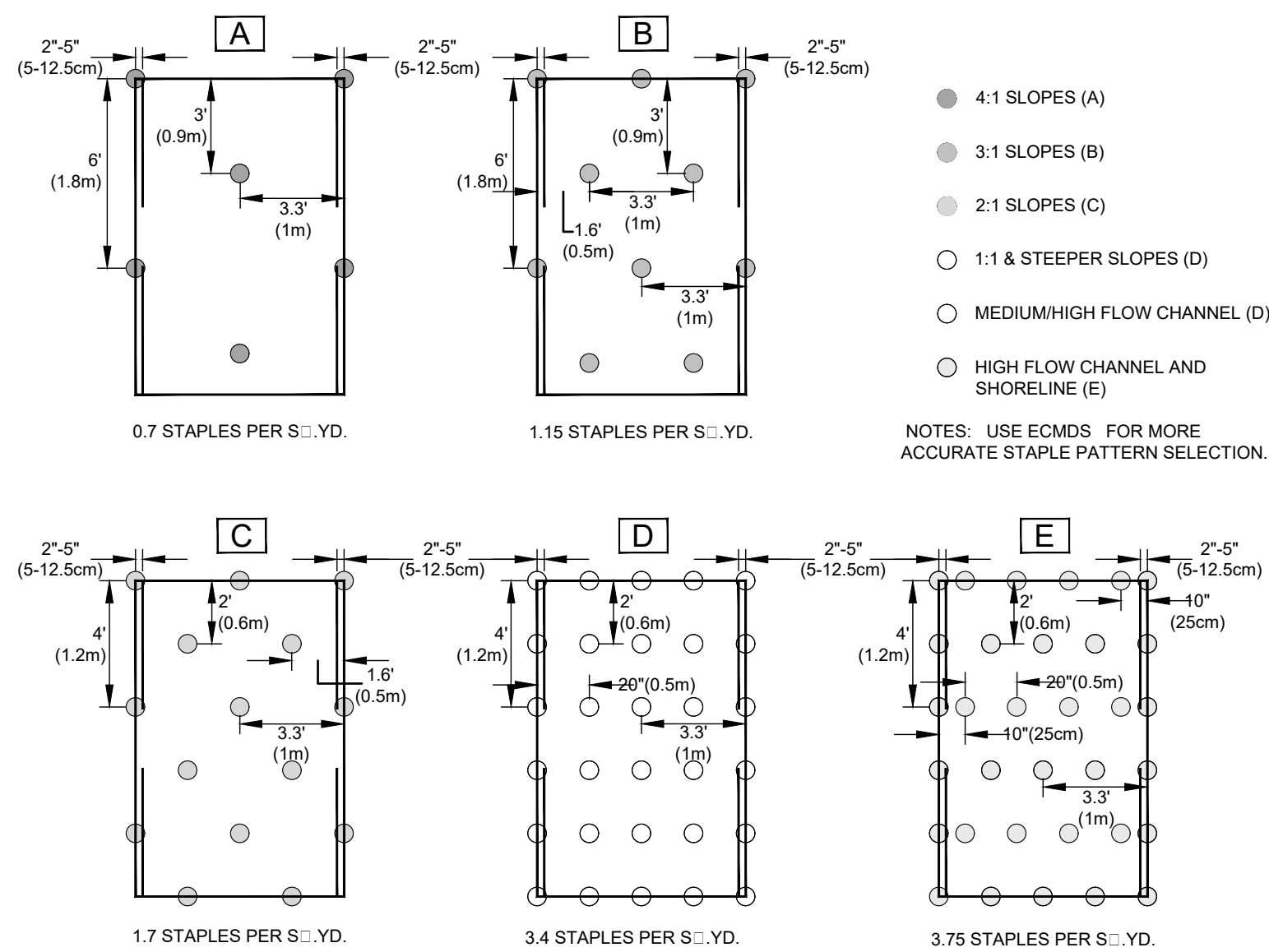
- A. OVERLAPS AND SEAMS
- B. PROJECTED WATER LINE
- C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTES

- HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
- IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

2 CHANNEL MATTING INSTALLATION

SCALE: NTS



3 STAPLE PATTERN GUIDE

SCALE: NTS

APPLING WAY
HIGH POINT, NC

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211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

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JOB NO.: 18-330
SHEET TITLE:

**EROSION
CONTROL
DETAILS**

SCALE:
SHEET NO.:

C-01

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NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION
Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING
1. E&SC Plan Documentation
The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be documented in the manner described:

Item to Document	Documentation Requirements
(a) Each E&SC Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC Plan.	Initial and date each E&SC Measure on a copy of the approved E&SC Plan or complete, date and sign an inspection report that lists each E&SC Measure shown on the approved E&SC Plan. This documentation is required upon the initial installation of the E&SC Measures or if the E&SC Measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC Plan.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC Measures.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation
In addition to the E&SC Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This general permit as well as the certificate of coverage, after it is received.

(b) Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

(c) All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING
1. Occurrences that must be reported
Permittees shall report the following occurrences:
(a) Visible sediment deposition in a stream or wetland.
(b) Oil spills if:
• They are 25 gallons or more,
• They are less than 25 gallons but cannot be cleaned up within 24 hours,
• They cause sheen on surface waters (regardless of volume), or
• They are within 100 feet of surface waters (regardless of volume).
(a) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
(b) Anticipated bypasses and unanticipated bypasses.
(c) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 662-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

NCBES CERT. NO.: C-1347

PRELIMINARY
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CONSTRUCTION

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC
DATE: 5/20/19
REVISIONS:

JOB. NO: 18-330
SHEET TITLE:

EROSION
CONTROL
DETAILS

SCALE:
SHEET NO.:

C-00

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GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT
Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
- Temporary grass seed covered with straw or other mulches and tackifiers - Hydroseeding - Rolled erosion control products with or without temporary grass seed - Appropriately applied straw or other mulch - Plastic sheeting	- Permanent grass seed covered with straw or other mulches and tackifiers - Geotextile fabrics such as permanent soil reinforcement matting - Hydroseeding - Shrubs or other permanent plantings covered with mulch - Uniform and evenly distributed ground cover sufficient to restrain erosion - Structural methods such as concrete, asphalt or retaining walls - Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

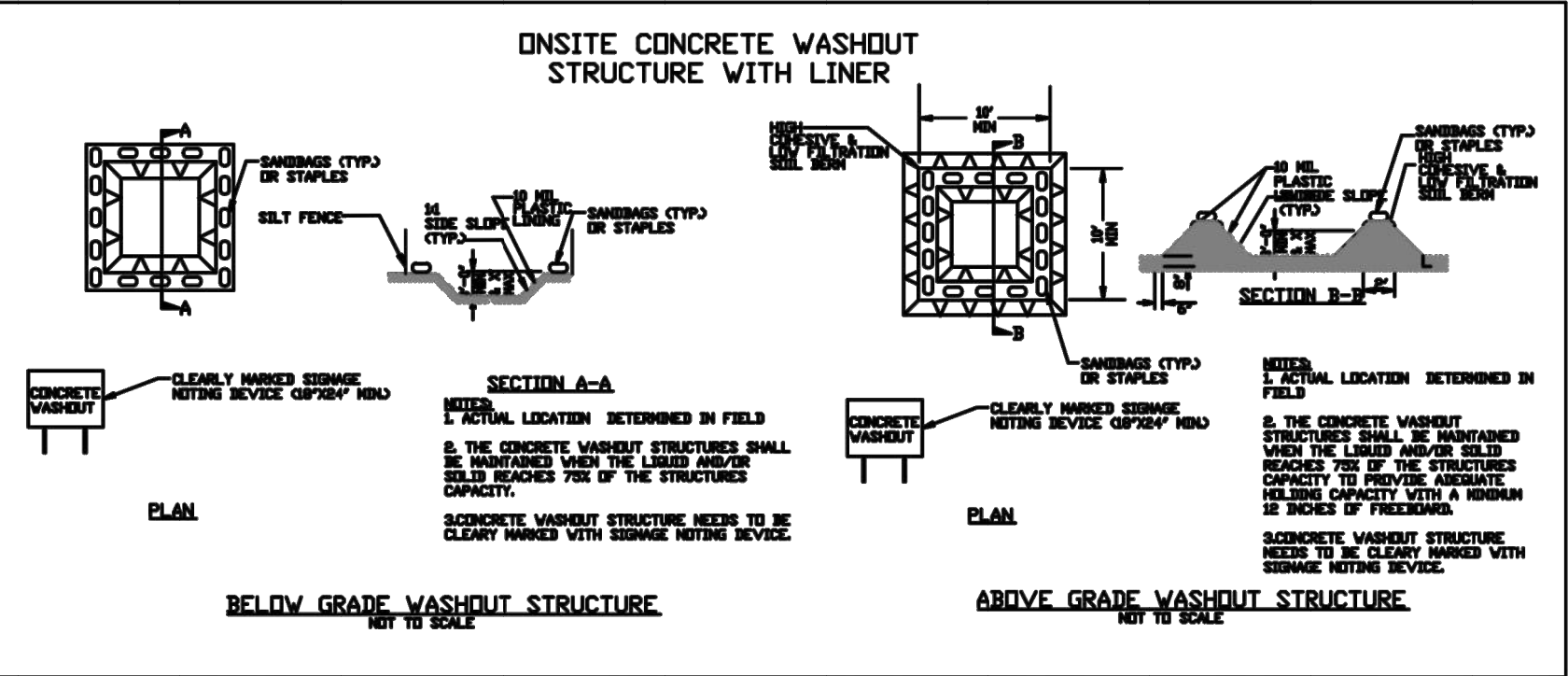
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

SEALS:

NCBES CERT. NO.: C-1347

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PROJECT:

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HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC

DATE: 5/20/19

REVISIONS:

JOB. NO: 18-330

SHEET TITLE:

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SCALE:

SHEET NO.:

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NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

SEALS:

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REVISIONS:

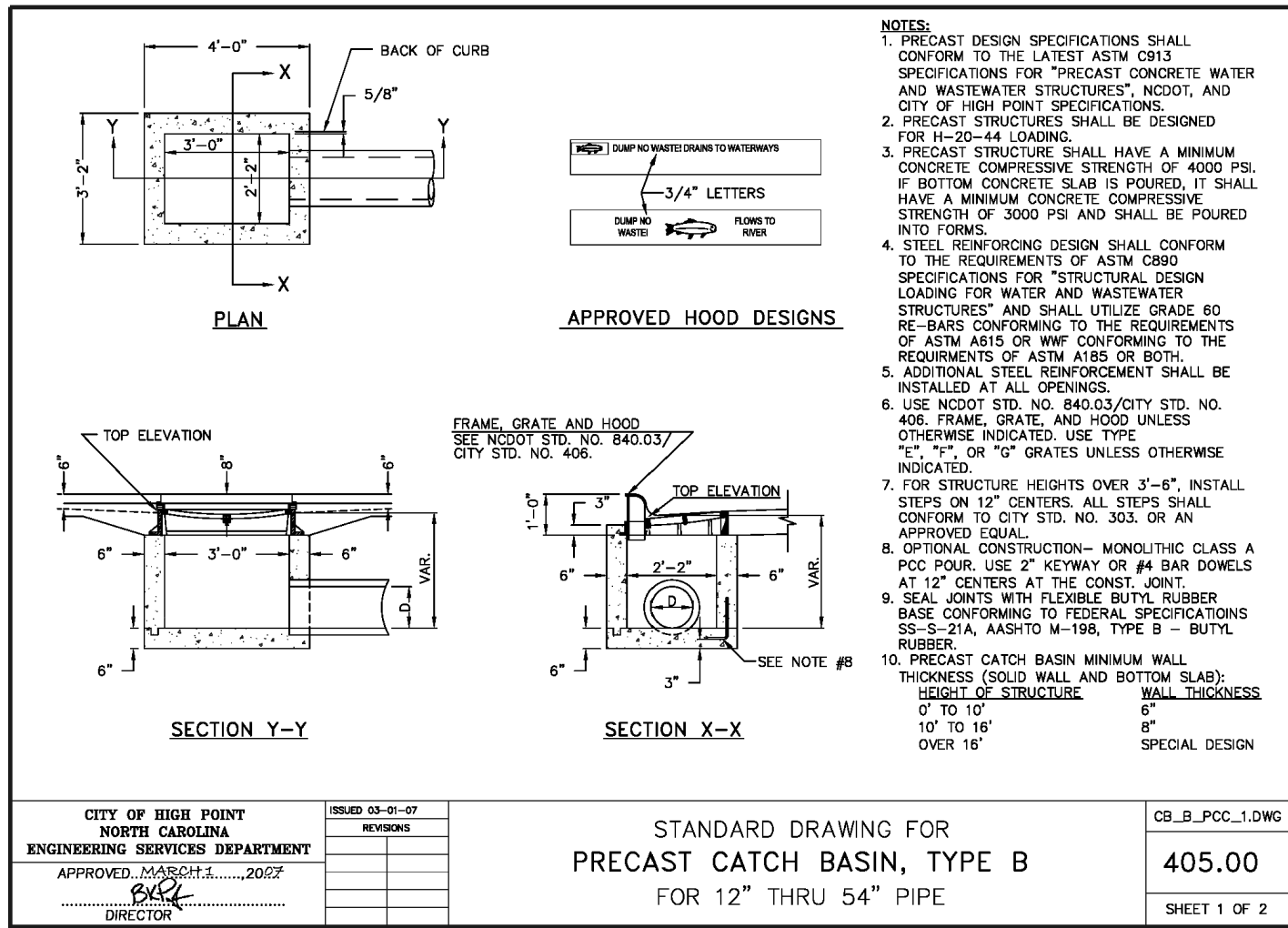
JOB. NO: 18-330
SHEET TITLE:

**STORM
DRAINAGE
DETAILS**

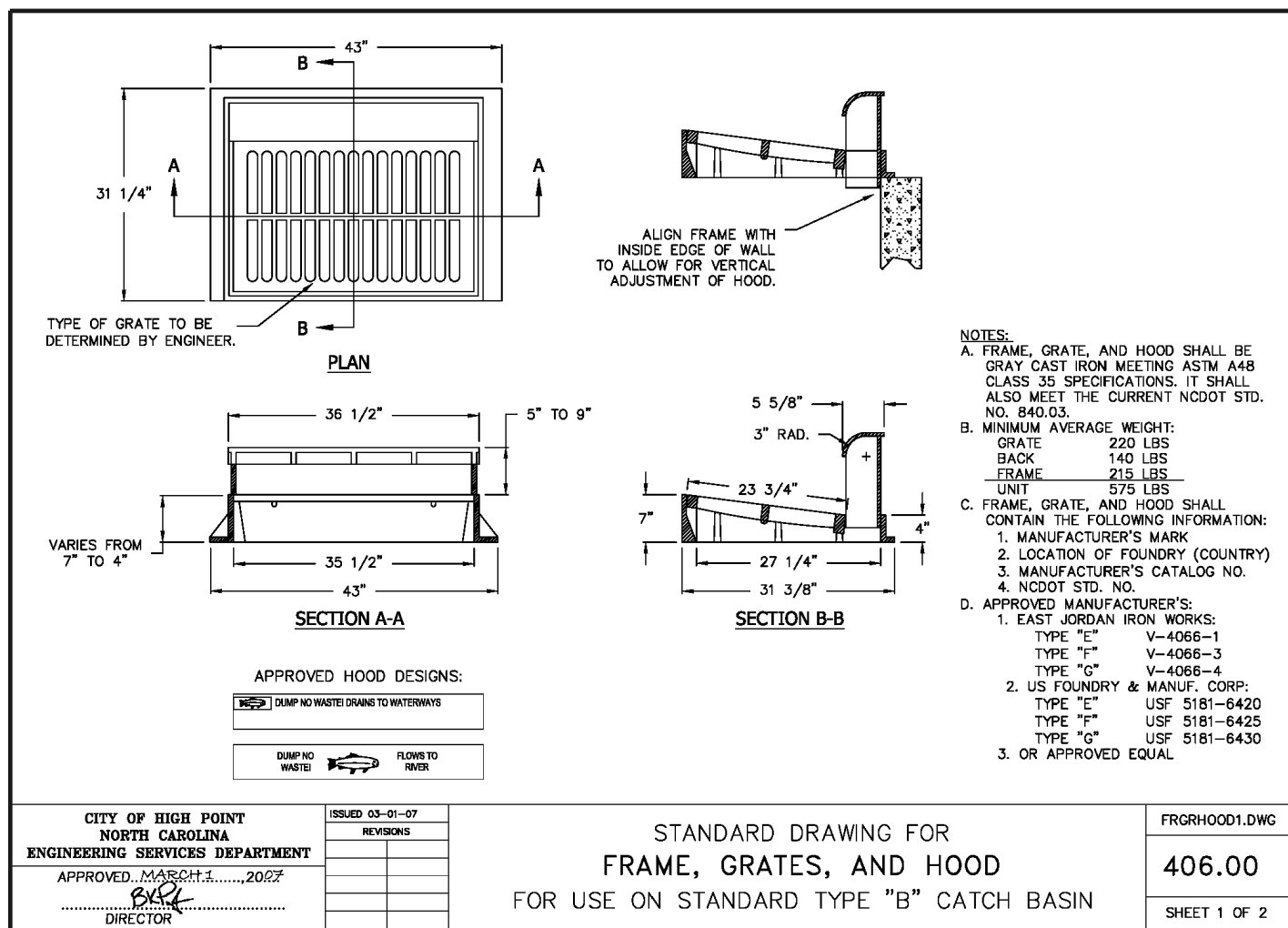
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SHEET NO.:

C-110

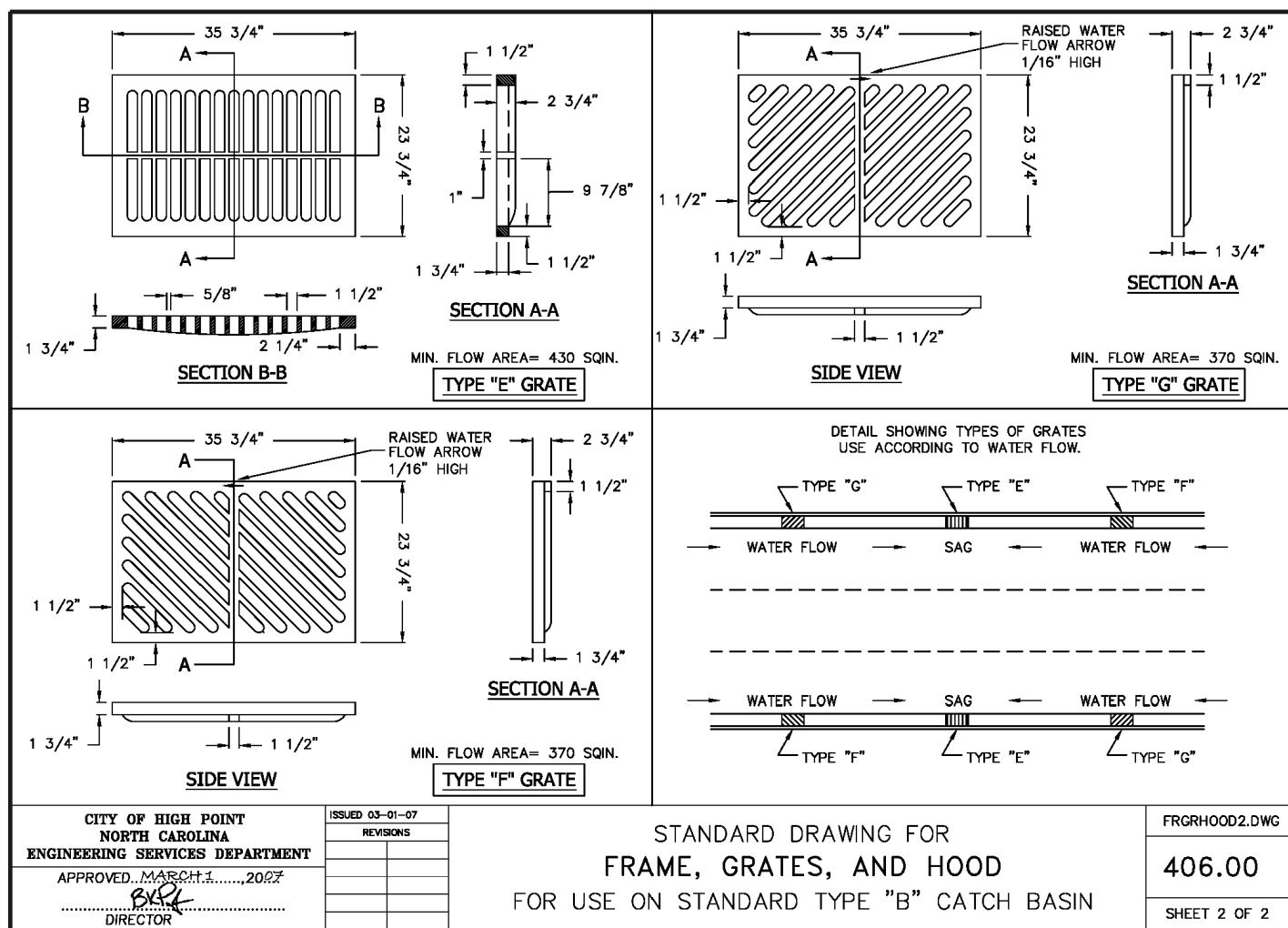
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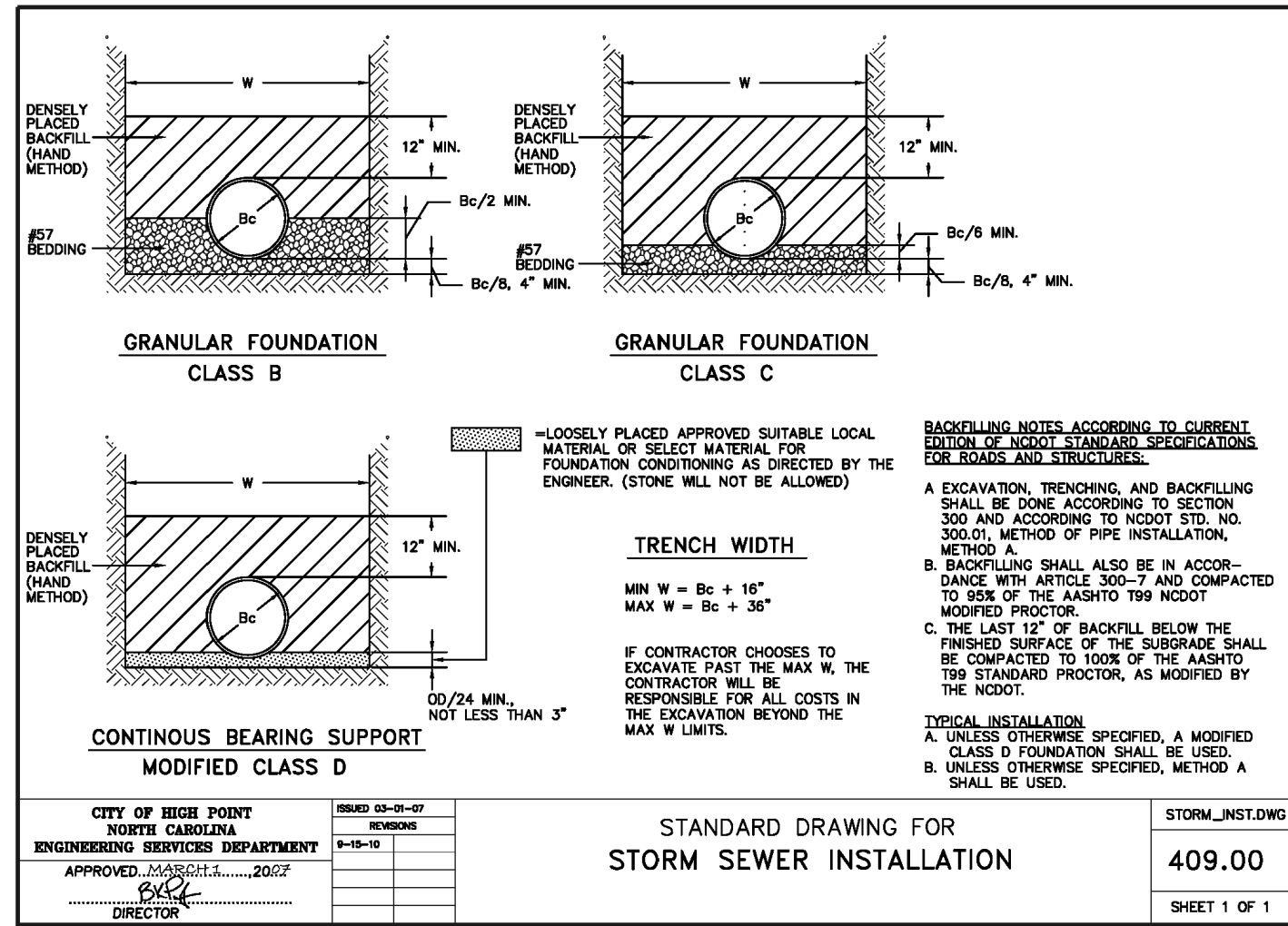
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SCALE: NTS



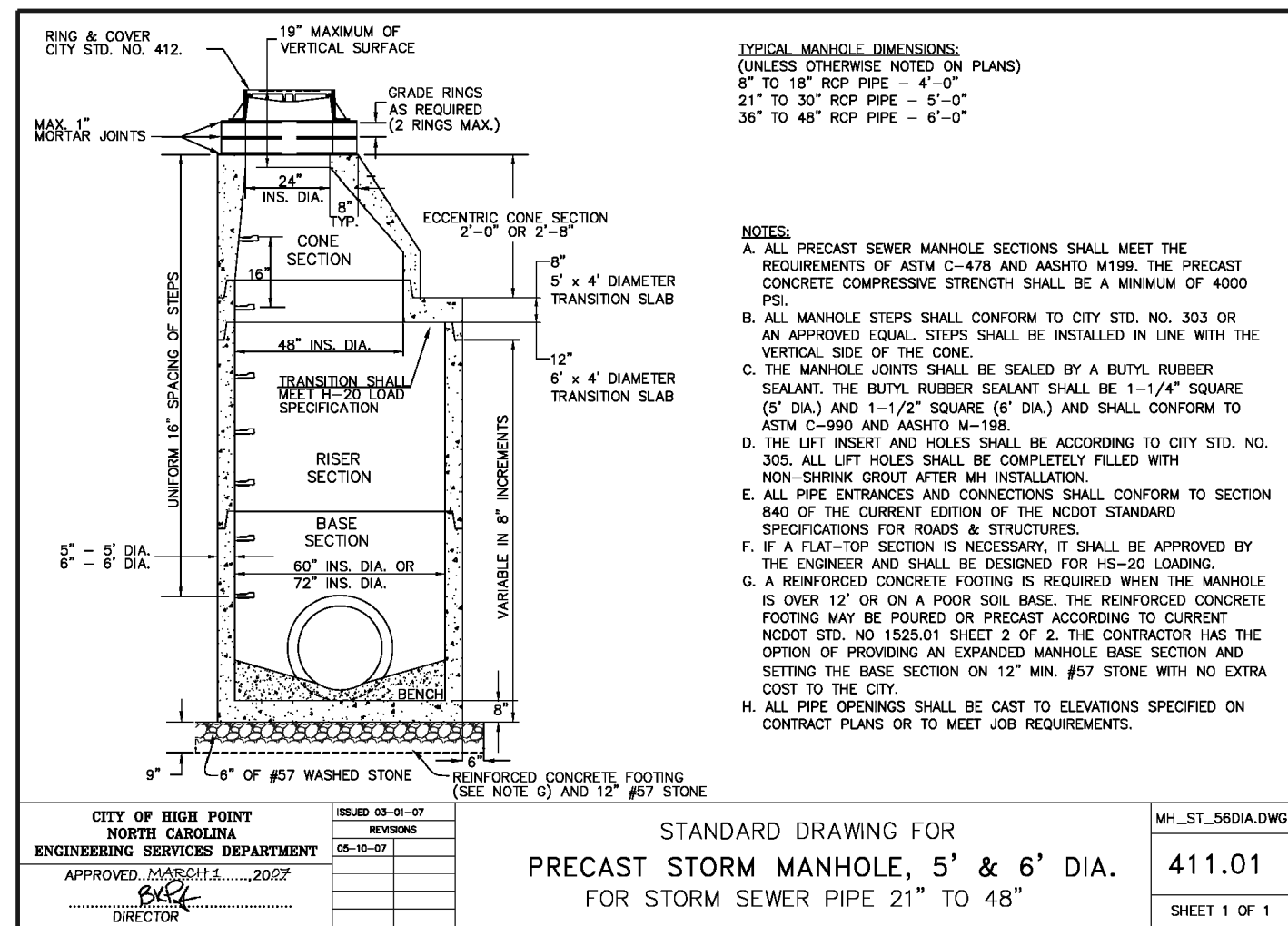
3 CATCH BASIN HOOD & FRAME
SCALE: NTS



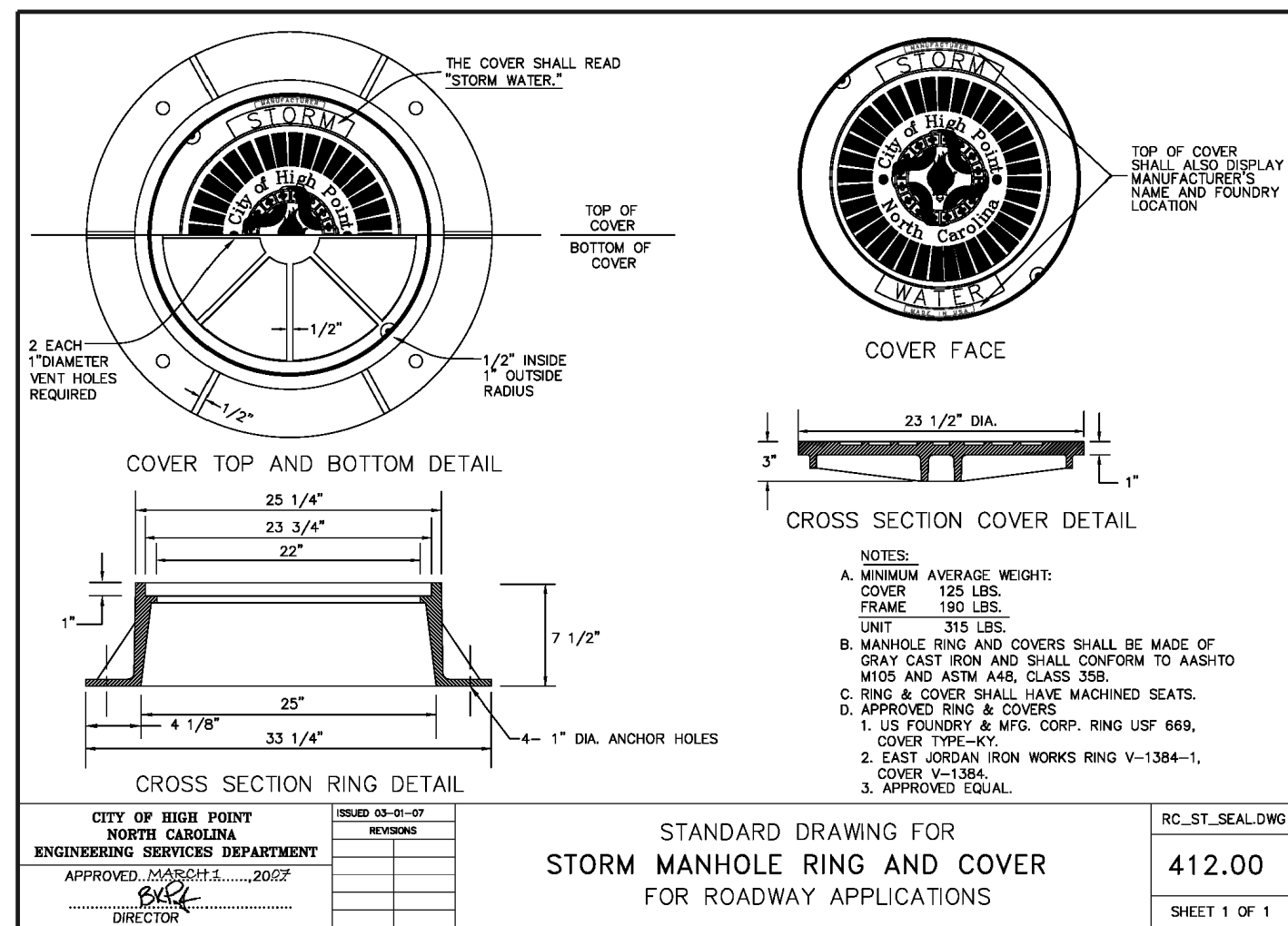
5 CATCH BASIN GRATE
SCALE: NTS



2 STORM SEWER TRENCH & BEDDING
SCALE: NTS

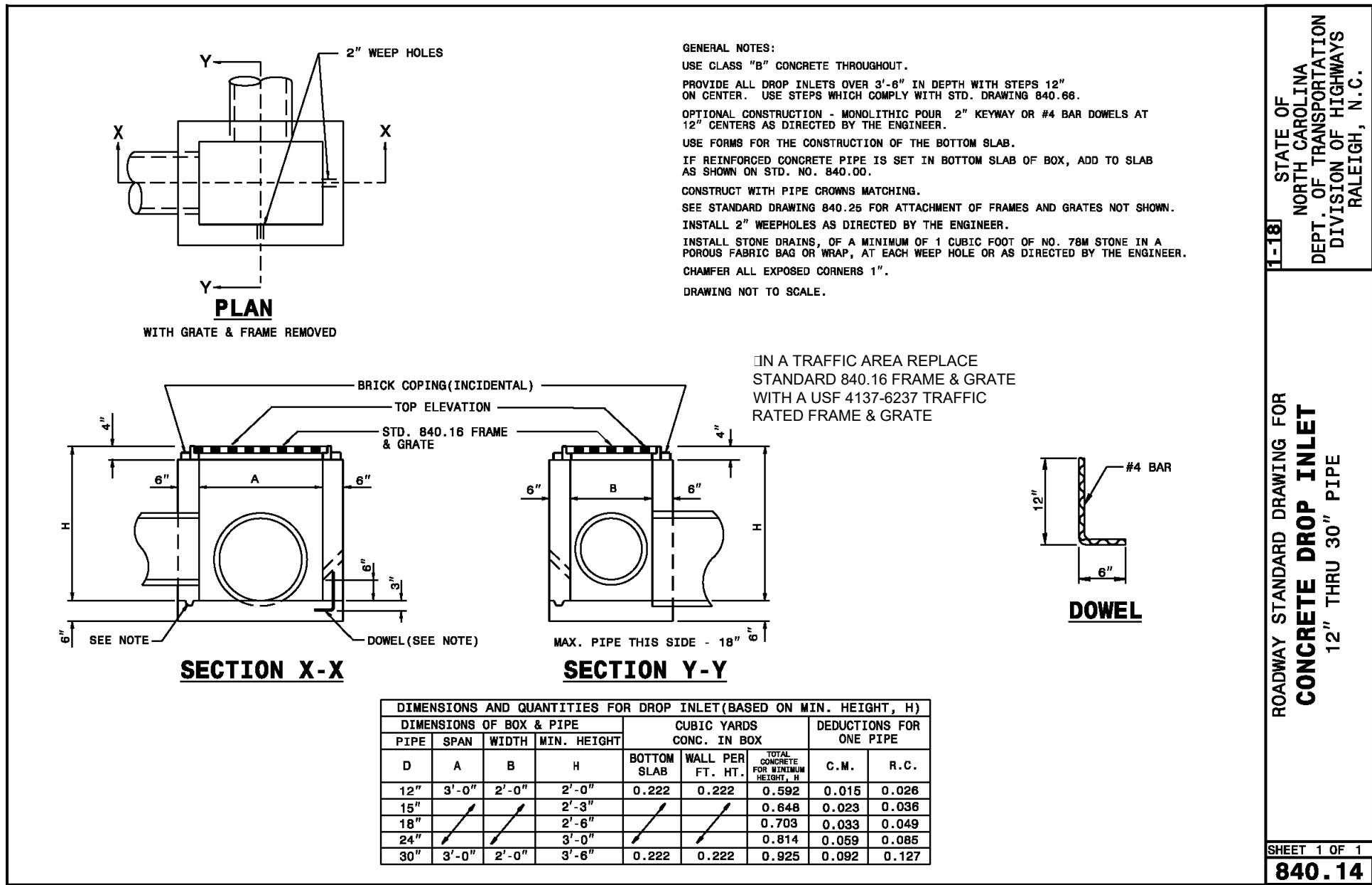


4 STORM MANHOLE
SCALE: NTS



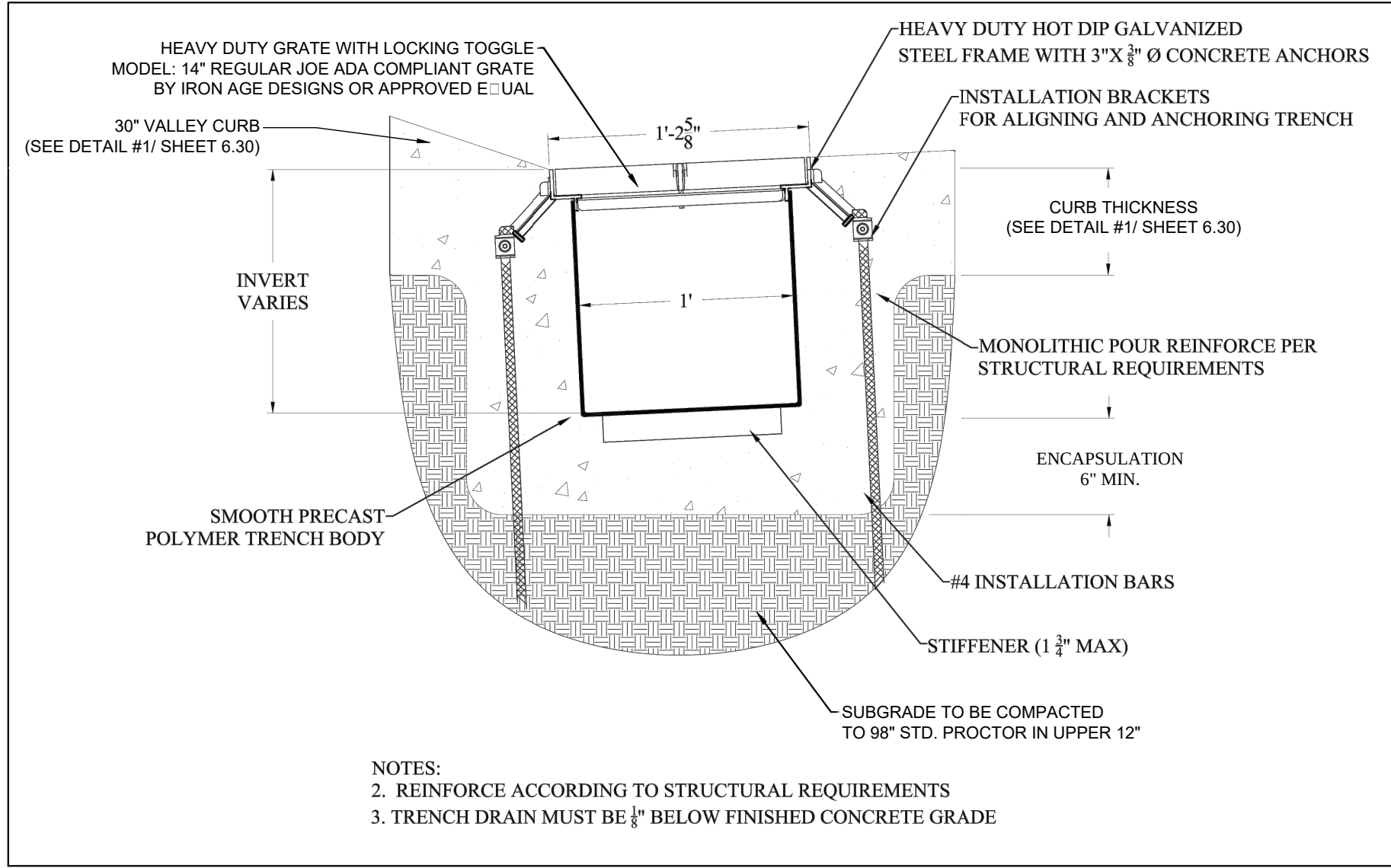
6 STORM MANHOLE RING & COVER
SCALE: NTS

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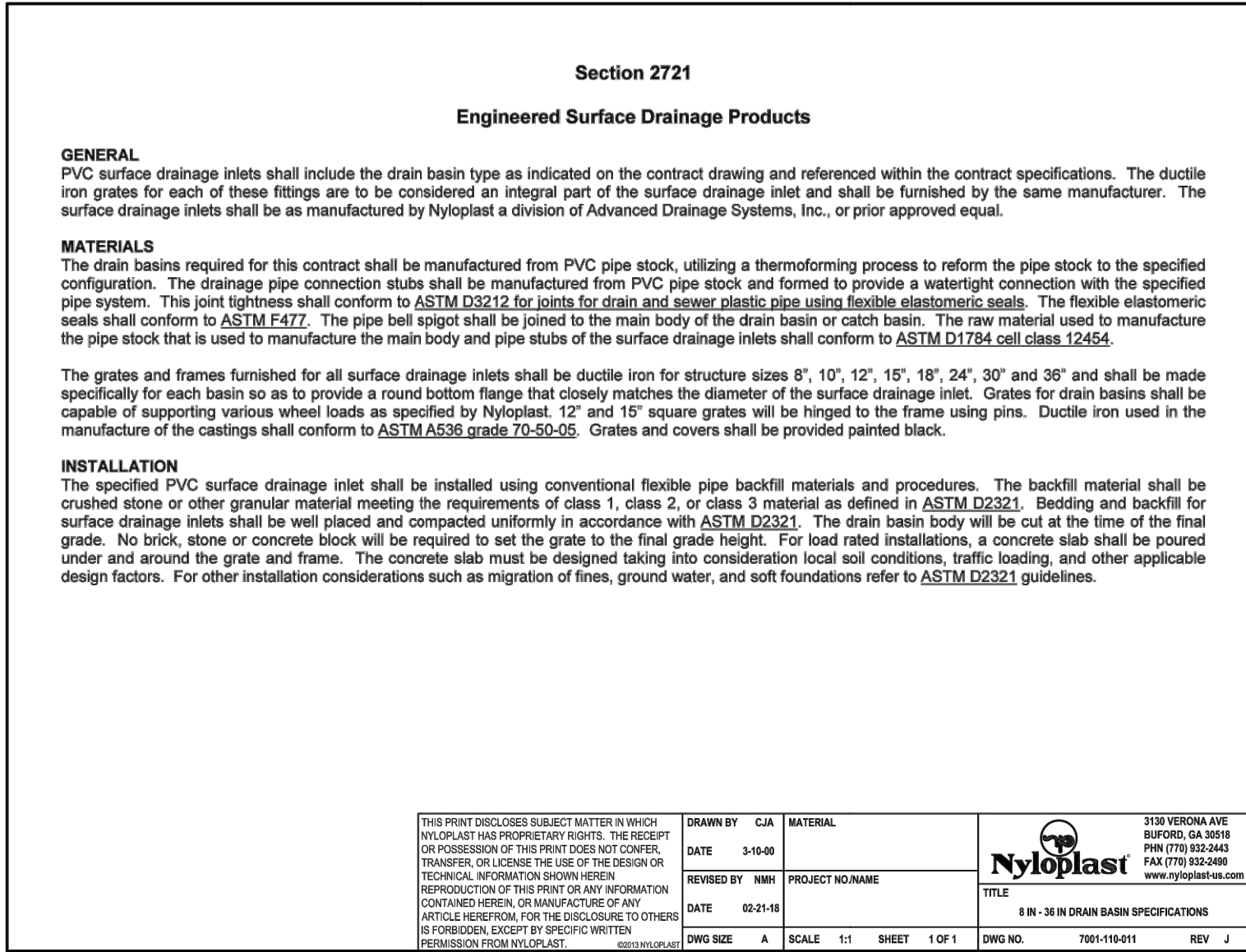
1 NCDOT CONCRETE DROP INLET

SCALE: NTS



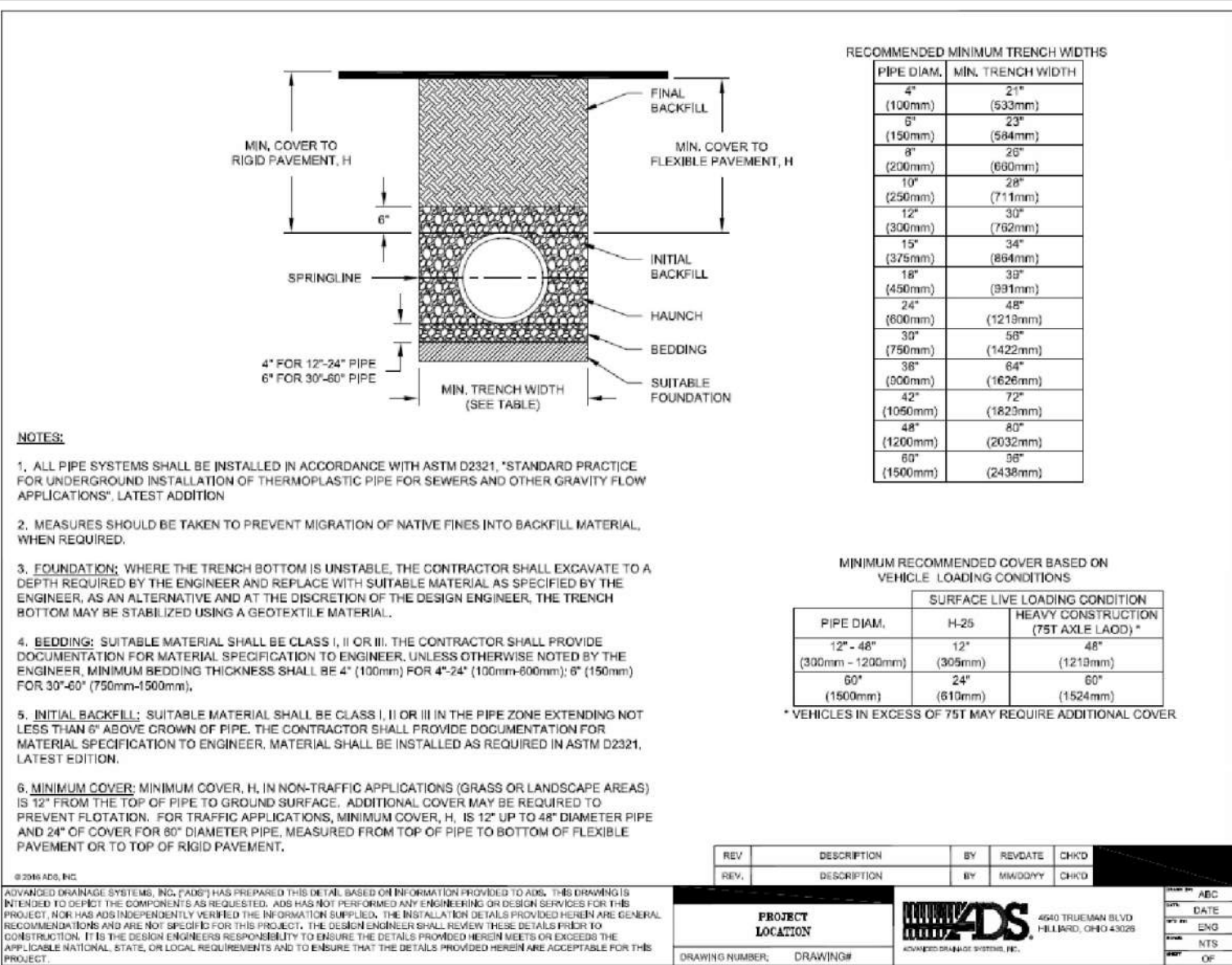
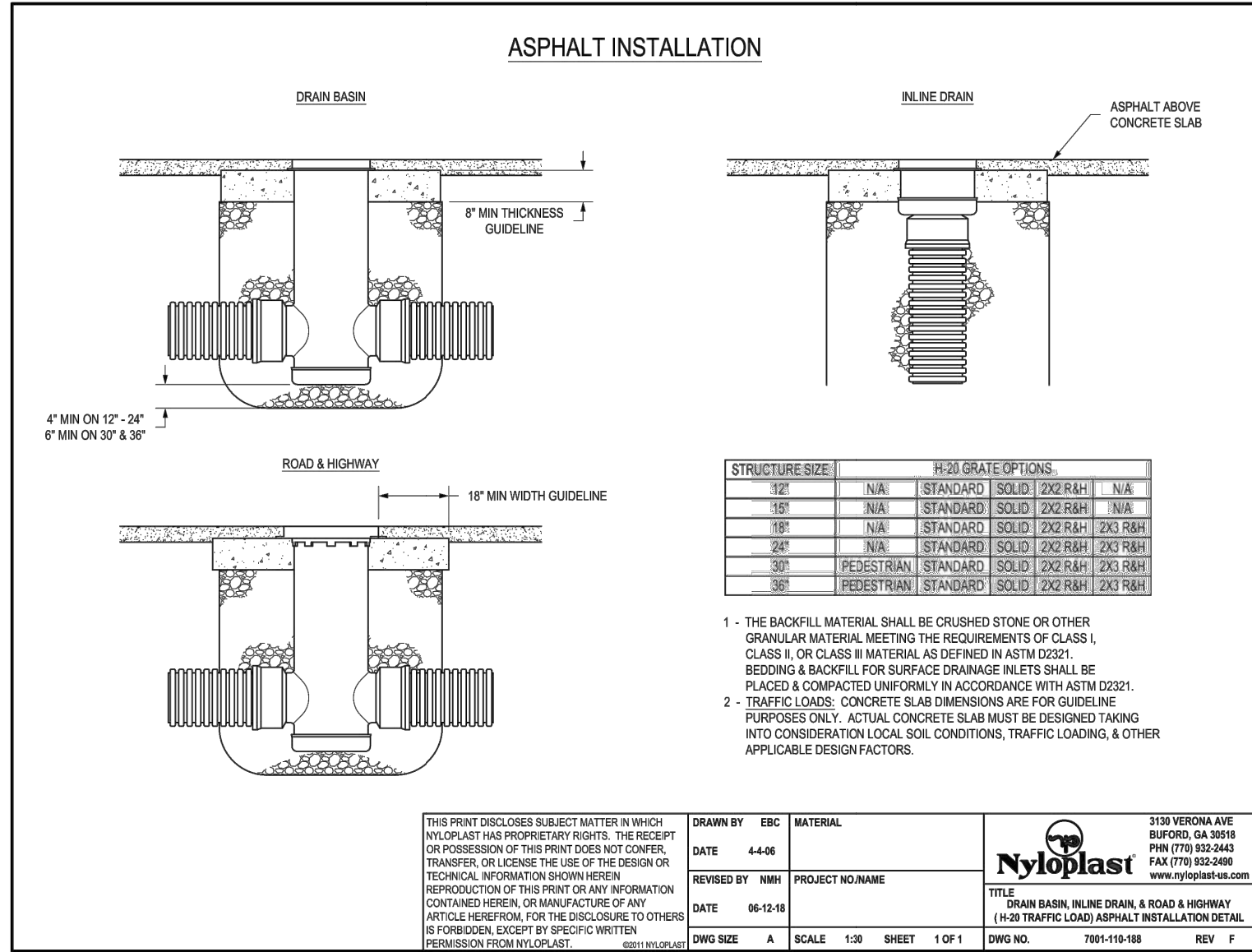
2 RADIUS TRENCH DRAIN IN 30" VALLEY CURB

SCALE: NTS



3 DRAINAGE BASIN SPECIFICATIONS

SCALE: NTS



SEALS:

NCBEE CERT. NO.: C-1347

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DATE: 5/20/19
REVISIONS:

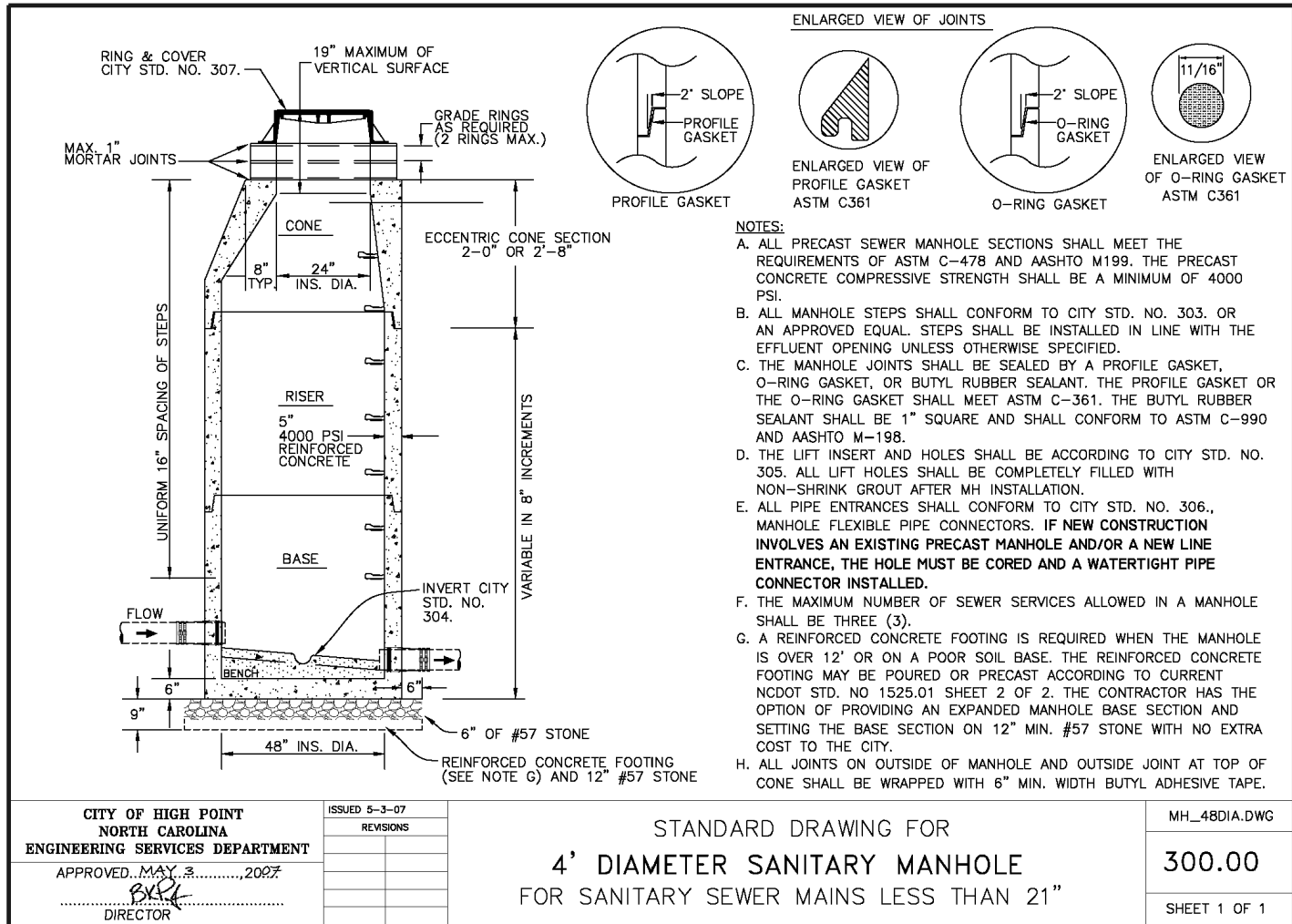
JOB. NO: 18-330
SHEET TITLE:

**UTILITY
DETAILS**

SCALE:
SHEET NO.:

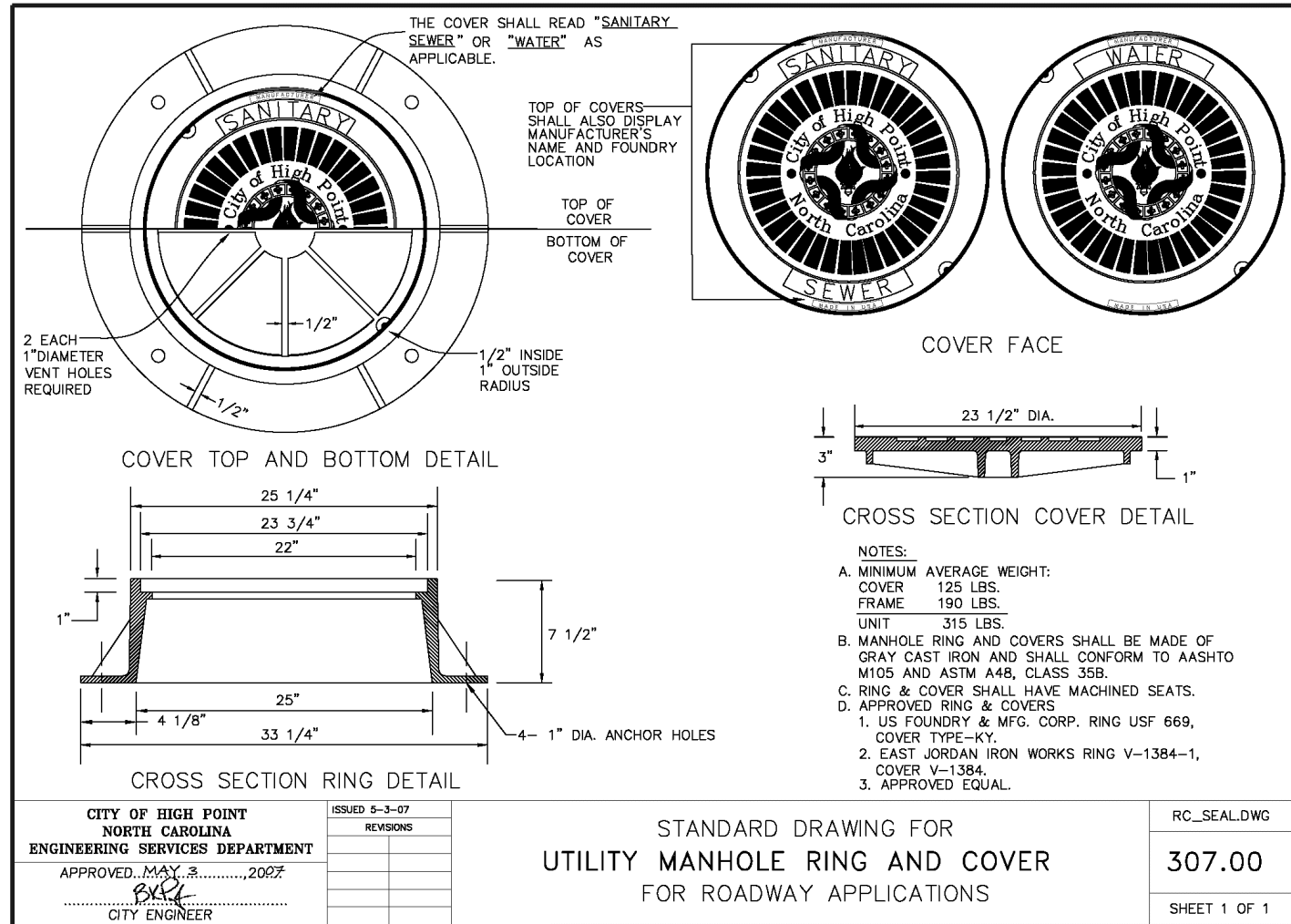
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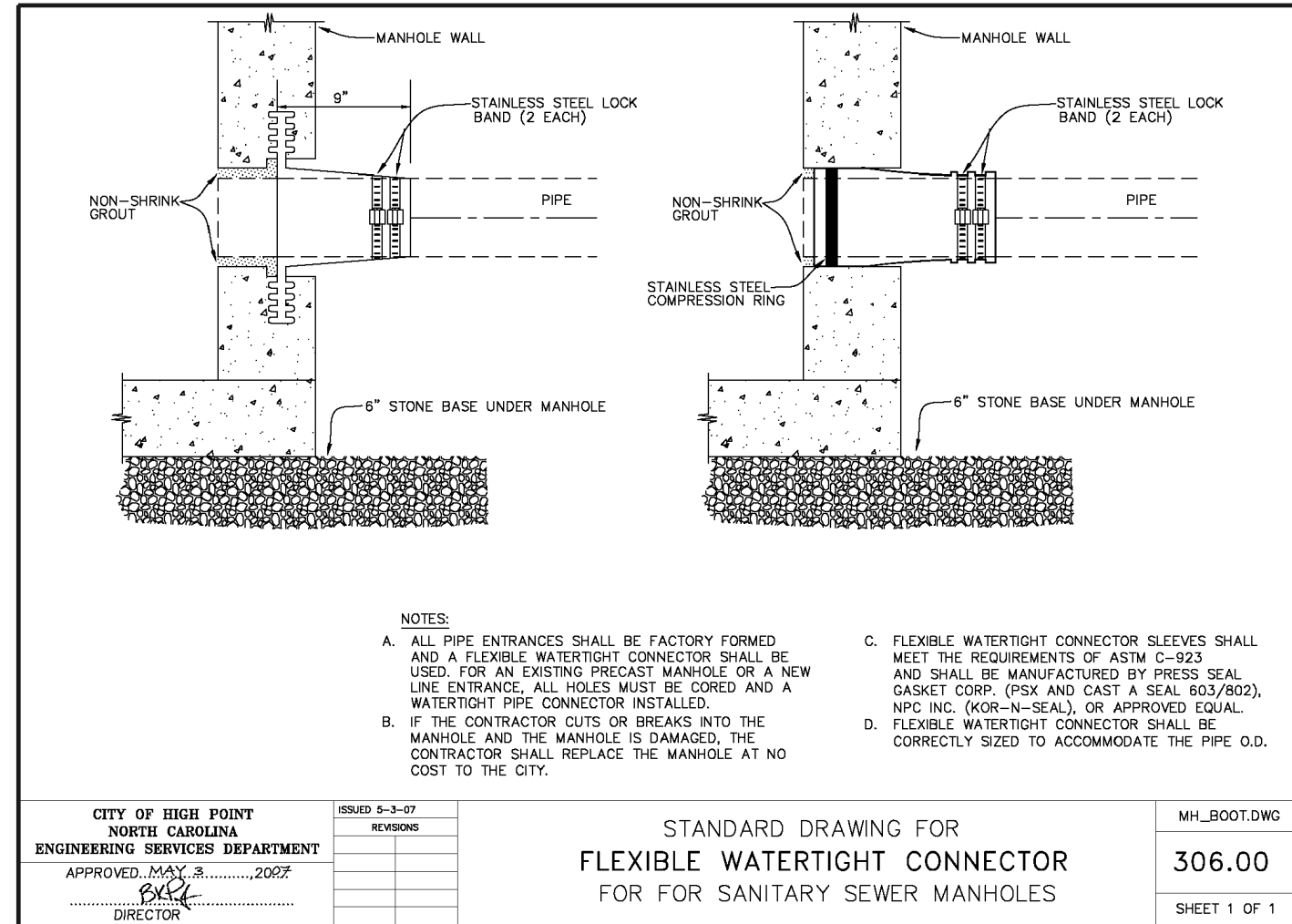
1 4' SANITARY MANHOLE

SCALE: NTS



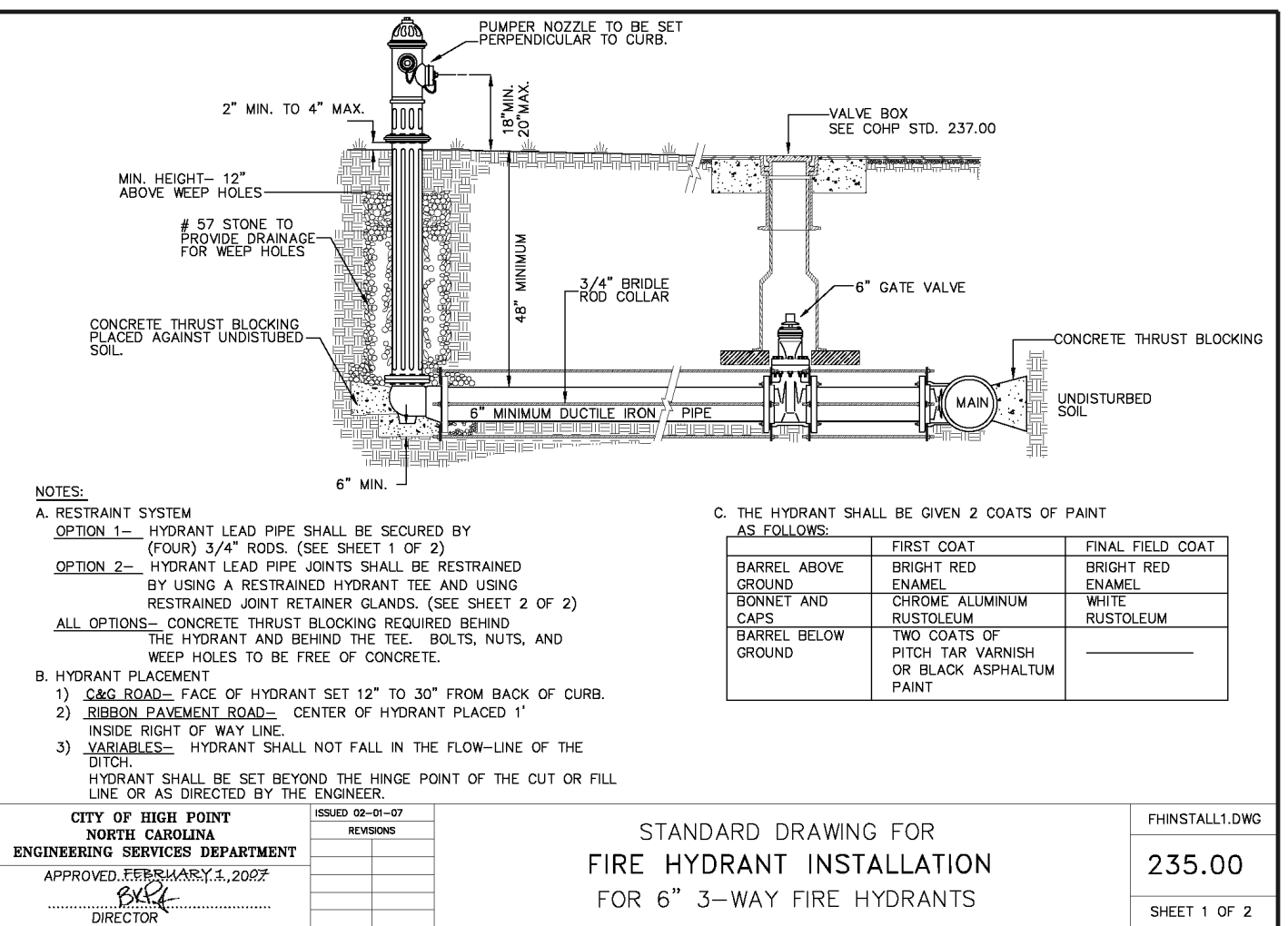
2 MANHOLE RING AND COVER

SCALE: NTS



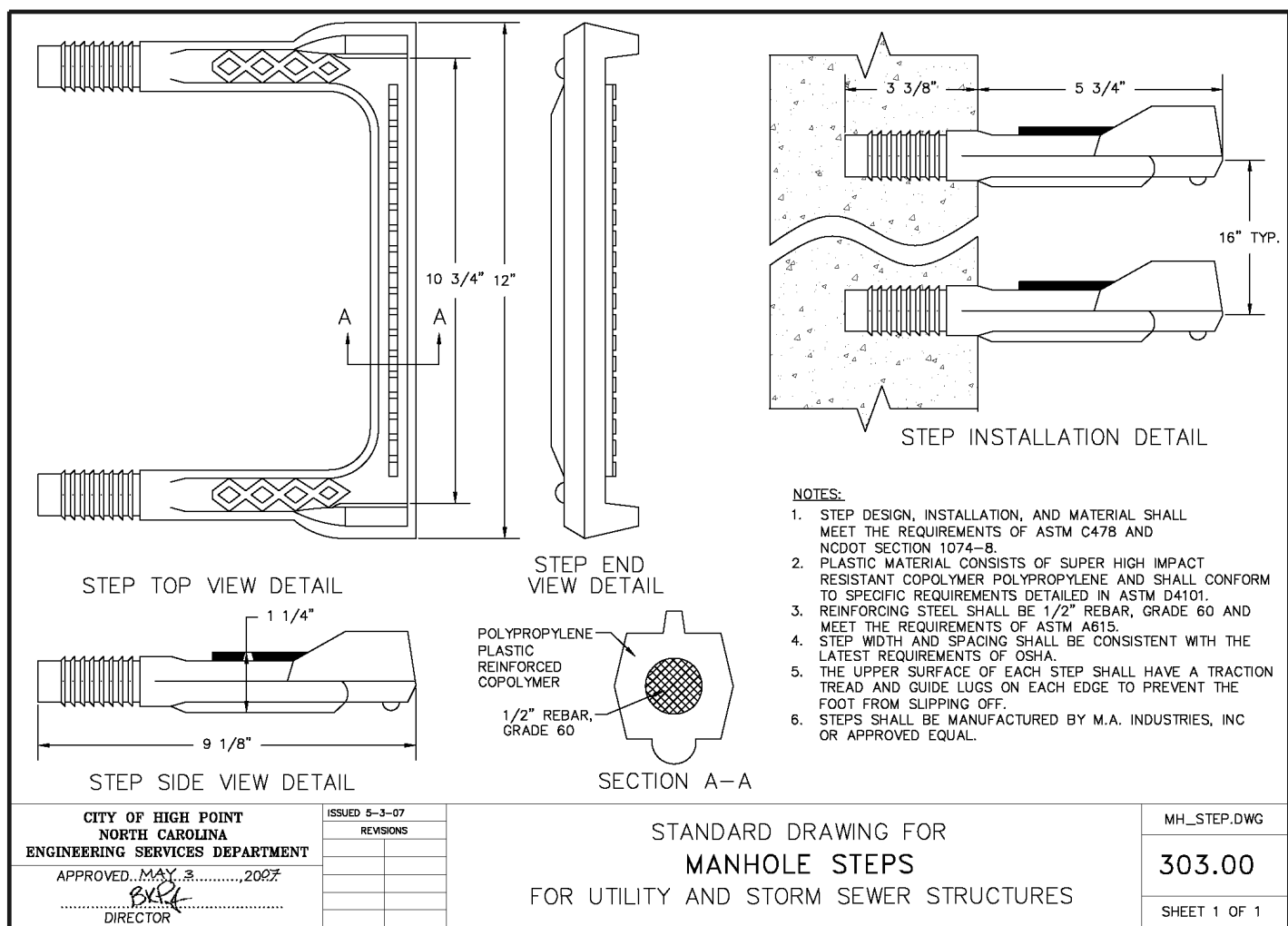
3 MANHOLE CONNECTOR

SCALE: NTS



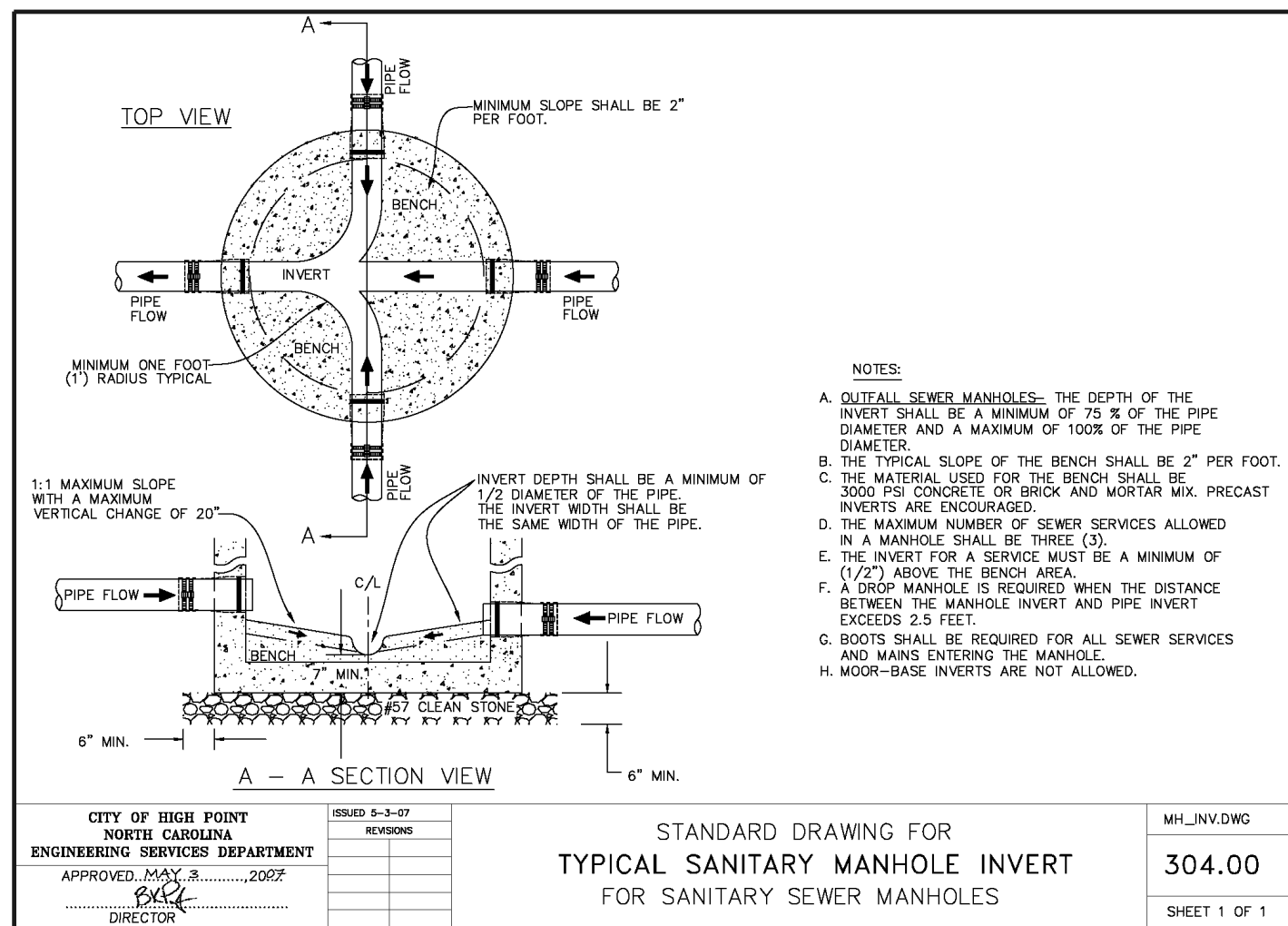
4 FIRE HYDRANT

SCALE: NTS



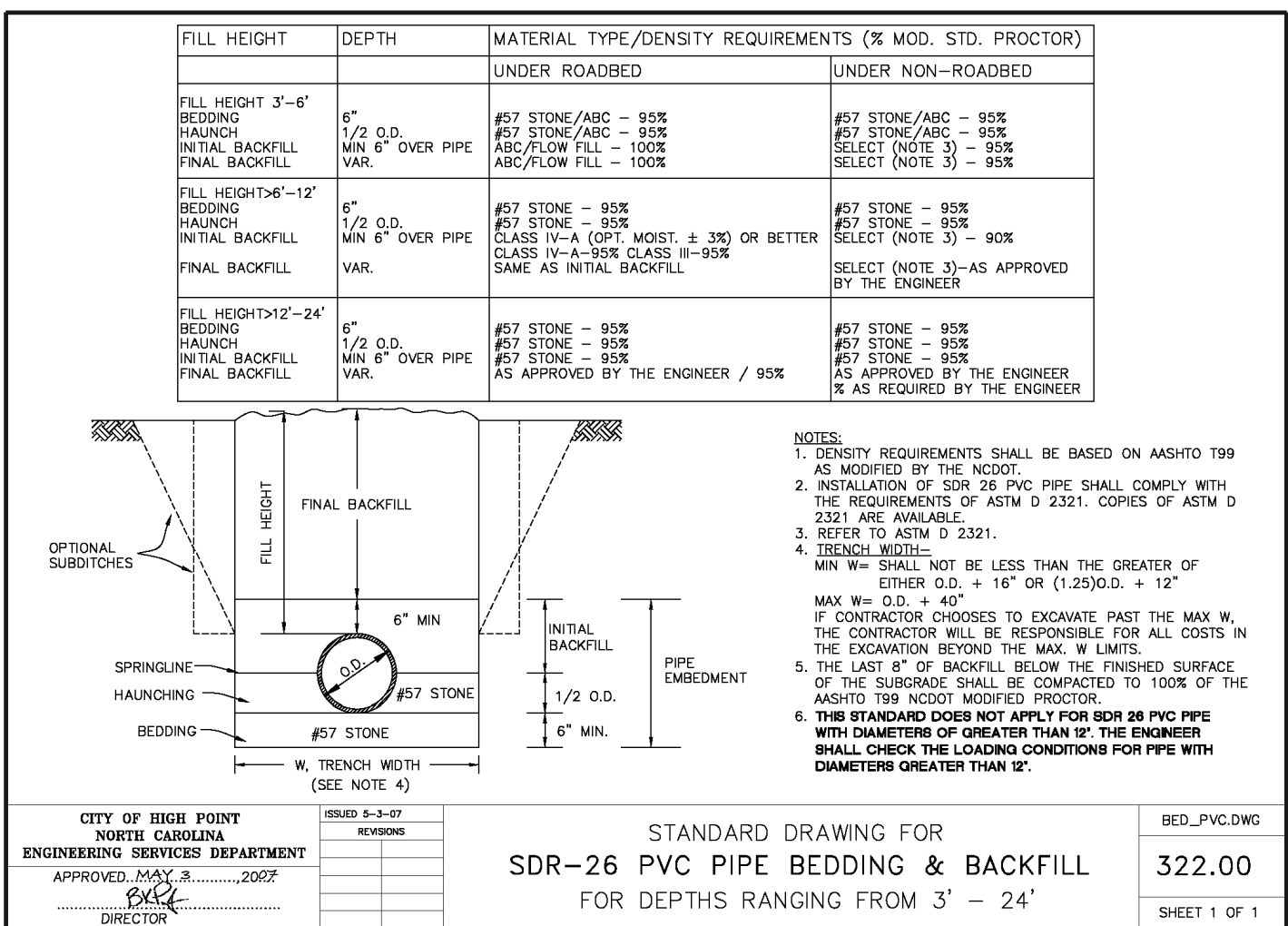
5 MANHOLE STEPS

SCALE: NTS



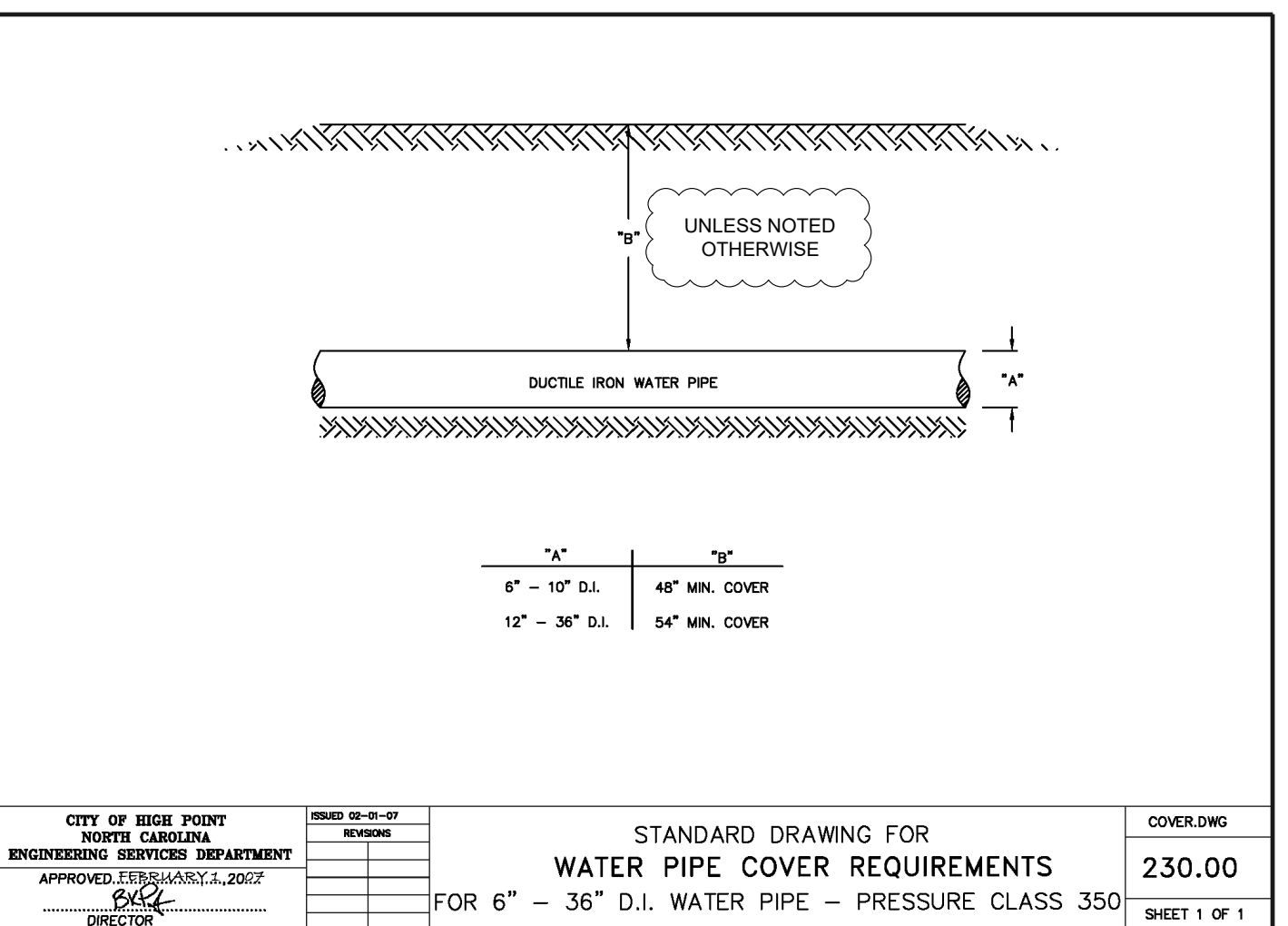
6 SANITARY MANHOLE INVERT

SCALE: NTS



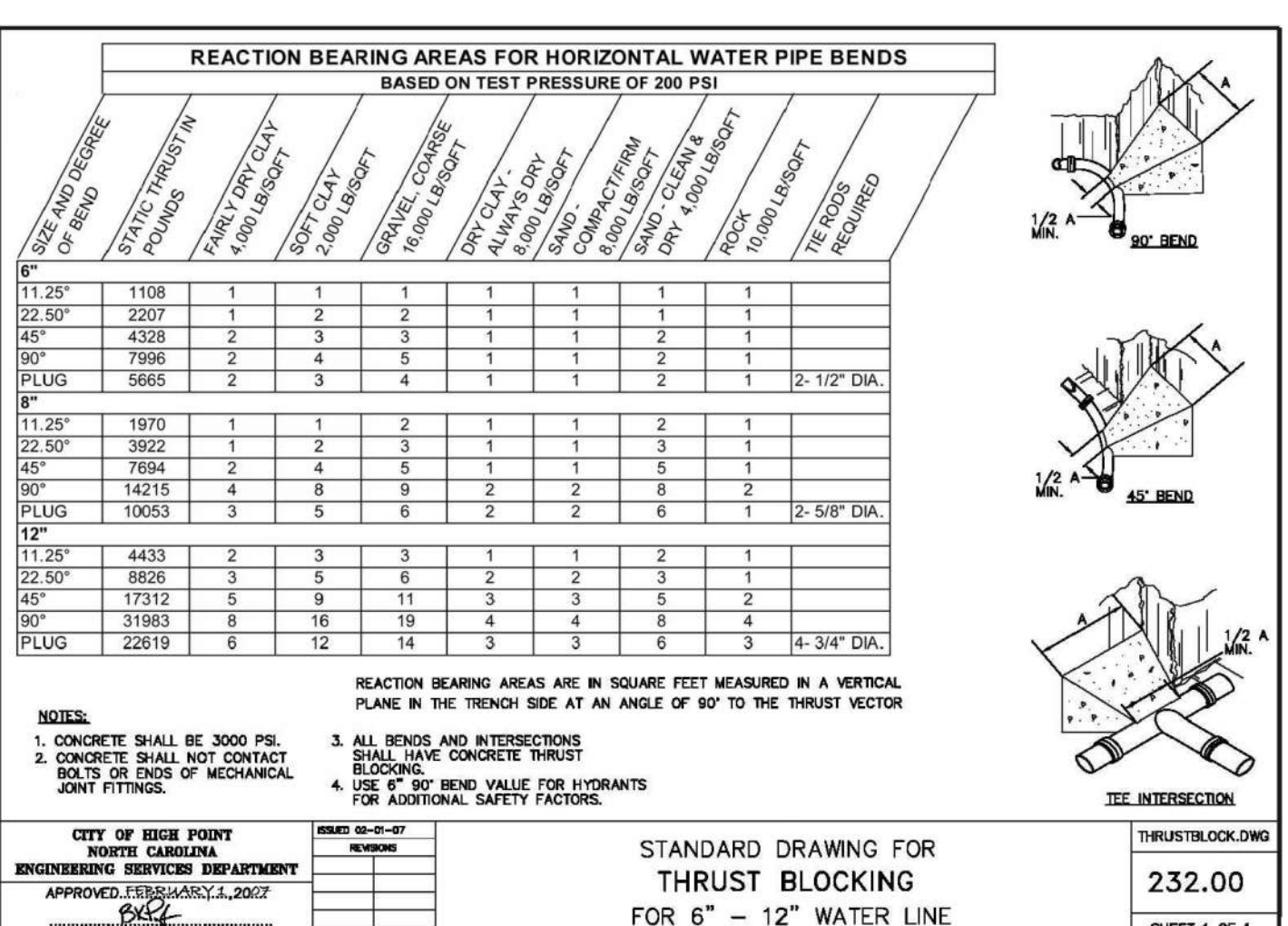
**7 SEWER PIPE
BEDDING REQUIREMENTS**

SCALE: NTS



8 WATER PIPE COVER DETAIL

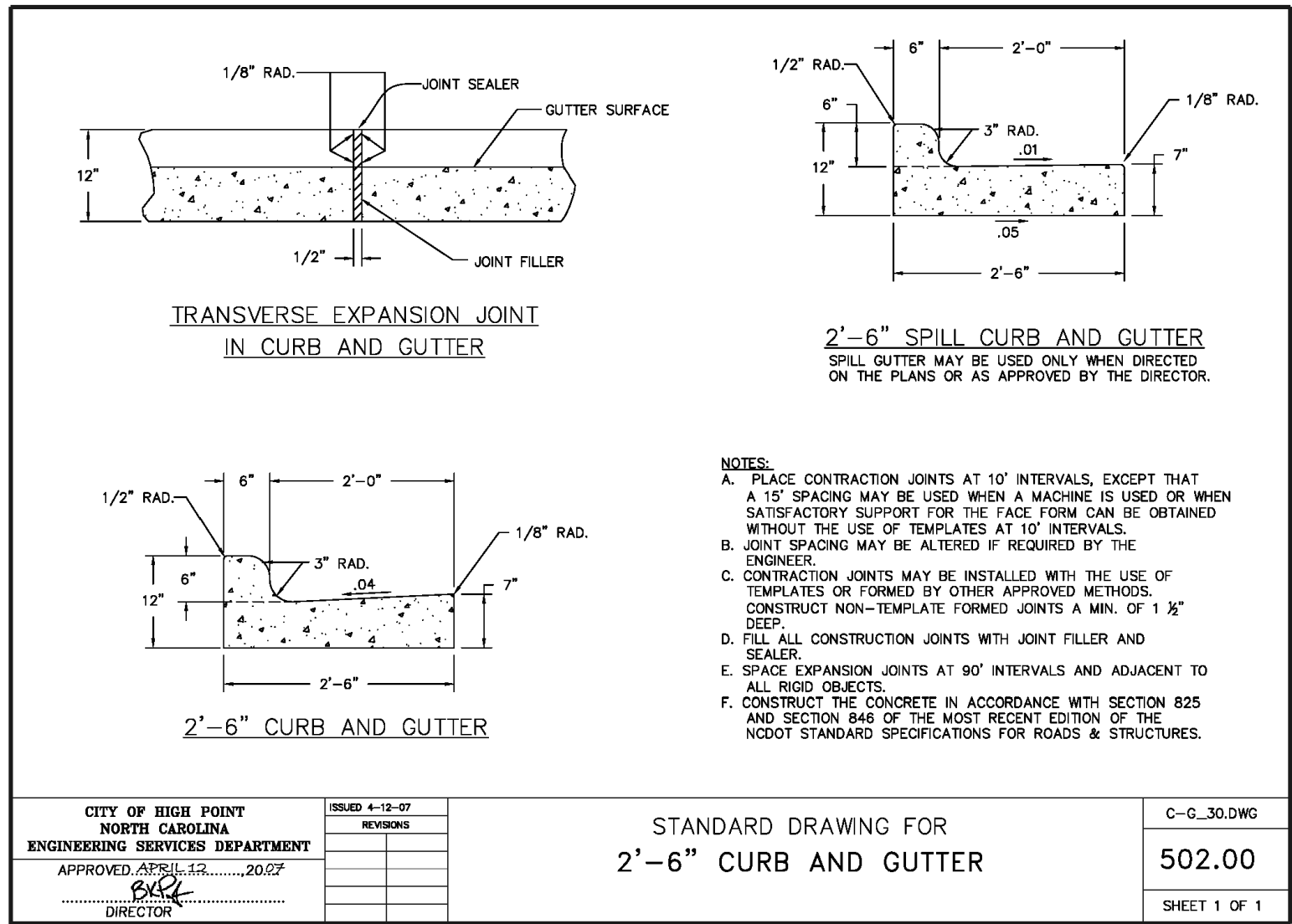
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9 THRUST BLOCKING DETAIL

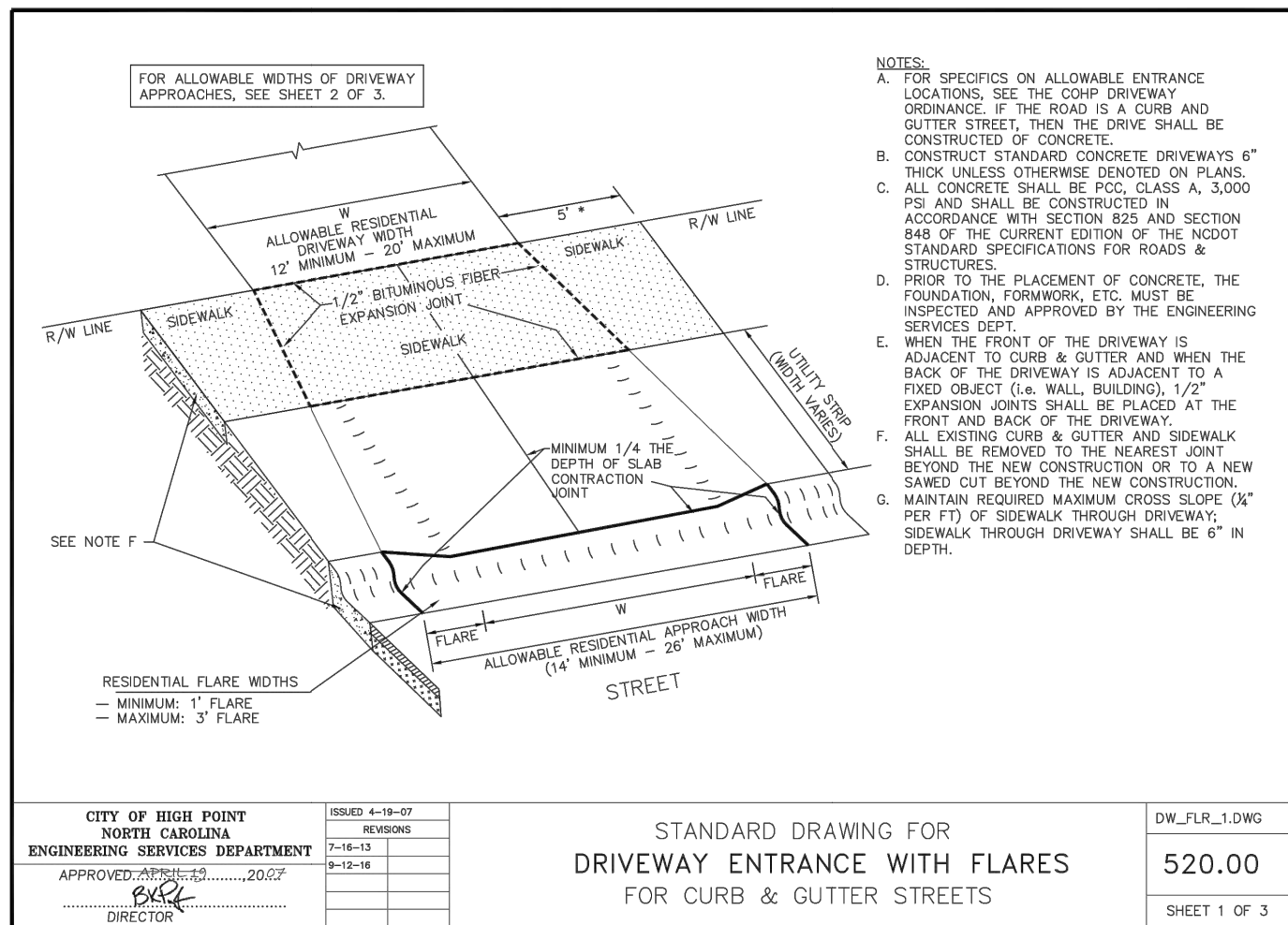
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1 STANDARD CURB & GUTTER DETAIL

SCALE: NTS

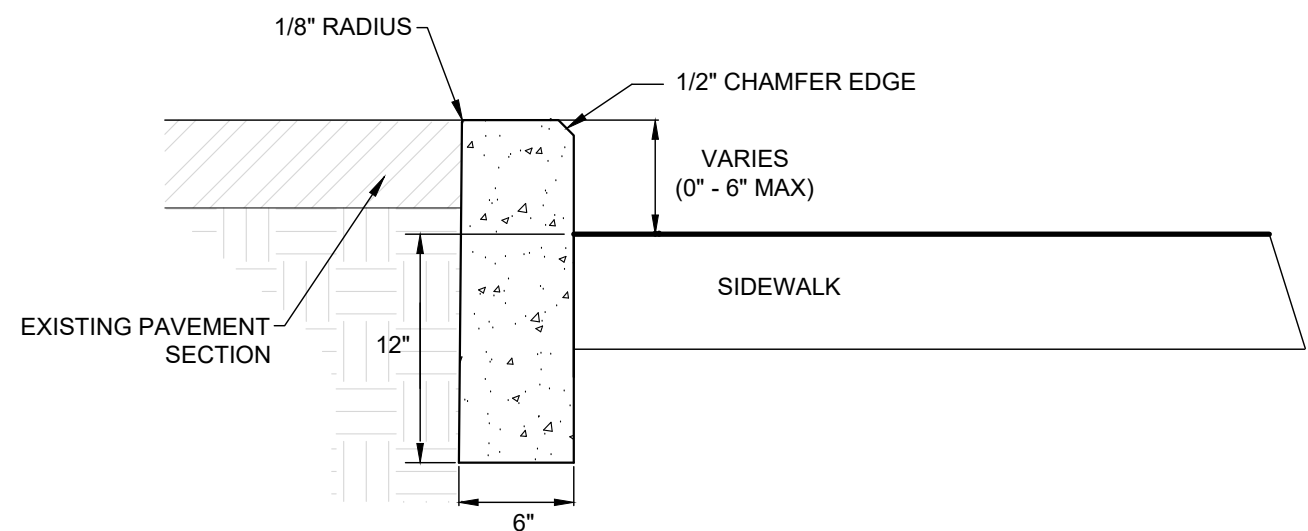


3 DRIVEWAY ENTRANCE WITH FLARES

SCALE: NTS

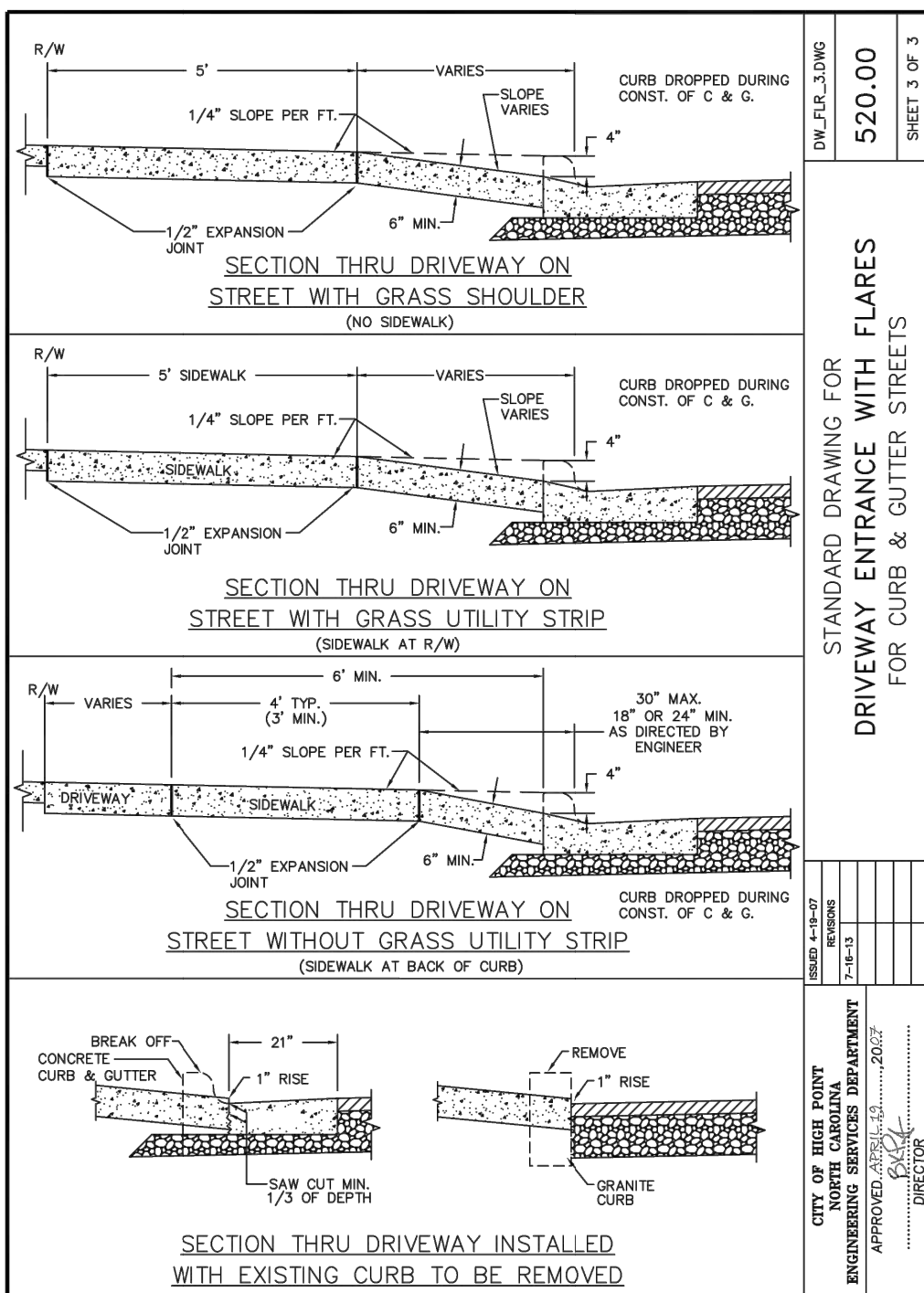
NOTES:

- CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
- ALL EXPANSION JOINTS SHALL BE SPACED AT 90-FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
- CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
- TOP 6" OF SUBGRADE BENEATH THE CURB SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.



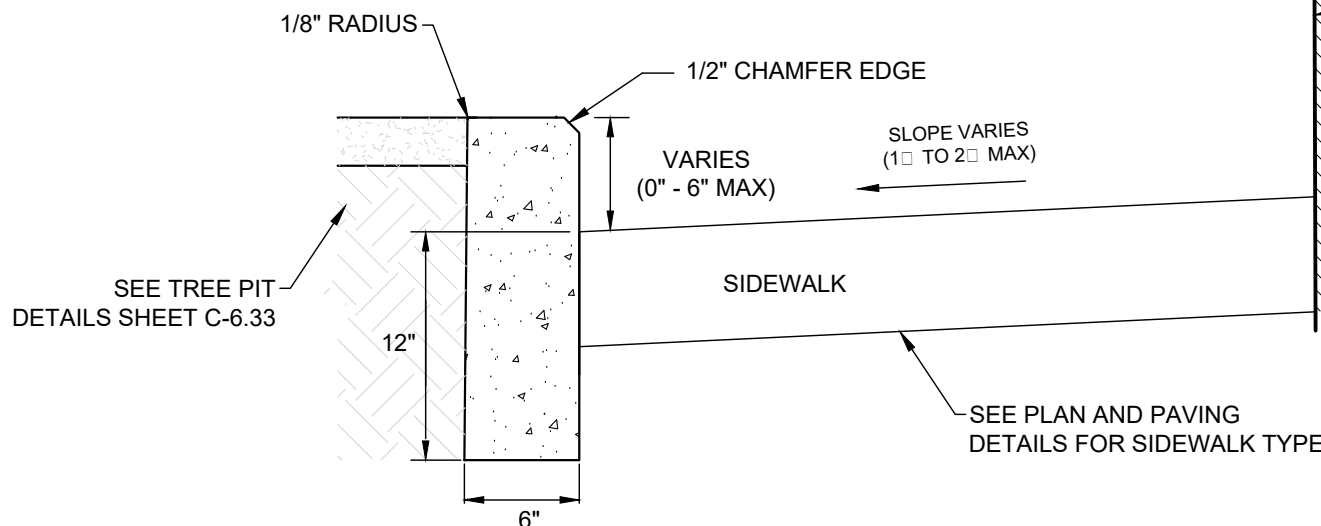
5 VERTICAL CURB ADJACENT TO N. ELM SIDEWALK

SCALE: NTS



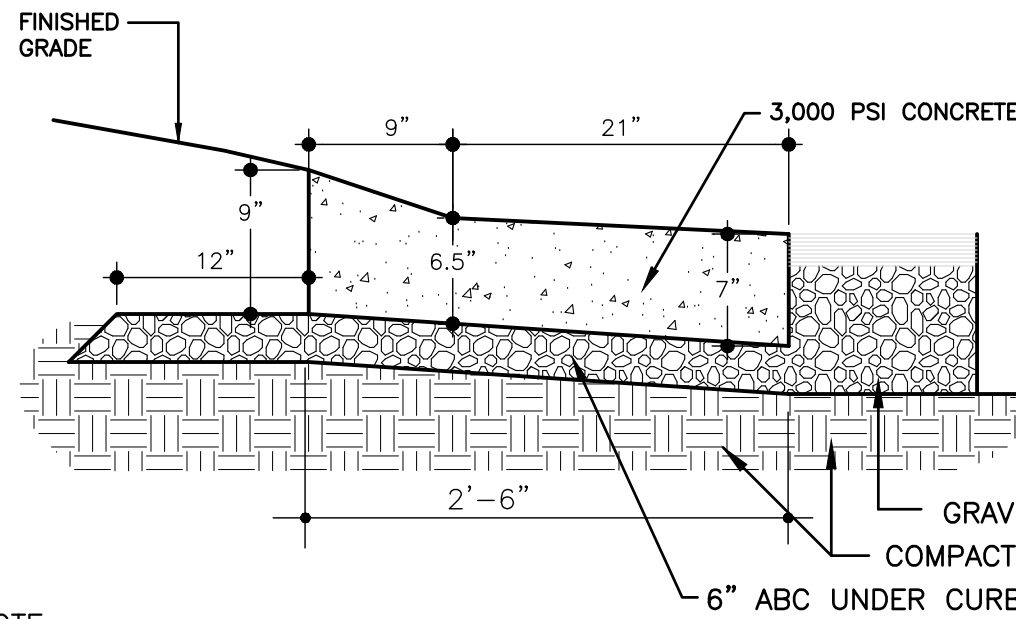
NOTES:

- CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
- ALL EXPANSION JOINTS SHALL BE SPACED AT 90-FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
- CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
- TOP 6" OF SUBGRADE BENEATH THE CURB SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.



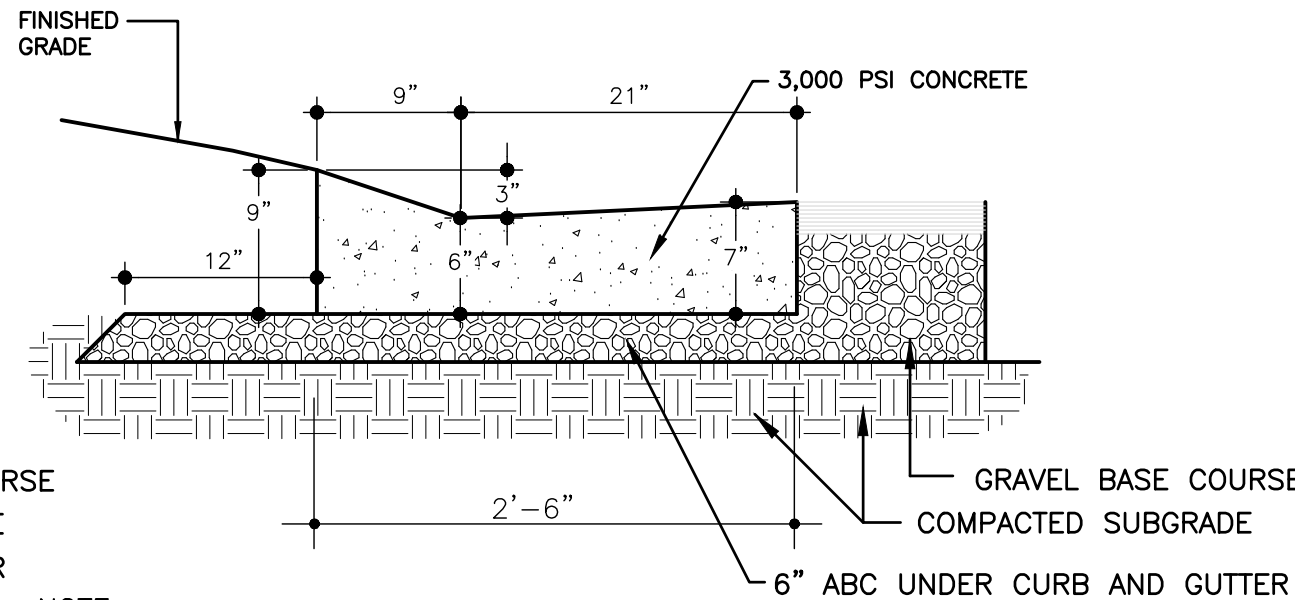
6 VERTICAL CURB ADJACENT TO TREE PIT

SCALE: NTS



NOTE:
CONTRACTION JOINTS. TO
BE PLACED 10' O.C.,
EXPANSION JOINTS TO
BE PLACED 90' O.C. TYP.

(SPILL TYPE)

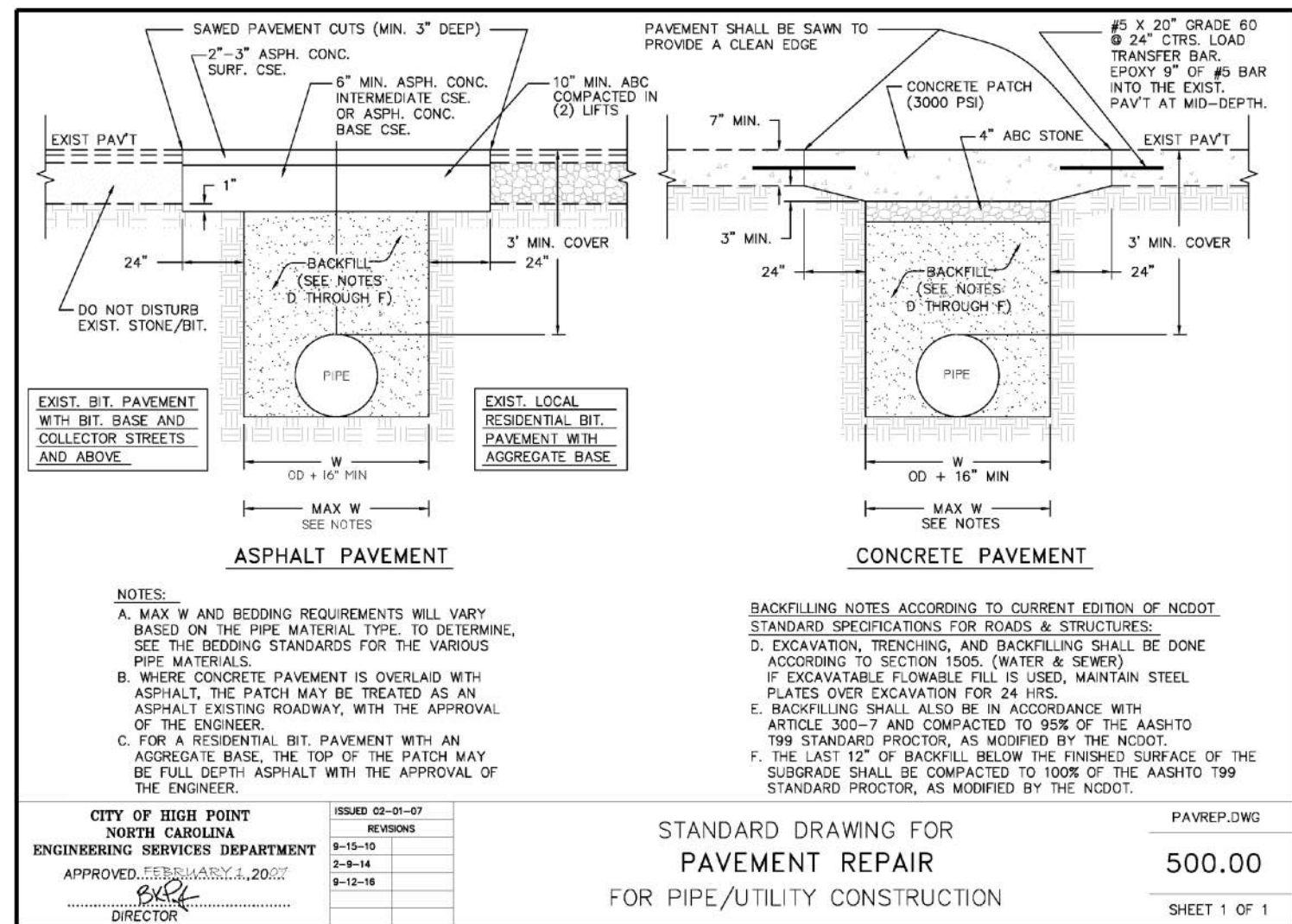


NOTE:
CONTRACTION JOINTS. TO
BE PLACED 10' O.C.,
EXPANSION JOINTS TO BE
PLACED 90' O.C. TYP.

(CATCH TYPE)

2 30" VALLEY CURB & GUTTER

SCALE: NTS



4 PAVEMENT REPAIR DETAIL

SCALE: NTS

SEALS:

NCBES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC
DATE: 5/20/19
REVISIONS:

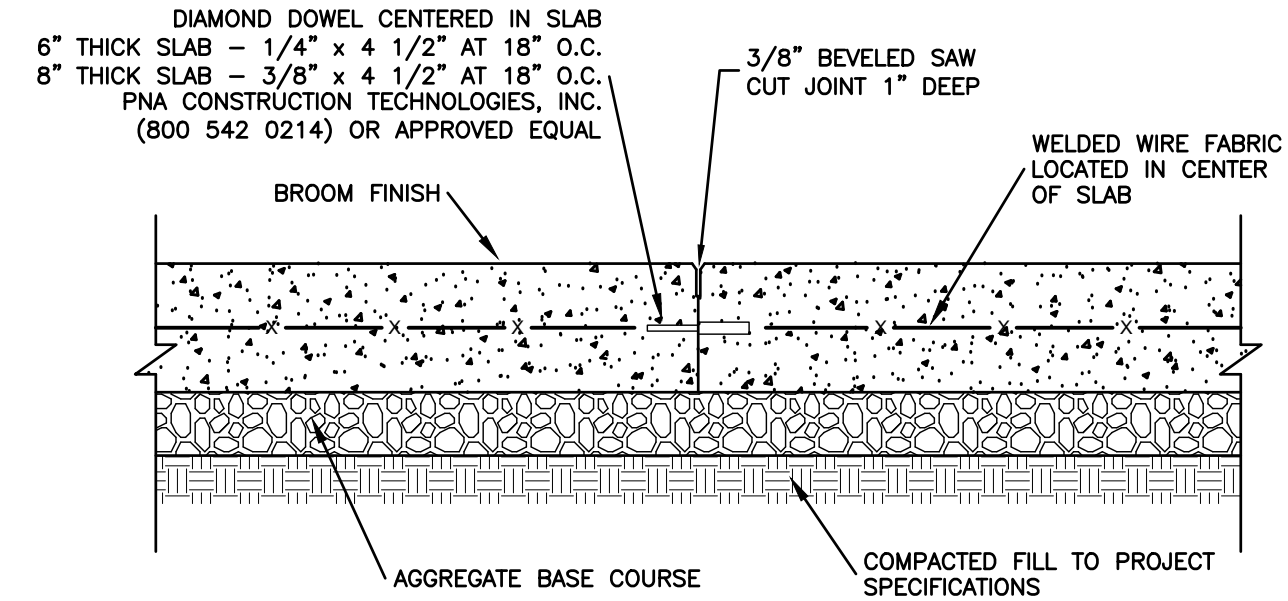
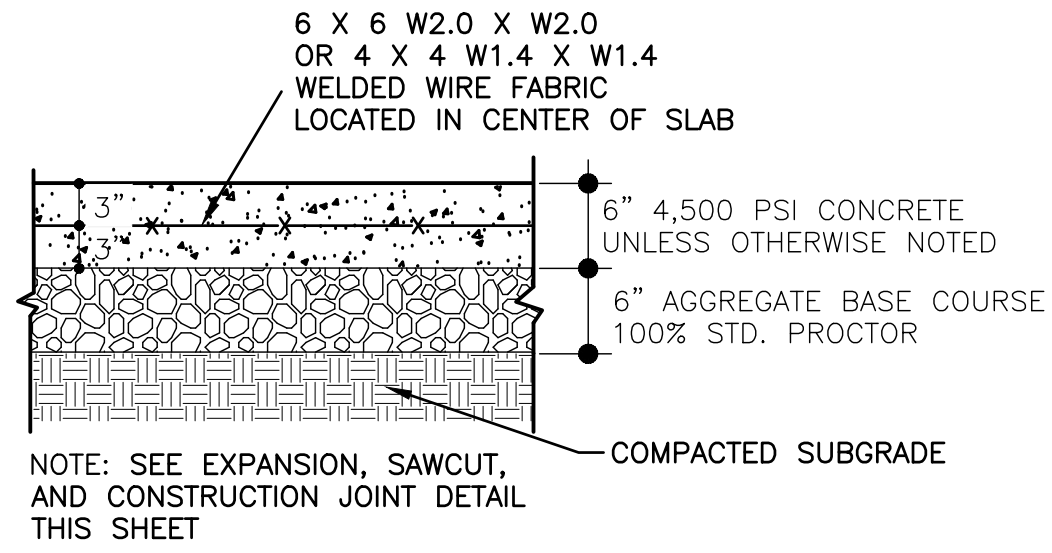
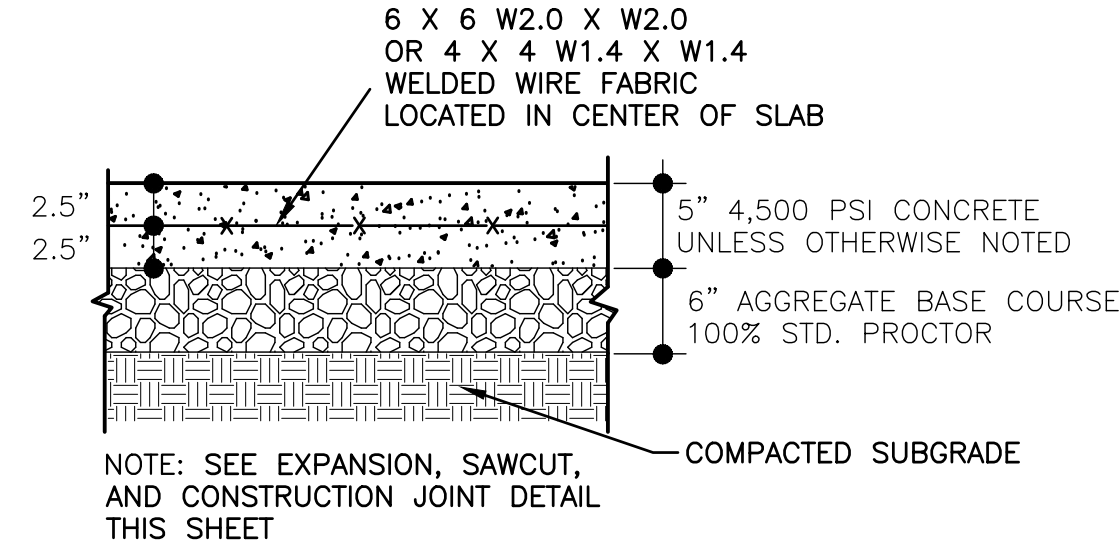
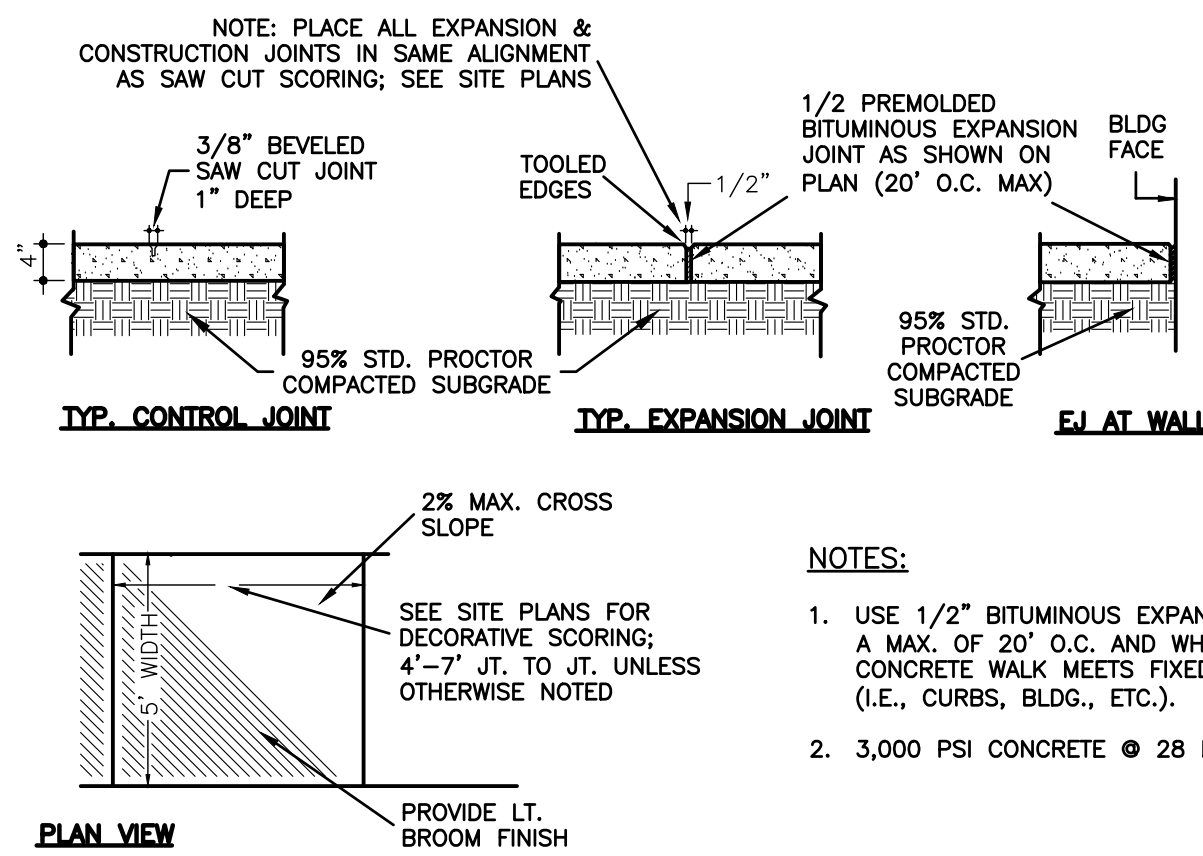
JOB. NO: 18-330
SHEET TITLE:

SITE
DETAILS

SCALE:
SHEET NO.:

C-1.0

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1 CONCRETE WALK

SCALE: NTS

2 5" CONCRETE PAVING DETAIL

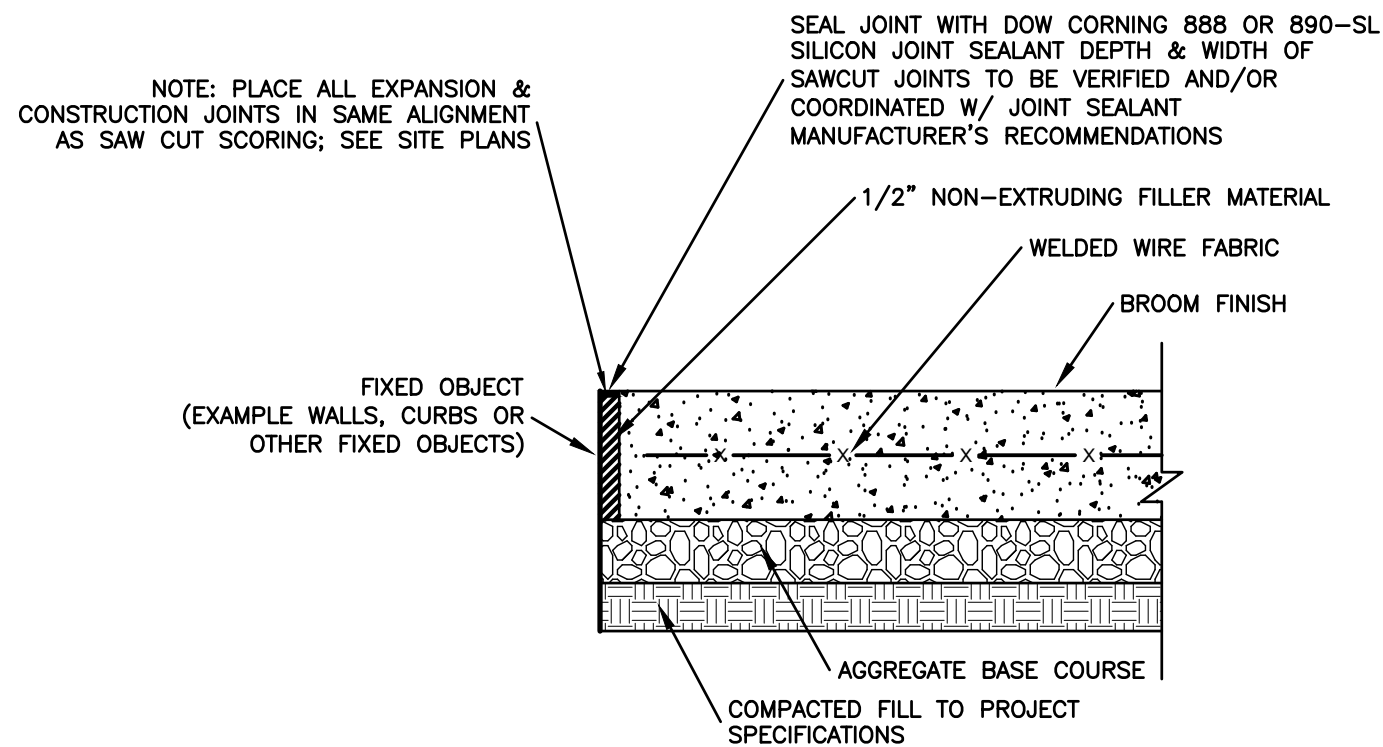
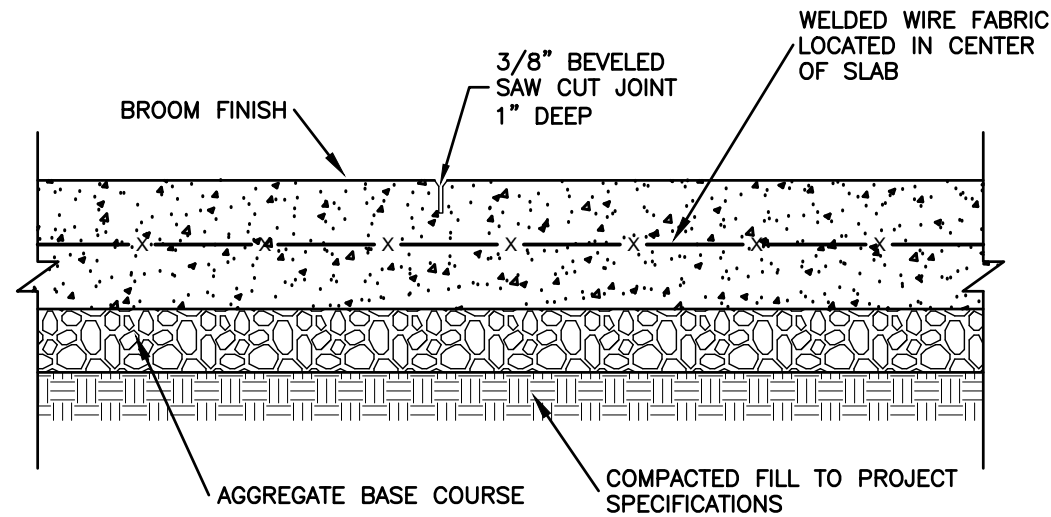
SCALE: NTS

3 6" CONCRETE PAVING DETAIL

SCALE: NTS

4 CONSTRUCTION JOINT

SCALE: NTS

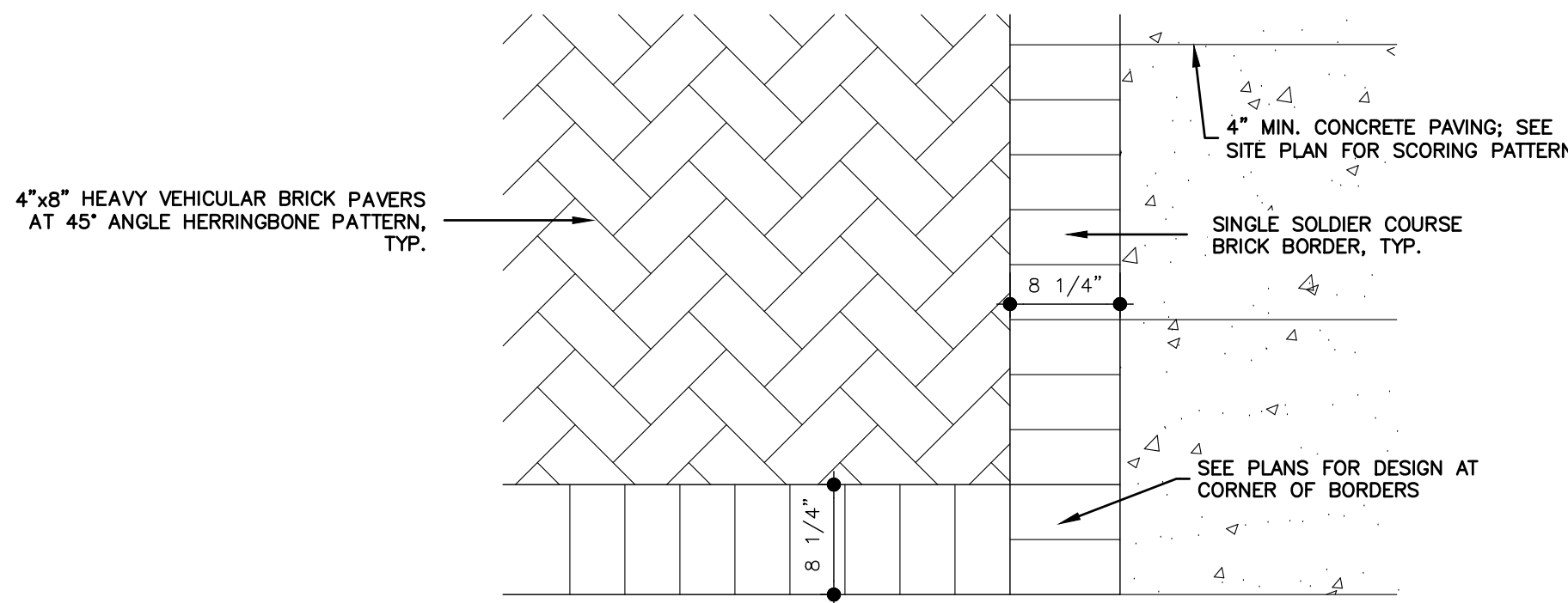


5 SAW-CUT JOINT

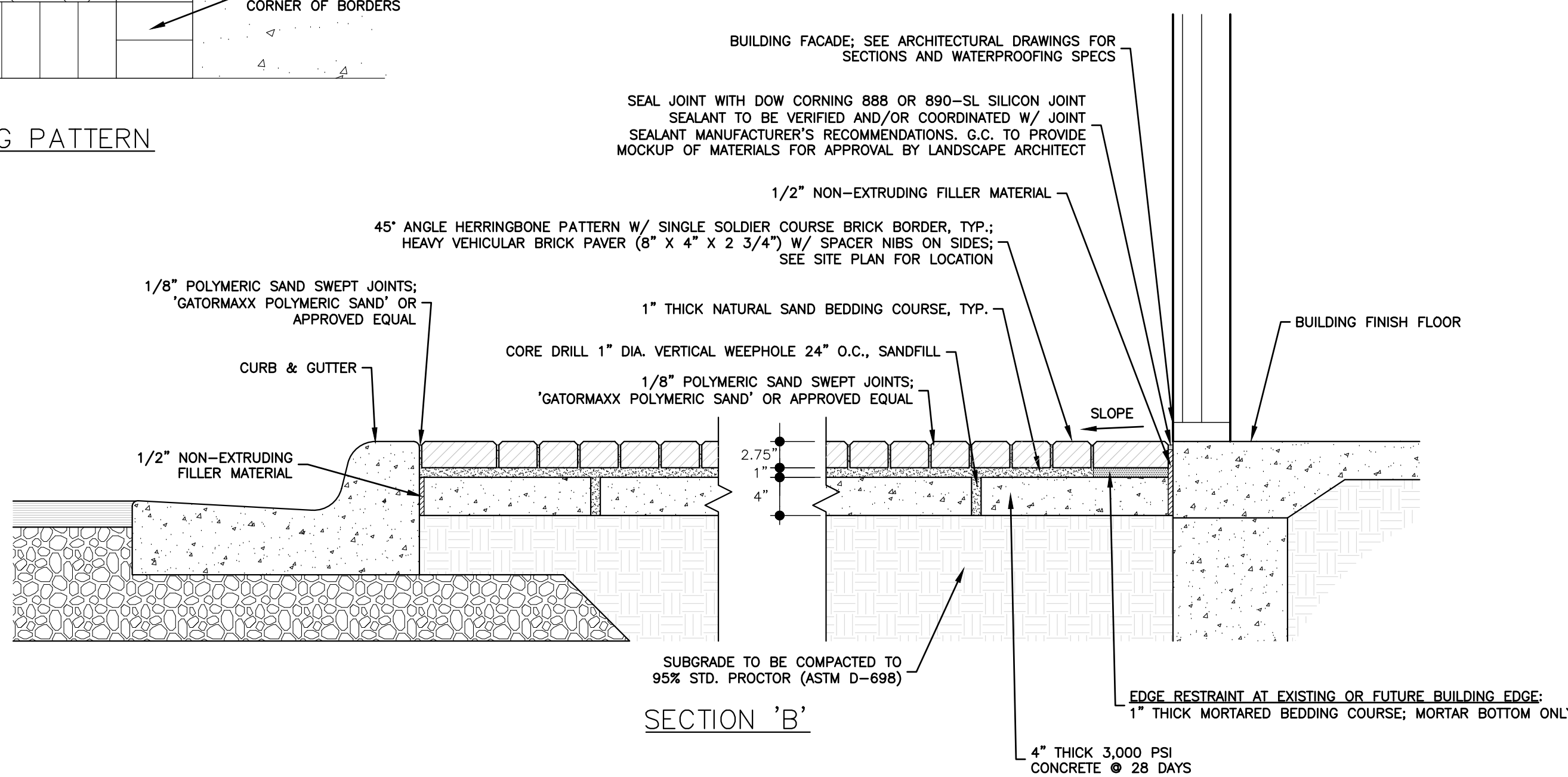
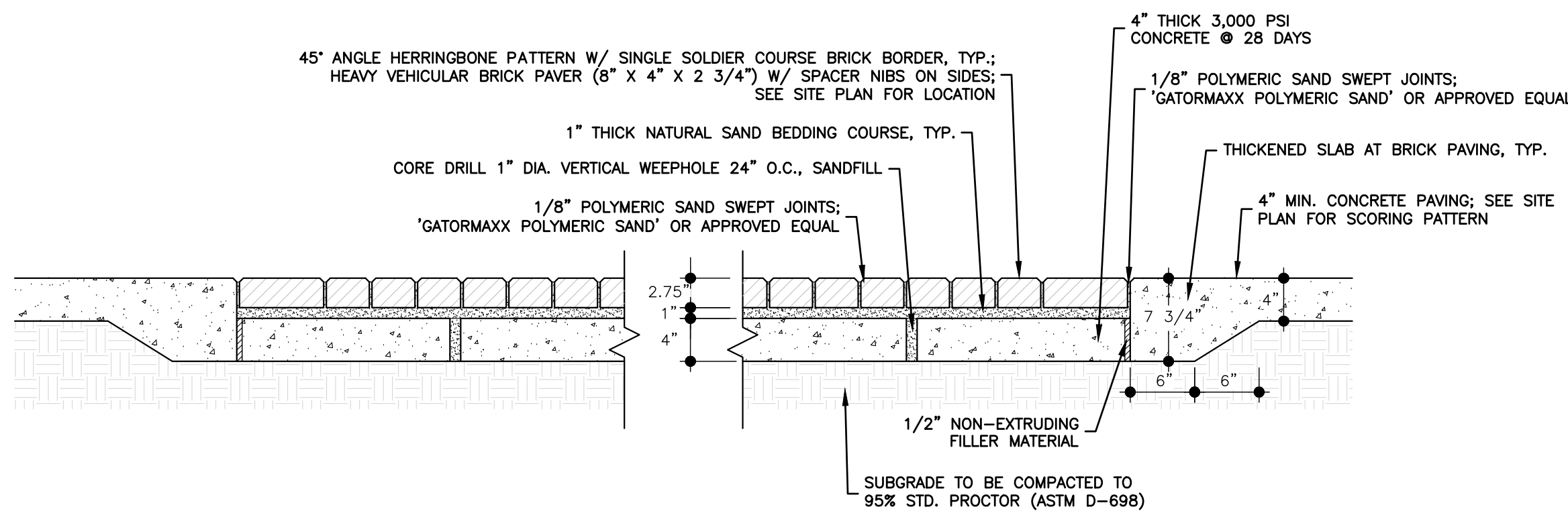
SCALE: NTS

6 ISOLATION JOINT AT FIXED OBJECT

SCALE: NTS



TYPICAL PAVING PATTERN



7 BRICK PAVING ADJACENT TO BUILDING

SCALE: 1" = 1'-0"

SEALS:

NCBES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC

DATE: 5/20/19

REVISIONS:

JOB. NO: 18-330

SHEET TITLE:

SITE
DETAILS

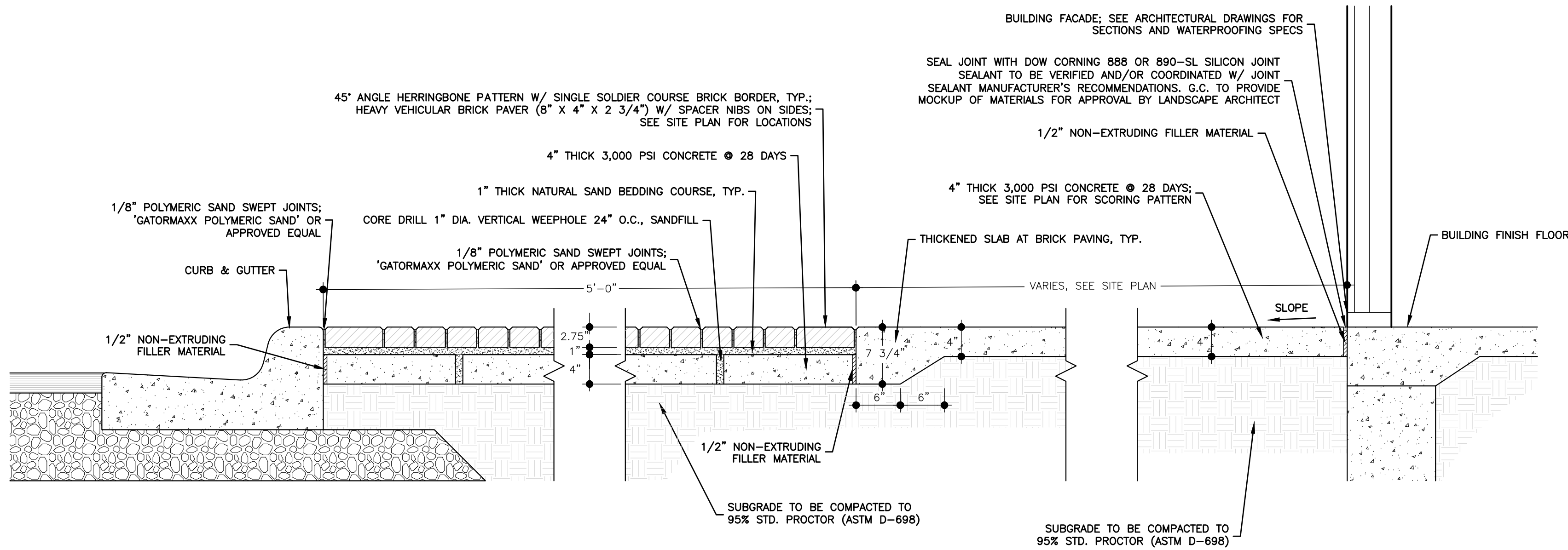
SCALE:

SHEET NO.:

C-111

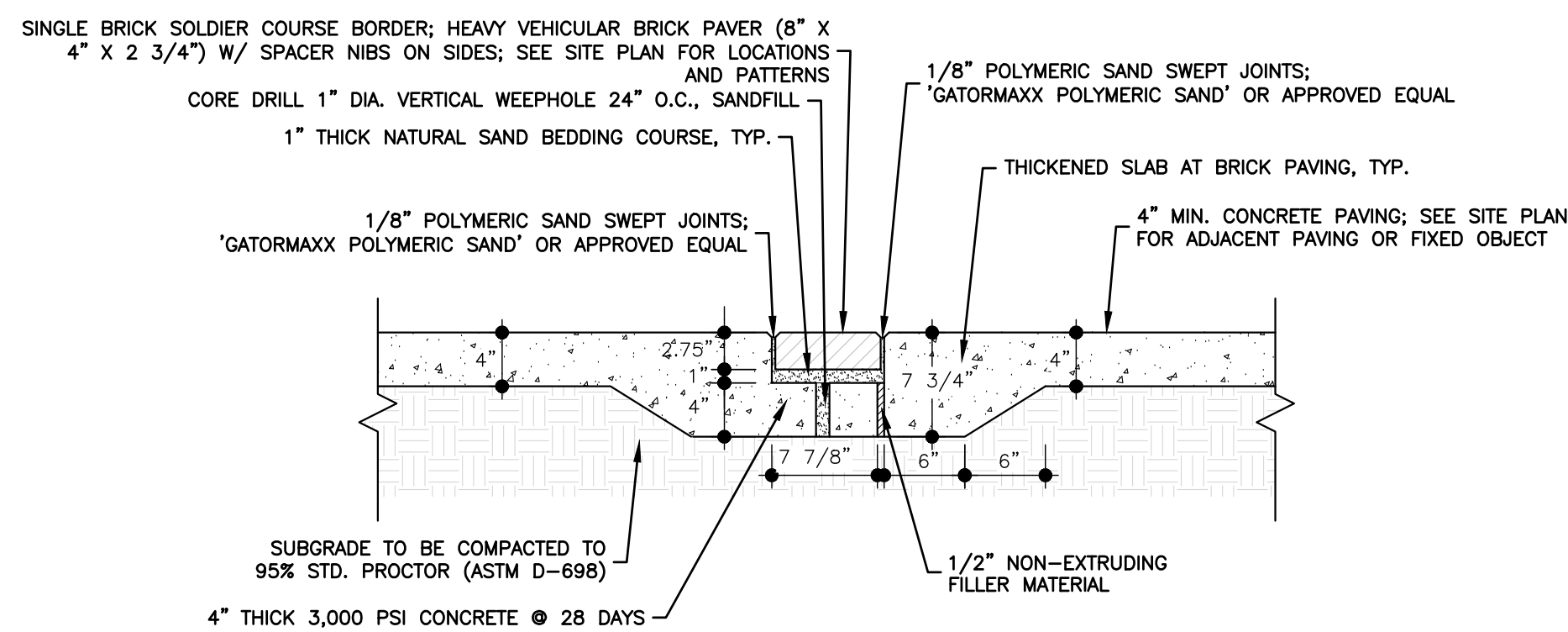
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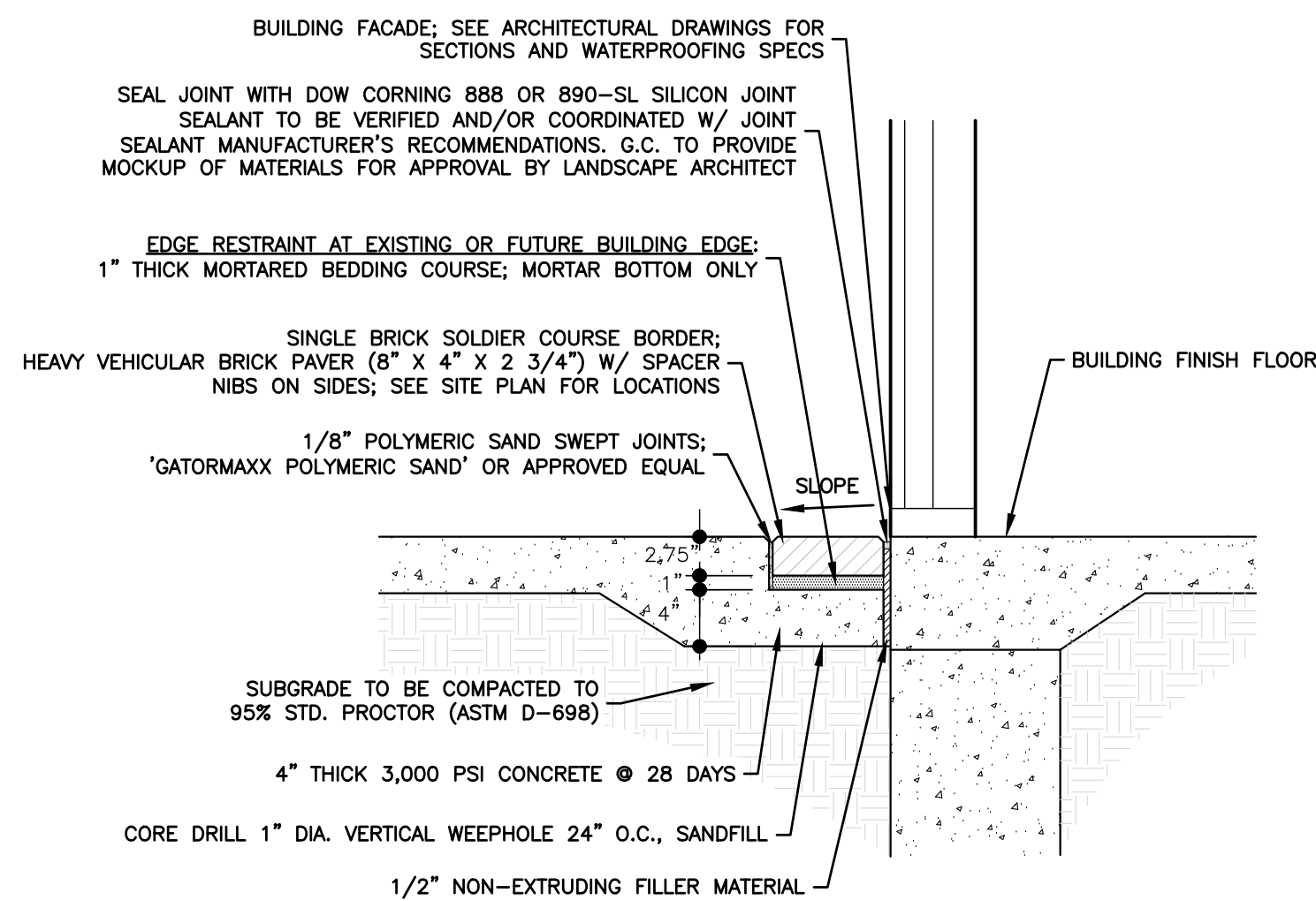


1 BRICK PAVING ADJACENT TO SIDEWALK

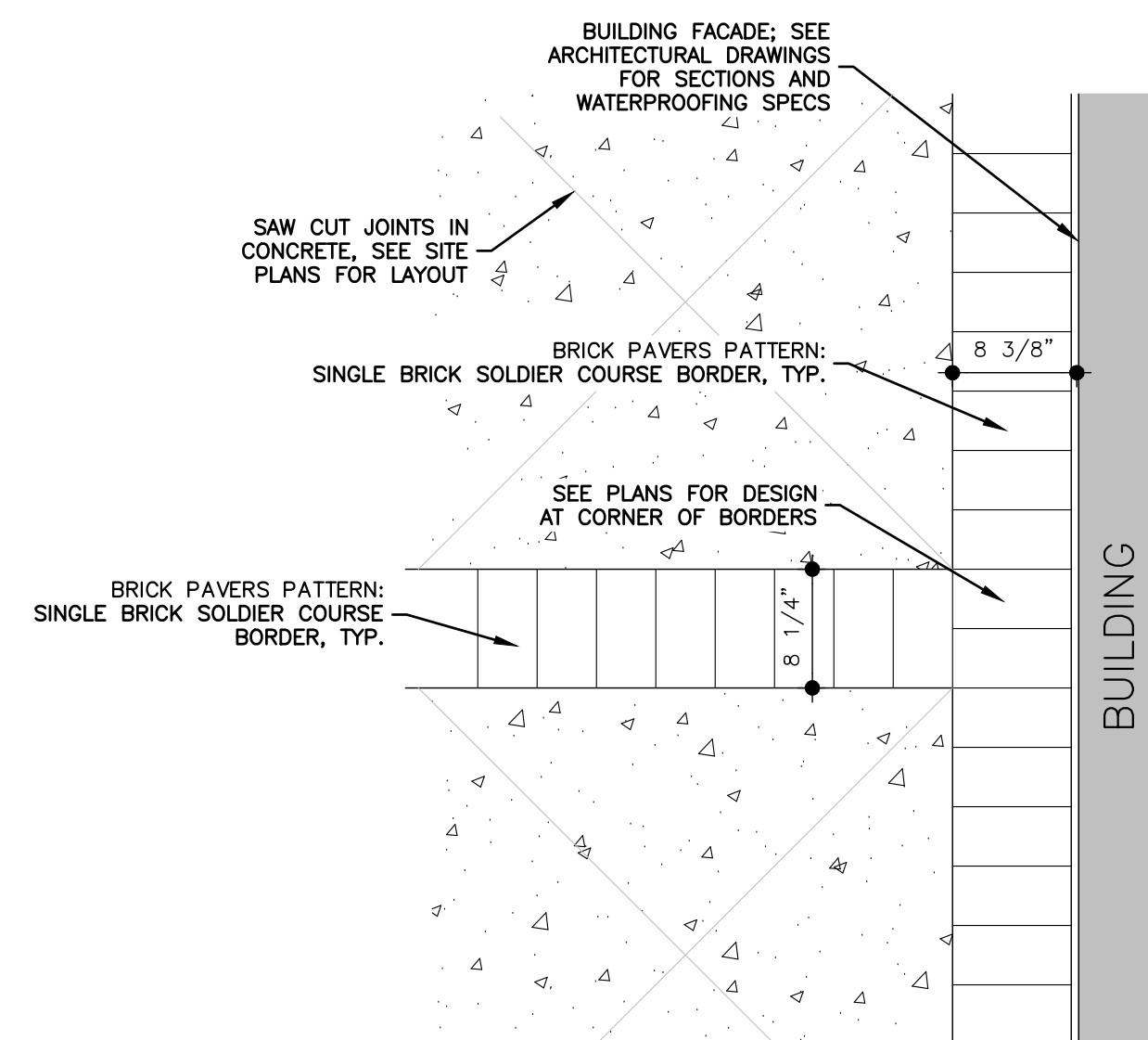
SCALE: 1" = 1'-0"



SINGLE BRICK BORDER IN CONCRETE PAVING



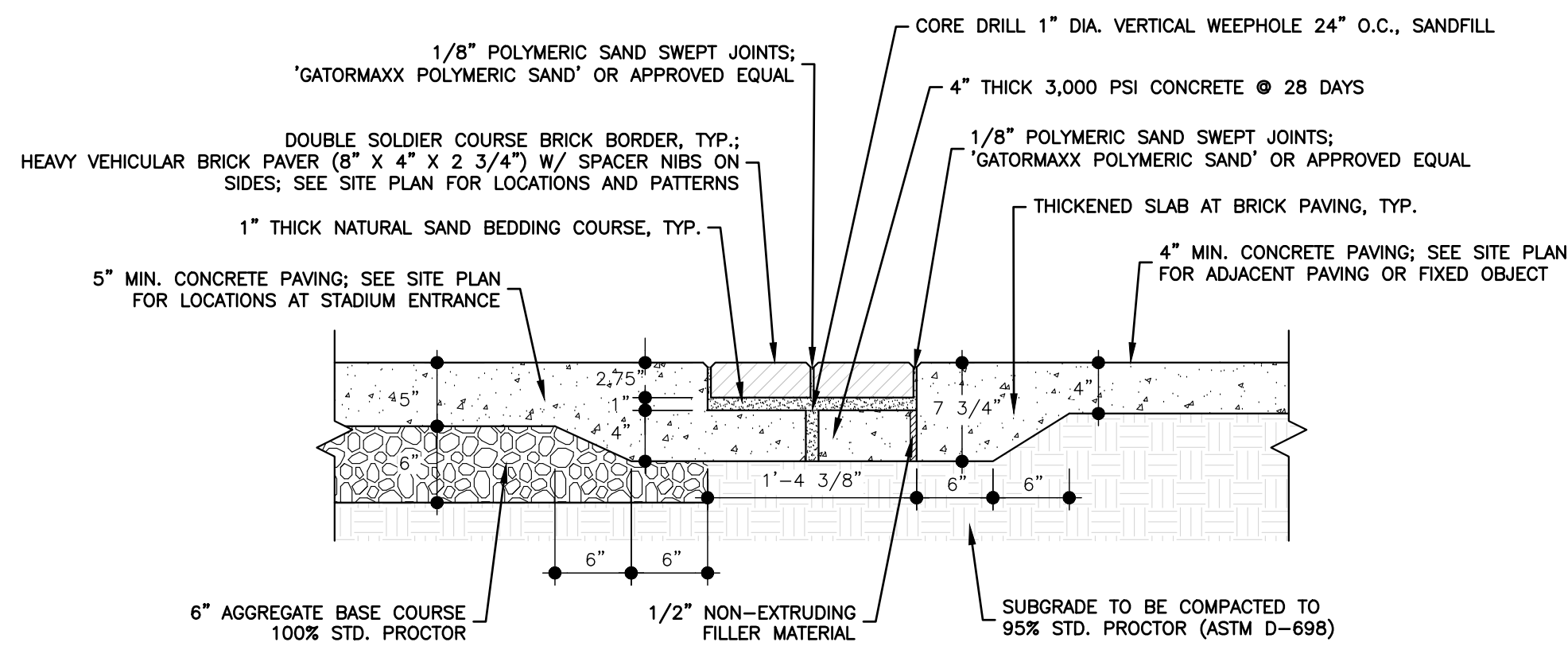
SINGLE BRICK BORDER AT BUILDING



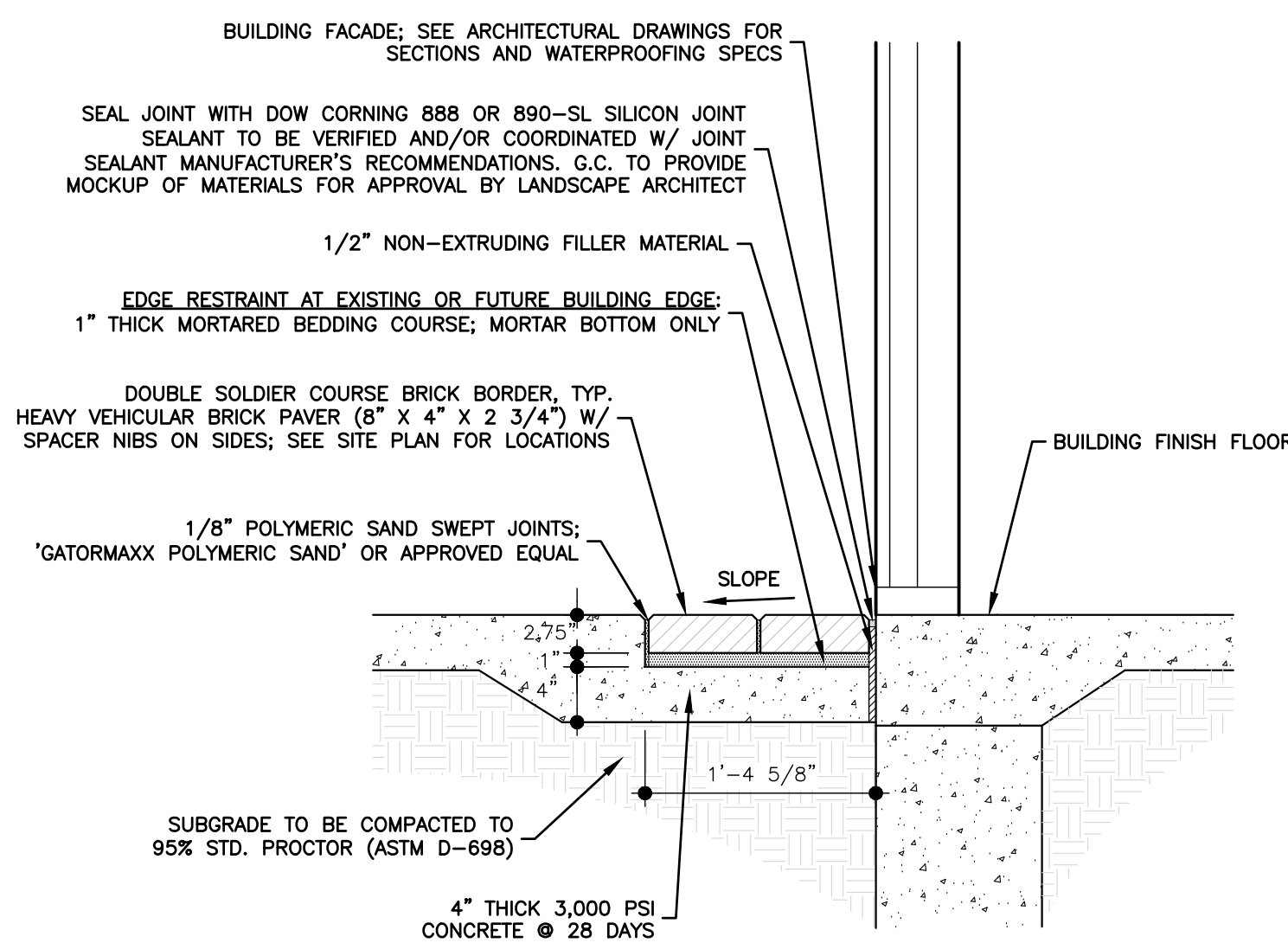
TYPICAL SINGLE BRICK BORDER PAVING PATTERN

2 SINGLE BRICK COURSE BORDER ADJACENT TO CONCRETE

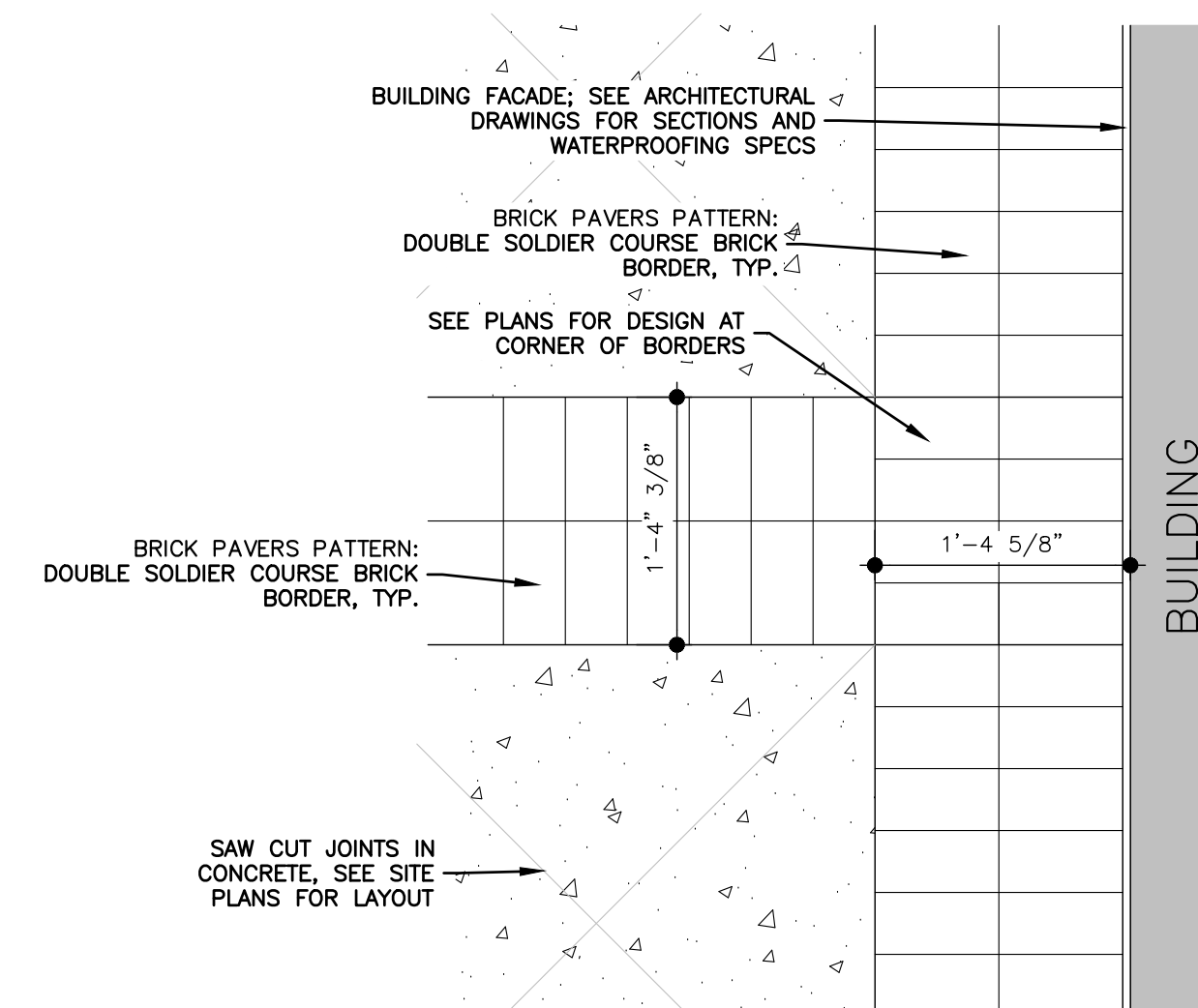
SCALE: 1" = 1'-0"



DOUBLE BRICK BORDER IN CONCRETE PAVING



DOUBLE BRICK BORDER AT BUILDING



TYPICAL DOUBLE BRICK BORDER PAVING PATTERN

3 DOUBLE BRICK COURSE BORDER ADJACENT TO CONCRETE

SCALE: 1" = 1'-0"

SEALS:

NCBEES CERT. NO.: C-1347

**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

PROJECT:

APPLING WAY

HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC
DATE: 5/20/19
REVISIONS:

JOB. NO: 18-330
SHEET TITLE:

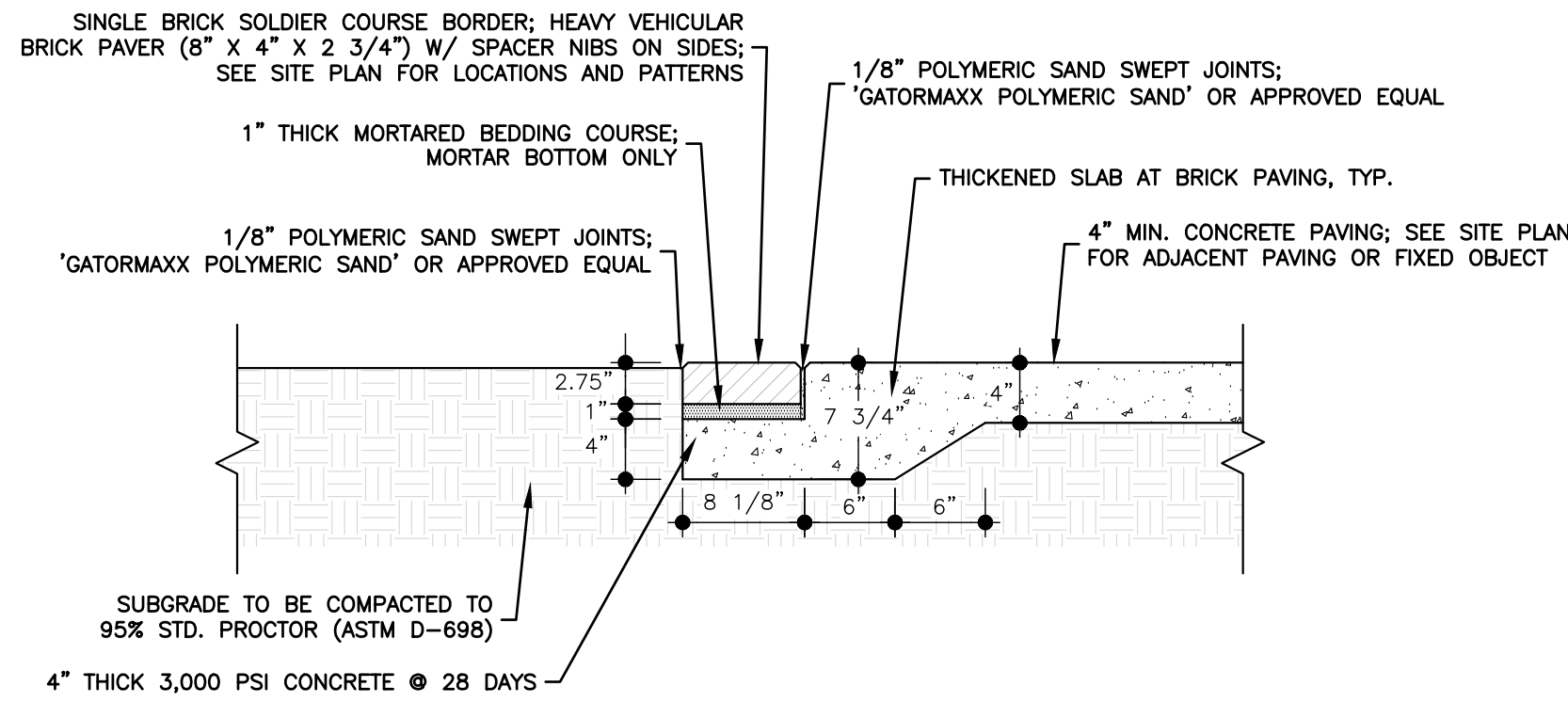
**SITE
DETAILS**

SCALE:
SHEET NO.:

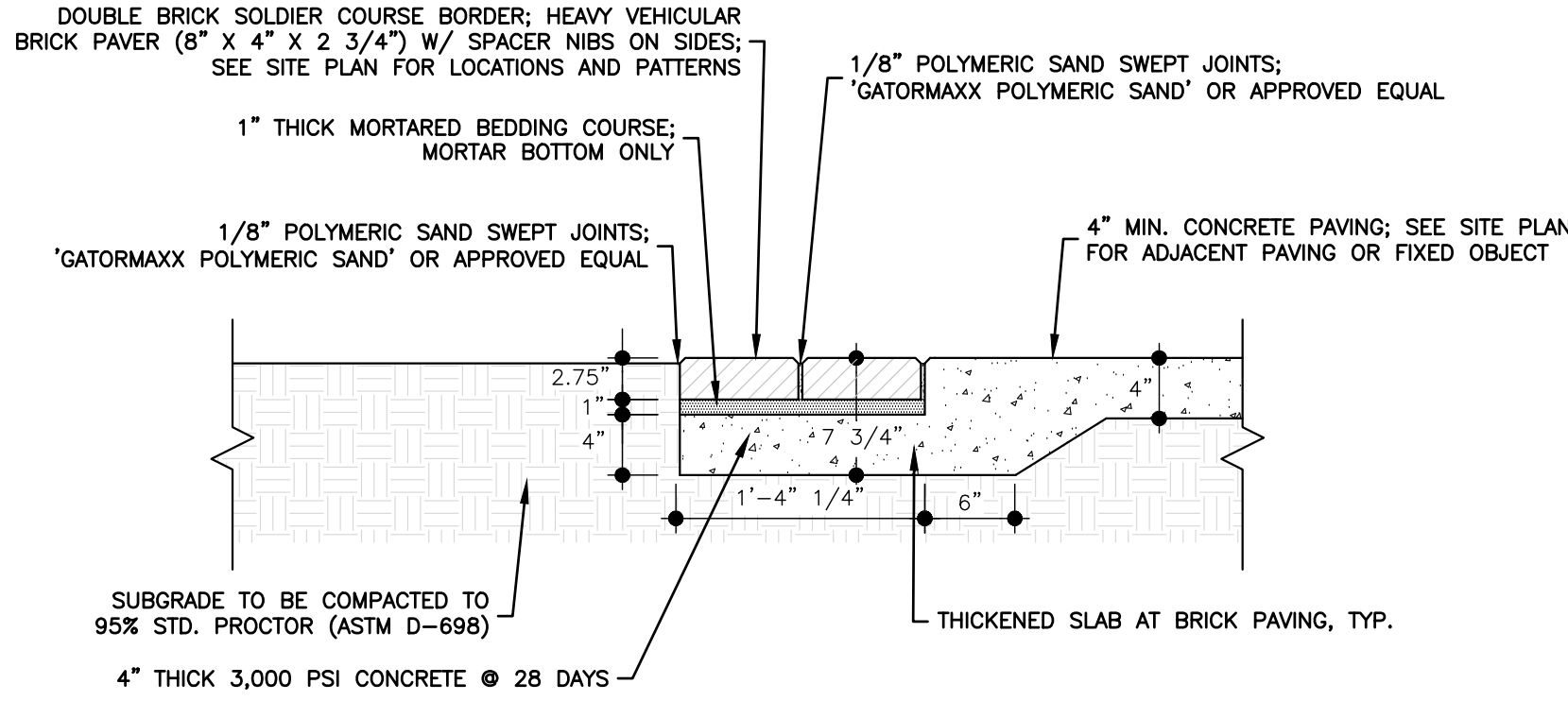
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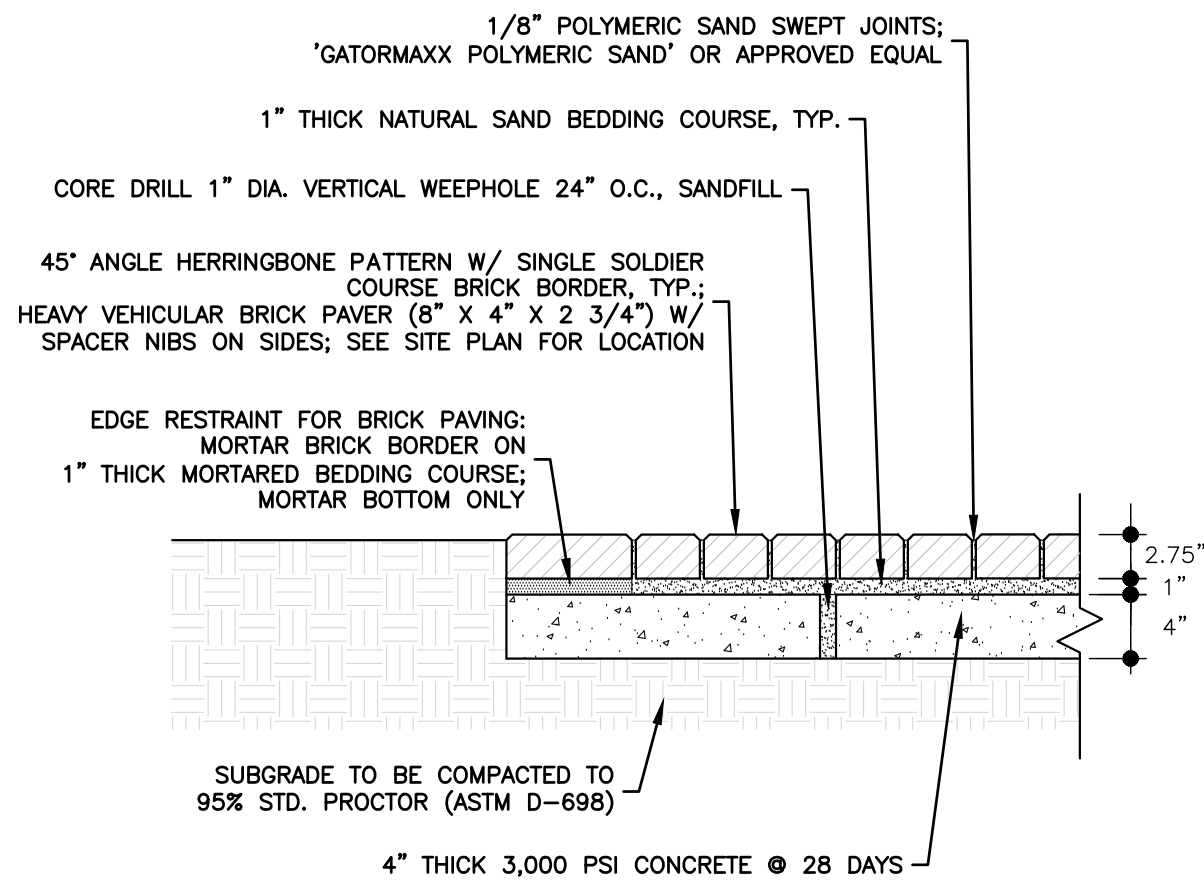
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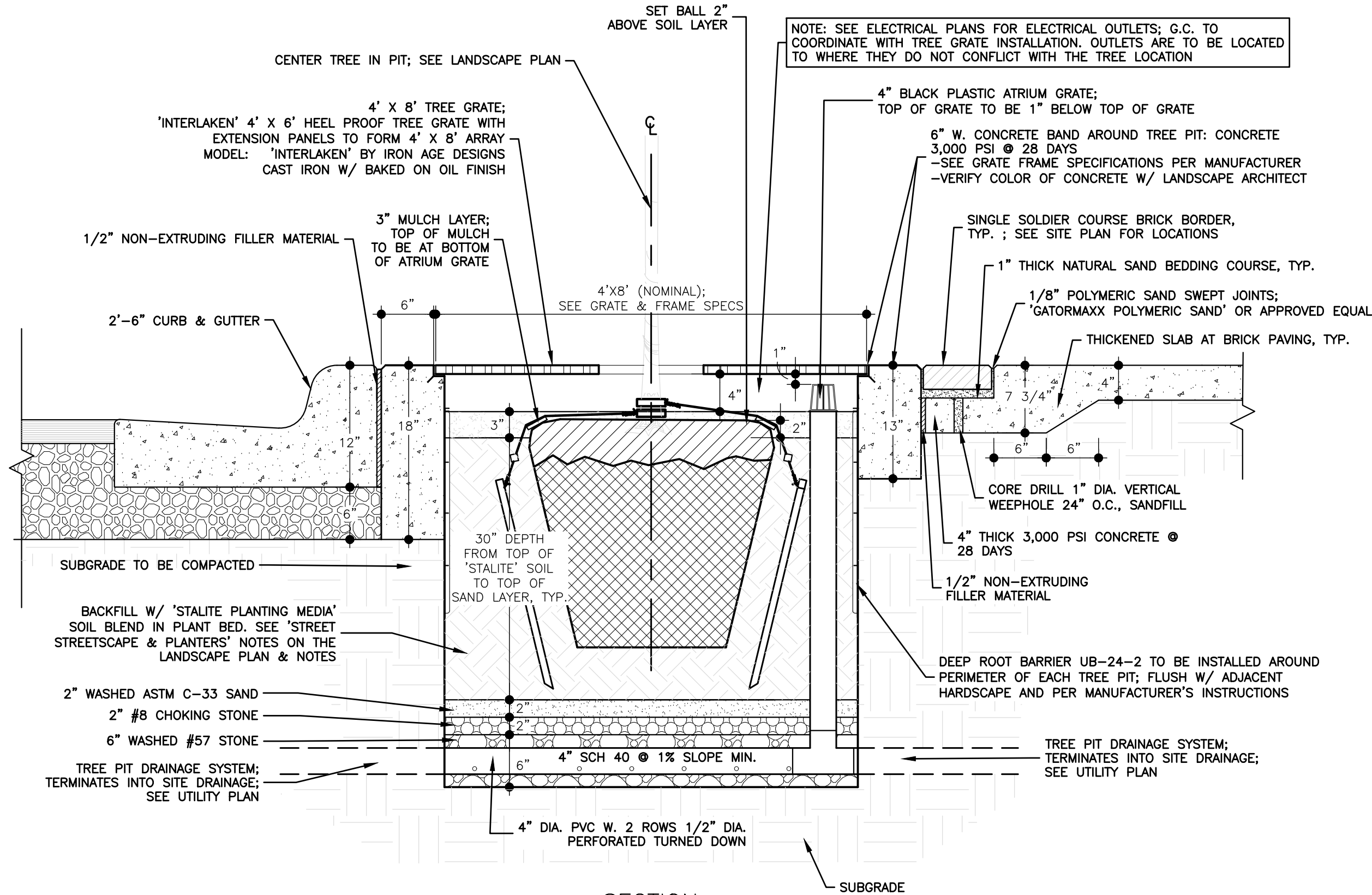
MORTARED SINGLE BRICK BORDER EDGE



MORTARED DOUBLE BRICK BORDER EDGE



MORTARED BRICK AS EDGE RESTRAINT



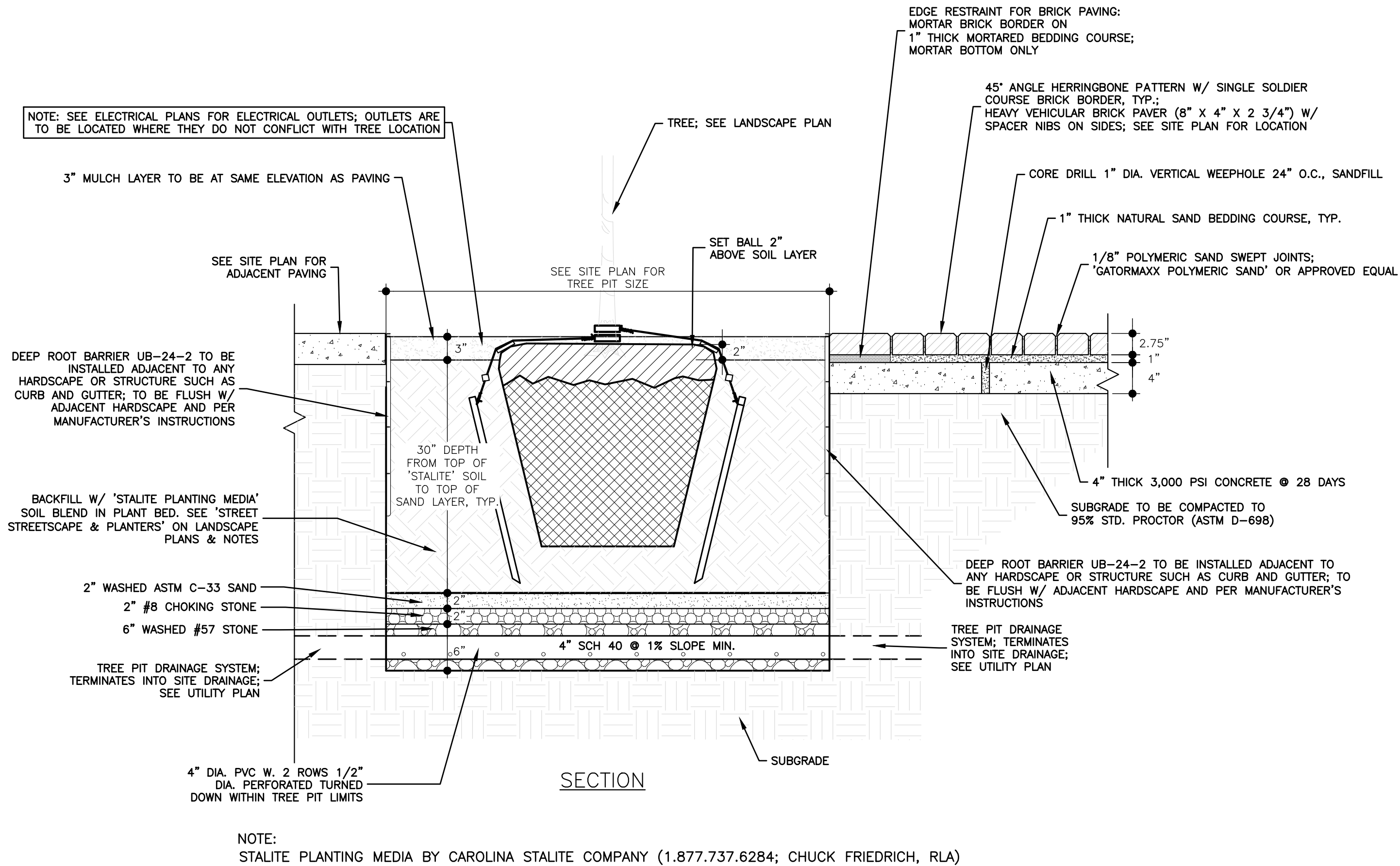
NOTE:
STALITE PLANTING MEDIA BY CAROLINA STALITE COMPANY (1.877.737.6284; CHUCK FRIEDRICH, RLA)

1 MORTARED BRICK BORDER EDGE

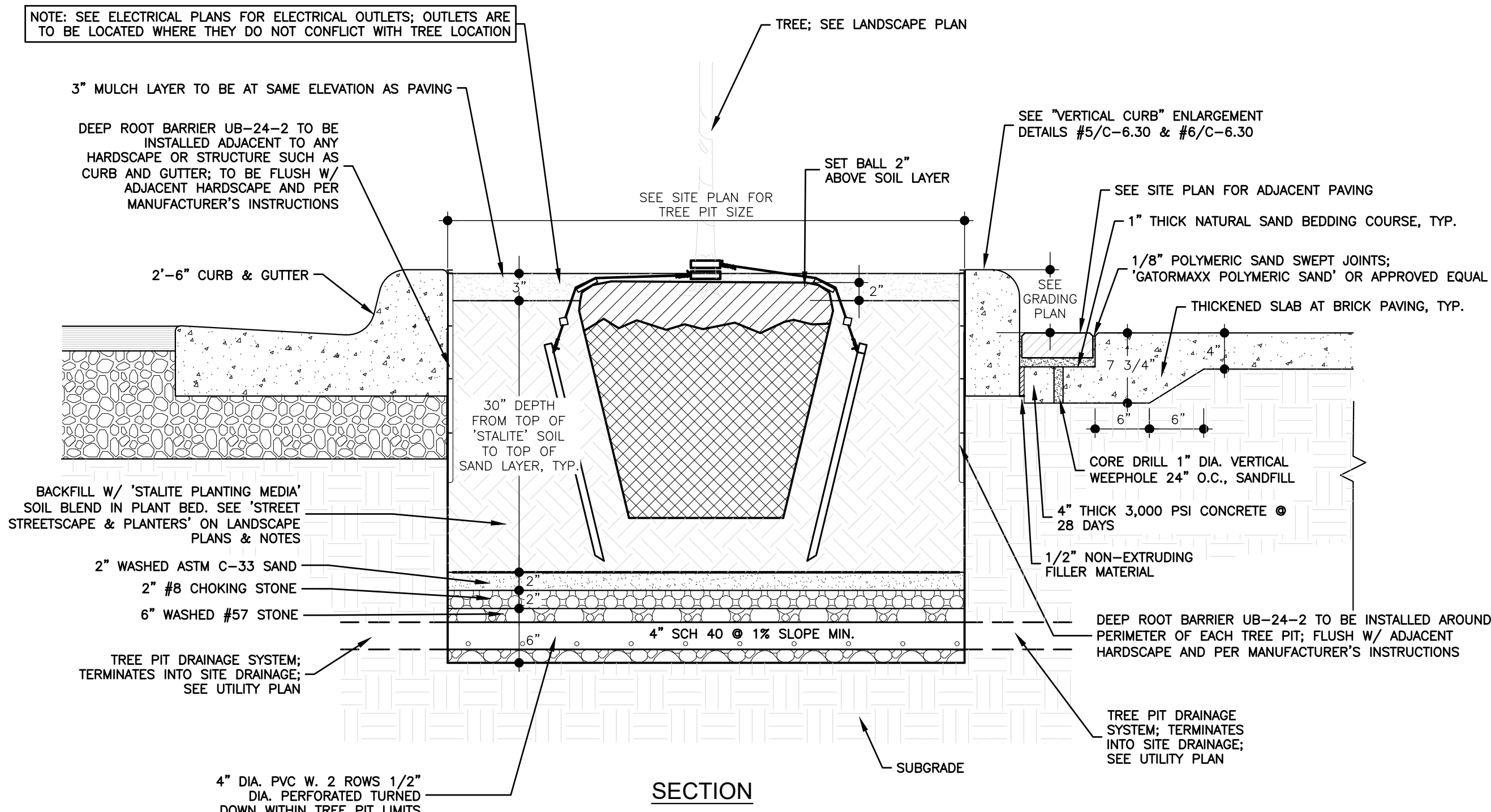
SCALE: 1" = 1'-0"

2 TREE PIT WITH TREE GRATE

SCALE: N.T.S.



NOTE:
STALITE PLANTING MEDIA BY CAROLINA STALITE COMPANY (1.877.737.6284; CHUCK FRIEDRICH, RLA)



NOTE:
STALITE PLANTING MEDIA BY CAROLINA STALITE COMPANY (1.877.737.6284; CHUCK FRIEDRICH, RLA)

3 TREE PIT (NO GRATE)

SCALE: 1" = 1'-0"

4 TREE PIT ADJACENT TO VERTICAL CURB

SCALE: 1" = 1'-0"

SEALS:

NCBES CERT. NO.: C-1347

**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

PROJECT:

APPLING WAY

HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC

DATE: 5/20/19

REVISIONS:

JOB. NO: 18-330

SHEET TITLE:

**SITE
DETAILS**

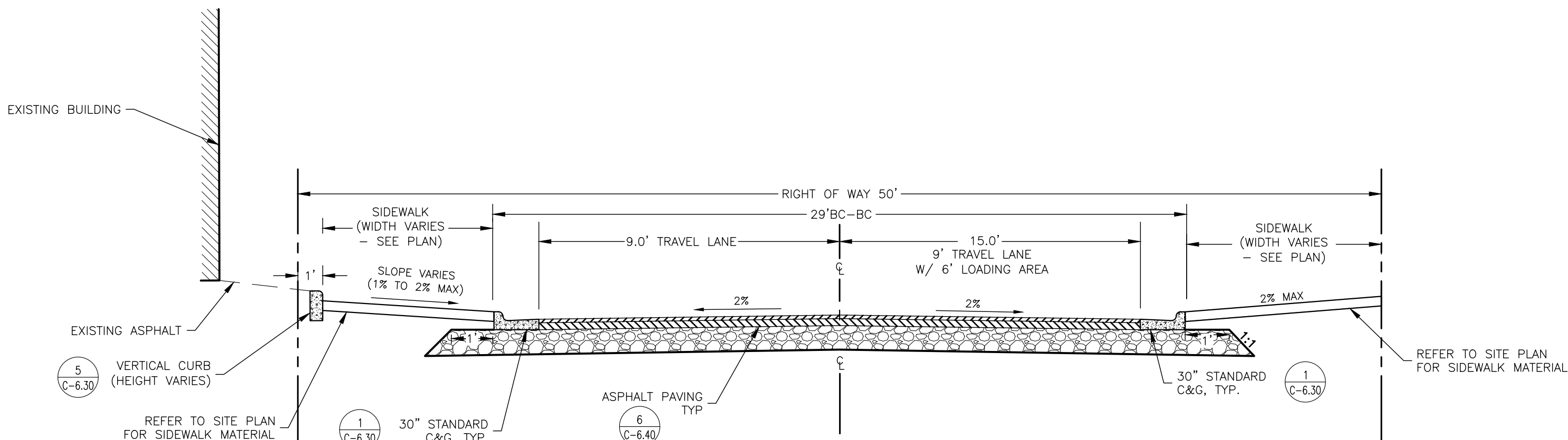
SCALE:

SHEET NO.:

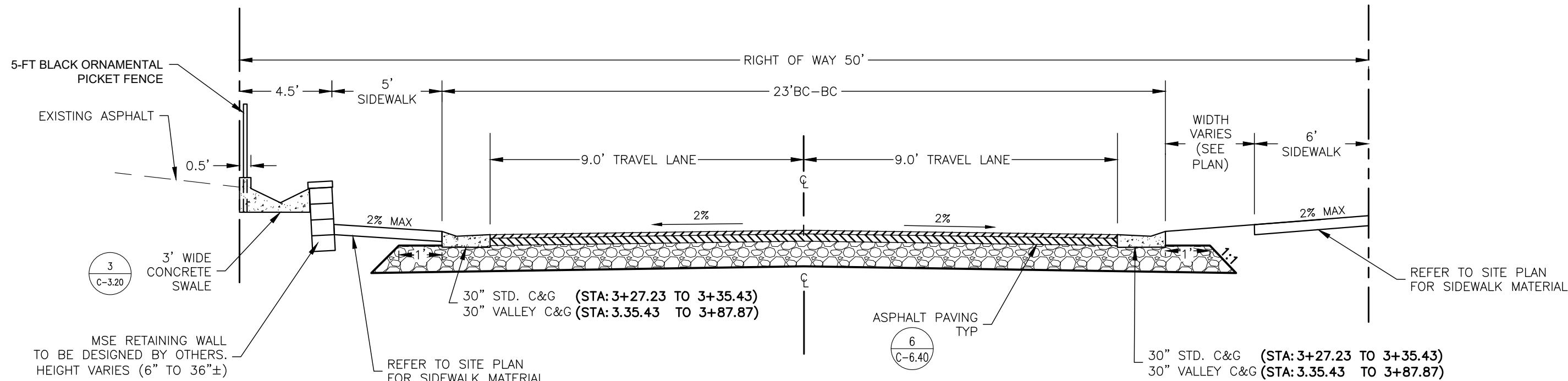
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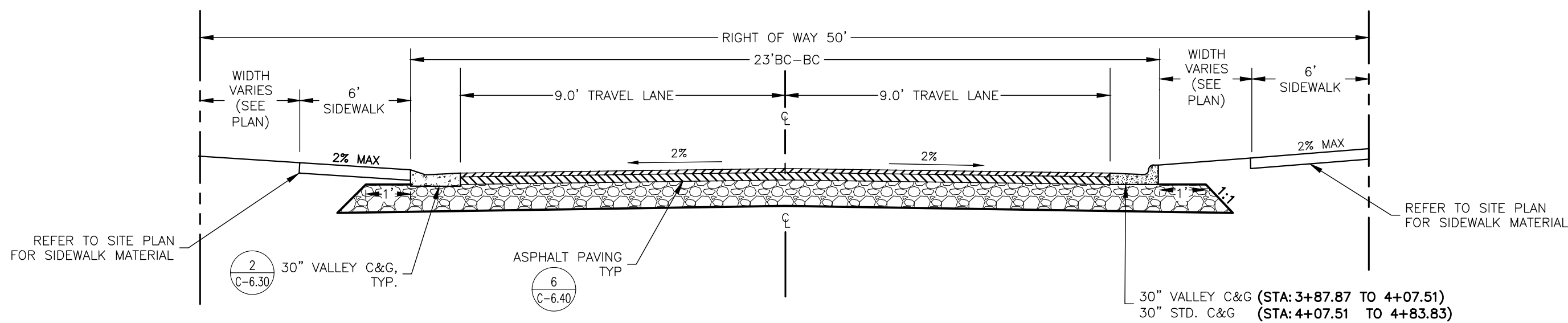
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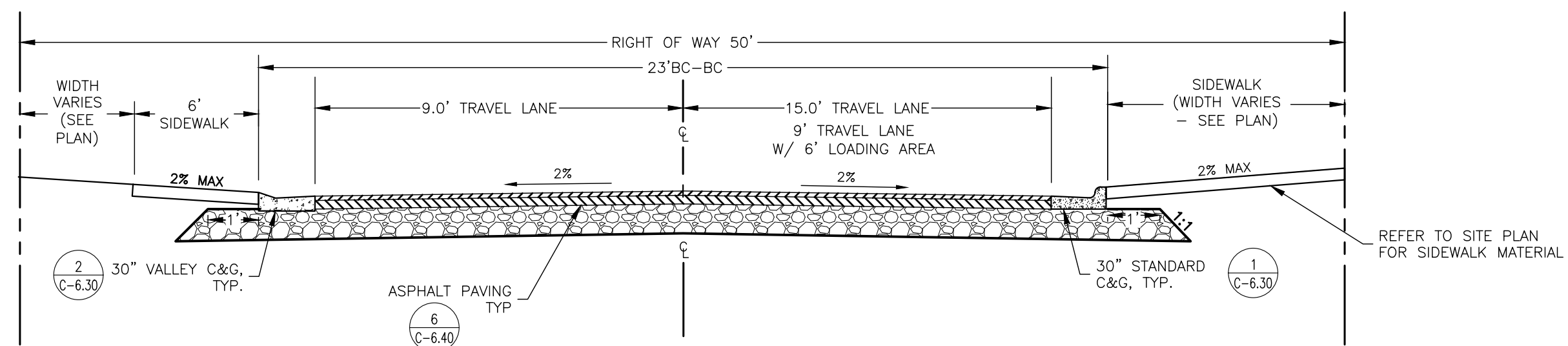
1 APPLING WAY - ADJACENT TO EXISTING BUILDING
SCALE: NTS



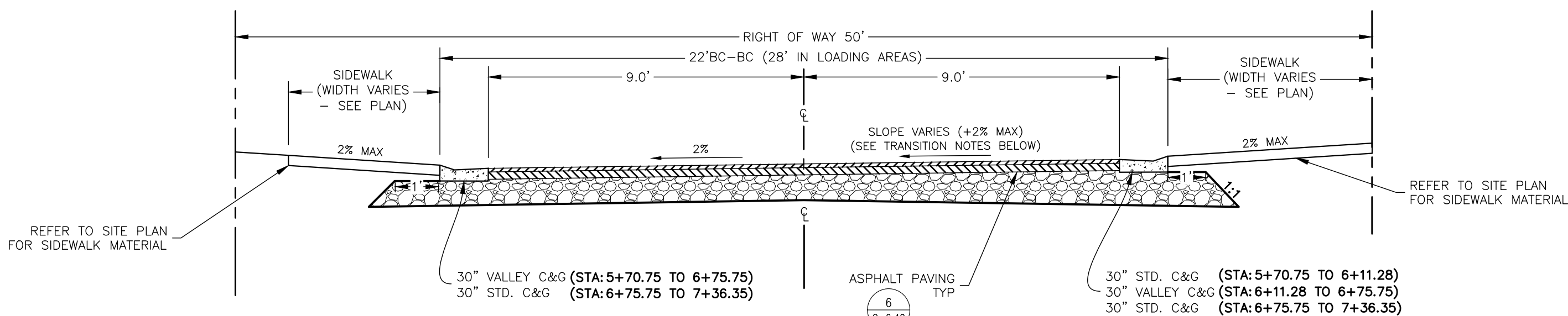
2 APPLING WAY - ADJACENT TO EXISTING LOADING AREA
SCALE: NTS



3 APPLING WAY - STA: 3+87.87 TO STA: 4+83.83
SCALE: NTS

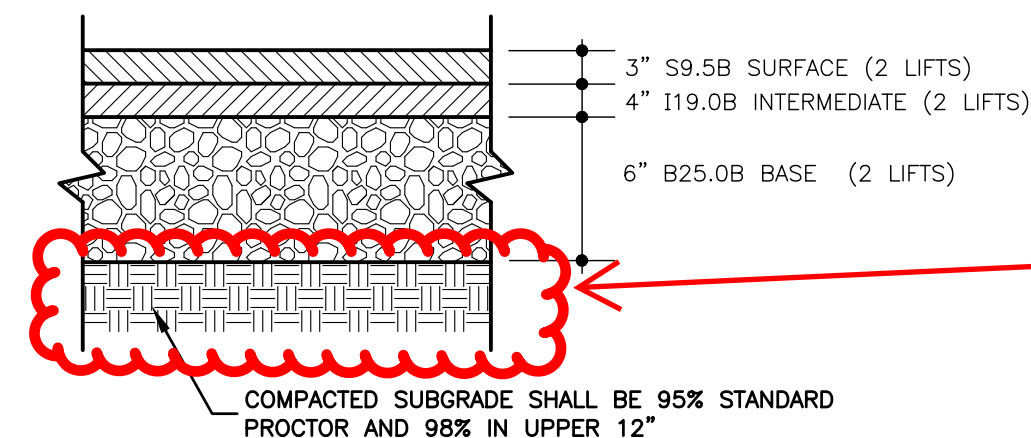


4 APPLING WAY - LOADING AREA
SCALE: NTS



SUPER ELEVATION TRANSITION NOTES:
STATION 5+70.75 TO STATION 6+18.32: TRANSITION FROM NORMAL CROWN (TYPICAL SECTION ON DTL 8/C-6.31) TO +2% CROSS SLOPE.)
STATION 6+18.32 TO STATION 6+54.00: +2% CROSS SLOPE (SUPERELEVATED SECTION)
STATION 6+54.00 TO STATION 7+25.00: TRANSITION FROM +2% CROSS SLOPE TO NORMAL CROWN (TYPICAL SECTION ON DTL 8/C-6.31).
STATION 7+25.00 TO STATION 7+36.35: NORMAL CROWN

5 APPLING WAY - SUPERELEVATED SECTION
SCALE: NTS



6 ASPHALT PAVING
SCALE: NTS

SEALS:

NCBES CERT. NO.: C-1347

**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: BWC

DATE: 5/20/19

REVISIONS:

JOB. NO: 18-330

SHEET TITLE:

**TYPICAL
SECTIONS**

SCALE:

SHEET NO.:

C-110

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PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLYING WAY

HIGH POINT, INC.

CLIENT:

CITY OF HIGH POINT
11 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

RAWN: JMT

DATE: 5/20/19

REVISIONS:

OBJ. NO: 18-330

SHEET TITLE:

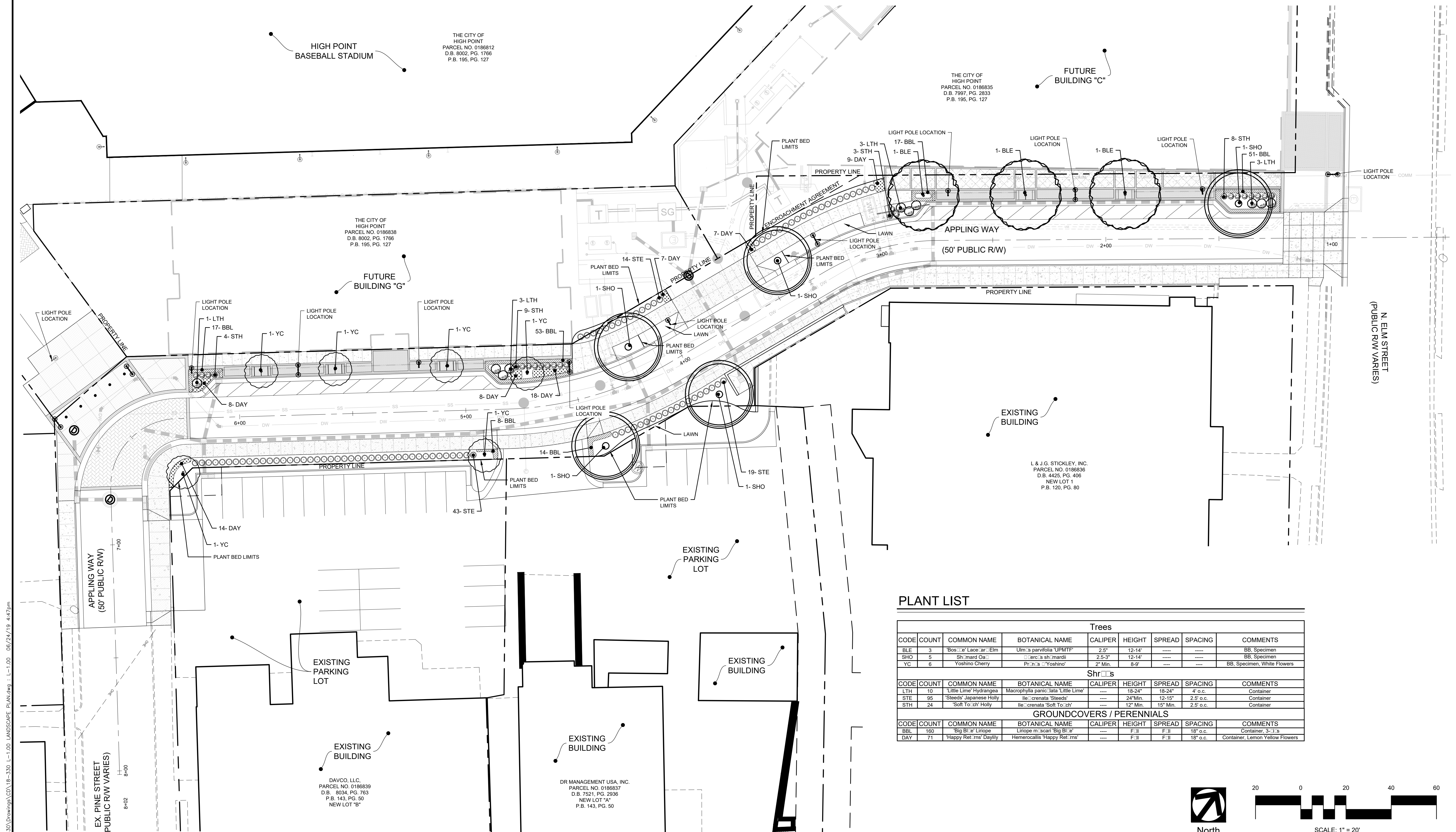
OVERALL LANDSCAPE PLAN

SCALE:

SHEET NO.:

-1.00

STIMMEL ASSOCIATES, P.A.



LANDSCAPE WORK SPECIFICATIONS:

PART 1 - GENERAL

DESCRIPTION OF WORK

Extent of landscape work includes furnishing all materials, equipment and labor necessary for preparation of final site grades in planting areas; distribution application of topsoil; soil treatment; planting of trees and shrubs; protection/maintenance/guarantee/replacement of plants; related items required to complete work indicated on drawings and specifications. (See Landscape Plan.)

GUARANTEE

Guarantee trees/shrubs/lawn/grass for period of one year after date of acceptance, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, accident/damage by others, or natural phenomena/incidents which are beyond landscape installer's control.

Remove/replace trees, shrubs, grass or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees/shrubs which are in difficult condition at end of warranty period. Unless, in opinion of Landscape Architect, it is advisable to extend warranty period for a full growing season.

Another inspection will be conducted at end of extended warranty period, if any, to determine acceptance/rejection. Only one replacement will be required at end of guarantee period, except for losses/replacements due to failure to comply with specified requirements.

INDUSTRY STANDARDS

Some products and practices are specified in this Section by reference to published specifications or standards of the following (with respective abbreviations used). Reference is to the latest edition of the standard referenced.

The American Society for Testing and Materials (ASTM)

Association of Official Agricultural Chemists (AOAC)

American Association of Nurserymen (AAN)

U.S. Department of Agriculture (USDA)

SUBMITTALS

Specifications shall not be considered unless it can be reasonably demonstrated that material specified is or shall be available within 500 miles of the site of the work at the time of installation. Landscape Architect shall a short list of the nearest equivalent material available in variety of plant having some essential characteristics with suitable adjustment of contract price. Unit price of submitted item shall not be exceeded if item being replaced. All submitted items are to be made in writing.

Certificates: All material whose transportation requires inspection and/or certification by any governmental agency shall be accompanied by copies of certification or inspection which shall be given to a selected representative at the site at the time of delivery.

Soil PH Testing: Landscape contractor to submit a soil sample to test the current PH level, once tests are defined and prior to any planting. The PH level must be (5.6-6.2) and approved by the Landscape Architect prior to any plant installation.

QUALITY ASSURANCE

Supplier: Ship landscape materials covered and with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials. All plant material must be "nursery grown". All plant material collected from natural areas will be rejected.

Supplier: Landscape Contractor to submit a soil sample, once tests are amended and prior to planting. The PH must be correct and checked by Landscape Architect prior to any planting.

Topsoil: Provide topsoil of a type that is in compliance with Part 2 - Products of this section.

Plant List: List of plants as shown on drawings (Sheets L-1,0).

Planting: All quantities necessary to complete plantings as shown/located on drawings shall be furnished. Quantities shown in list are for convenience of contractors and believed to be substantially correct, but accuracy of quantities in list is not guaranteed.

Tree and Shrub Selection: Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock, free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement. All shade trees to be large grade trees (see detail below).

Planting: Provide trees and shrubs of sizes shown or specified in Plant List, which are minimum acceptable sizes and shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at time of planting. Trees and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.

Tree and Shrub Selection: Landscape Architect reserves the right to tag specimen trees (See General Notes) at place of growth for compliance with requirements for size and quality assurance. Landscape Contractor recommended to use the following nurseries for the supply of trees:

-Shady Grove	(800-534-5693)	-Select Trees	(706-769-9879)
-Bold Springs	(770-267-9196)	-Lone Oak	(706-637-6240)
-Green Thumb	(910-428-4587)	-Glimore Plant & Bulb Co.	(336-685-4451)
-Worthington Farms	(252-756-3827)		

Planting: Landscape Architect reserves the right to inspect trees and shrubs either at place of growth or at site, for compliance with requirements for name, variety, size and quality.

DELIVERY, STORAGE AND HANDLING

Planting: Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.

Tree and Shrub Selection: Provide freshly dug trees and shrubs. Do not prune prior to delivery. Do not band or bind trees or shrubs in such manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. All trees, shrubs & gro-dro-covers must be delivered in a completely banded and covered vehicle or the entire load will be refused. Immediately after unloading, trees to be set upright never placed lying down. Always lift and move trees by strapping on root ball or by using chain cradle on the root ball for larger root balls.

WORK CONDITIONS

Weather: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

Construction: After Work: Plant new trees and shrubs after final grades are established and prior to planting of lawns. Unless otherwise acceptable to Landscape Architect, if planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

PART 2 - PRODUCTS

Topsoil: Additional topsoil to be furnished at no cost to Owner. Topsoil to be natural, fertile, friable soil, possessing characteristics of representative productive soils in vicinity; obtained from naturally well-drained areas; not excessively acid/alkaline nor contain toxic substances harmful to plant growth; without admixture of soil and cleaned and reasonably free from clay, impurities, stumps/roots or similar substances 2" or more in diameter/debris/objects which might hinder planting operations.

Gravel: Ground limestone containing not less than 85% total carbonates to such fineness that 50% will pass through a 100-mesh sieve and 90% will pass through a 20-mesh sieve. Use as necessary for specific plants.

Compost: Organic fertilizer Stay Green Nursery Special 12-6-6 or approved equivalent delivered dry/free-flowing in original unopened containers, each bearing manufacturer's guaranteed analysis, shall conform to applicable State Fertilizer laws. Any fertilizer for which damages are added/damaged, making it unsuitable for use, will not be accepted.

Pre-emergence Herbicide: Landscape Contractor to apply pre-emergence herbicides as per manufacturer's specifications in all plant beds prior to final mulch application.

Mulch: All plant beds shall be composed of the following:

- 1 part Existing Soil
- 1 part Topsoil
- 1 part Pine Bark Soil Conditioner

Conditioner: Soil Conditioner shall be small pine bark particles of 3/8" or less, provided in prepackaged bags or approved delivery.

Mulch

Contractor shall properly place clean hardwood mulch 3" depth moistened at time of application to prevent wind displacement mulched instead of pit mulched.

Water: Finished by Owner, suitable for irrigation and free from ingredients harmful to plant life.

Mulch: Contractor shall place stakes of sound new hardwood, treated softwood or redwood, free of rot holes/defects. Provide wire tielegs of 2-strand twisted, plain 16, #2-12 gage, galvanized iron wire, zinc-coated chain links. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage.

PART 3 - EXECUTION

PLANTING

Location: Location for plants/locations of areas to be planted are indicated on plan. Where construction and utilities below ground or overhead are encountered or where changes have been made in construction, necessary adjustments to be approved by Landscape Architect.

Soil Preparation: Soil shall be as specified or be in relatively dry state and mixed thoroughly by hand or rotary mixer. Commercial fertilizer at rate of 2#/c.y. shall be added. All planting beds shall be coated with approved pre-emergence weed killer according to manufacturer's specifications. All shrub planting areas to be prepared and not just pit prepared/planted (unless approved by Landscape Architect). Soil shall be prepared minimum of one week prior to planting day, for proper setting.

Landscape Contractor responsible for all shaping and fine grading of termed areas. General Contractor to provide topsoil. See Landscape Plans for locations.

Landscape Contractor responsible for all fine grading of areas to receive seeding.

For pit/trench backfill, mix planting soil prior to backfilling and stockpile at site.

For planting beds, mix planting soil thoroughly prior to planting or apply on surface of topsoil.

For plant beds against building foundations, soil mix shall be mixed thoroughly prior to placement. Prevent lime from contacting roots of acid-loving plants. Prepare soil mix as specified to minimum depth of 6" below largest shrub root ball.

Backfill: After final settling, loosen wrappings of balled/crapped plants and roll wrappings back from top of ball leaving ball in place. Cut off excessive amounts of wrap, remove sufficient quantity to eliminate creation of voids upon decomposition.

Container Plants: These may be applied in lieu of balled/crapped plants if all other specified requirements are met: plants to have grown in container for minimum of six months and maximum of two years and when delivered, have sufficient root growth to hold earth intact when removed from container; plants must not be root bound. Remove container in way to prevent damage to plant/root system.

Tree and Shrub Selection: Minimum diameter/depth of planting pits for balled/crapped bare roots and container grown plants shall be 24" greater than diameter of ball/spread of roots and trees set directly on pit bottom to prevent settlement.

Shrub and Tree Selection: All plant beds for shrubs/gro-dro-covers to be prepared for a total depth of 9" and should consist of 1 part existing soil, 1 part topsoil and 1 part soil conditioner (see soil mix). Till existing soil to a minimum depth of 3" add 3" of topsoil and till thoroughly add 3" of pine bark soil conditioner and till with other amendments to a total depth of 9". Entire bed to be covered with 3" of clean hardwood mulch.

Site Preparation: All prepared disturbed areas (or lawn to be reestablished), including areas to be sodded, outside planting bed to be seeded with an even mixture of Hunter, Padre, and Magellan tall fescues, or approved equivalent, at a rate of 5-6 lbs./1,000 s.f. so as to produce a thick, firm stand of grass. Fertilize at a rate of 10 lbs./1,000 s.f. with 10-10-10 slow-release fertilizer (use straw or other material to cover seed until established). Apply lime according to soil test, or apply 4,000 lbs./acre slow-release pelletized agricultural limestone.

Site Preparation: At 20 through Oct. 25 and Feb. 1 through May.

Tree and Shrub Selection: All trees to be planted according to Planting Details shown on Landscape Plans. Unless otherwise specified, all trees to be planted to depths that finished grade level of plant after settlement shall be same as that which plant was grown; plant upright and faced to give best appearance/relationship to adjacent structures; plant above grade 3/4" for every foot of ball diameter. Place tree root balls at a level where the trunk flare will be 2" above surrounding finished grade. No wrap to be applied to trunk flares; remove powerlines, wire and stumps lying from top/sides of balls; cut and unfrayed roots; place/compact prepared soil to avoid injury to roots and fill all voids. Saturate the planting hole with water after backfill is 3/4 complete and allow to soak away; fill hole to finished grade, allowing 4" of mulch form shallow saucer around each plant.

Pruning: New Planting: Remove dead/rotten branches from all plant material. Prune all trees/shrubs to a branch node and remove only as much foliage as necessary for neat appearance while retaining natural growth habit of plant variety. Prune away crossing limbs or water sprouts/shoots from trees always leaving branch collar intact (no additional stem length). Undercut larger limbs to prevent tearing of the bark. Girdling roots of trees should be cut at this time to prevent future problems. Make all cuts with sharp pruning equipment. Topping of trees and wood painting are NOT permitted. Remove trimmings from the site.

Tree and Shrub Selection: All canopy trees 2" caliper or greater shall be staked and guyed. Landscape Contractor is responsible to remove all stakes and guys at the end of the one year warranty period. See Planting/Staking Details.

Mulch: Trees/shrubs shall be mulched immediately after planting with 3" depth of hardwood mulch. Prevent wind displacement of mulch by thoroughly wetting down. Mulch the area over tree root balls to a depth no deeper than 1.5-2"; keep all mulch away from the trunk flare. If plant has existing mulch, remove old mulch before applying new mulch.

Equipment and Supplies

To be disposed of by Contractor at no additional expense to Owner.

MAINTENANCE

Begin immediately after planting. Maintain trees/shrubs/other plants until final acceptance. Maintain trees/shrubs/other plants by pruning, culling, weeding as required for healthy growth. Restore planting surfaces: tighten/repair stakes and guys; supports and reset trees/shrubs to proper grade/vertical position as required. Restore/replace damaged wrappings. Spray as required to keep trees/shrubs free of insects/disease.

CLEANUP AND PROTECTION

During landscape work, keep pavements clean, work area in orderly condition; protect work materials from damage due to landscape operations, operations by other contractors/trades/respassers. Maintain protection during installation/maintenance periods. Treat/repair/replace damaged landscape work as directed.

INSPECTION

See "Landscape Construction Sequence" on Landscape Plans. When landscape work is complete, including maintenance, Landscape Architect will, upon request, make inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance. Where inspected landscape work does not comply with requirements, replace rejected work; continue specified maintenance until reinspected by Landscape Architect and found to be acceptable. Remove rejected plants/materials promptly from project site.

SPECIAL CONDITIONS:

- Landscape contractor is responsible for coordinating a "site acceptance inspection" with the owner, General Contractor and Architect prior to start of construction.
- Landscape contractor to submit a soil sample, once tests are amended and prior to planting. The PH must be correct and checked by Landscape Architect prior to any planting.
- Landscape contractor is responsible for providing topsoil in traffic islands so there is a crown of 10-12" at the center of each island.
- All canopy trees 2" caliper or greater shall be staked and guyed. Landscape contractor is responsible to remove all stakes and guys at the end of the one year warranty period.
- All tree-form and mulch-stem trees to have multiple trunks (min 3 each) and be limited to a min. of 3.0'. All large canopy trees to have the height of their first branches 5-6' above ground. All columnar and single story trees to have the height of their first branches 4-5' above ground.
- Soil mix for all perennial areas to be 6" thick "metro-mix" from Southern Agricultural Insecticide, Boone, NC (1-800-477-8843).

GENERAL LANDSCAPE NOTES:

- General contractor to be licensed Landscape Contractors with Landscape Architect prior to bidding. Bids using Landscape Contractors not pre-approved will not be considered.

Landscaping Construction Sequence

- Follow landscape construction sequence.
- Contact General Contractor prior to submitting bid to verify any phasing of planting areas.
- Fine grade all grass and planting areas; dist. and during construction. Remove from site all temporary seeding/irrigation, stones, gravel and all other traces of debris including roots and limbs prior to sodding/seeding. When fine grading is done that positive drainage is occurring.
- Till and amend all plant beds as required in specifications. Apply pre-emergence herbicides per manufacturer's specifications in all plant beds prior to any planting. Cover entire bed with a 3" min. Clean mulch immediately after planting. Site mulch to be clean hardwood mulch except for plant beds at the public doors--use mini-pine bark nuggets.
- Bring to the attention of the Landscape Architect any debris or poor soils remaining in parking lot islands after general construction and prior to planting.
- Verify all underground utilities prior to installation of any plant materials. Utilities shown on plan are for reference only and may not be all inclusive. See General Contractor for as-built drawings for all underground utilities.
- Provide 3" diameter tree rings for all trees in grass areas.
- Insure that all tree mulch rings are a minimum of 2.0" from the edges of shrub beds and curbs.
- Neatly edge all plant bed/grass borders with a straight 1"x1" edge.
- Insure all trees of same variety match in shape and size where they are to be installed in groups, rows or as street trees.
- Obtain authorization prior to any changes of plant location due to utilities or other factors.
- Protect all existing structures (i.e., curbs and gutter, pavement, etc.) during installation of large trees and other plants.
- Prior to seeding, verify that all trenching and other land disturbing activities within areas to be seeded have been completed.

LANDSCAPE CONSTRUCTION SEQUENCE:

Landscape Contractor to:

- Visit site after authorization by General Contractor to begin, and accept/reject condition of site prior to any planting.
- Stake and till entire plant beds and include fertilizer, pre-emergence herbicides and soil mixer specifications.
- Transport all plants to site covered. Any plants damaged during or prior to shipping to the site will not be accepted.
- Contact Architect for approval/denial of all plant beds and plant stock prior to installation.
- Proceed according to planting plan (upon approval by Architect of plants and plant bed staking and preparation.
- Contact Architect, upon completion of work, for final approval of work.
- Make necessary adjustments for approval. Landscape Contractor responsible for contacting the G.C. to set a meeting to review the punch items.
- Maintain all plant material according to specifications/warranty.
- Immediately remove/replace any dead or dying plants during warranty period.

SOIL MIX (SEE SPECS.):

One part existing soil

One part topsoil

One part pine bark soil conditioner

Planting bed depth to be a minimum of 9"

SOIL PREPARATION:

- Prepare all shrub beds to a total depth of 9"
- Till existing surface soil to a minimum 3" depth.
- Add 3" of topsoil and till with existing soil.
- Add 3" of pine bark soil conditioner and till thoroughly with other amendments.

STREET STREETSCAPE & PLANTERS

STREET STREETSCAPE, PLANTERS & TREE PITS

INITIAL TREE PIT PREPARATION BY LANDSCAPE CONTRACTOR

- Landscape Contractor shall excavate existing tree pits to a depth of 2' and backfill with Stalite Planting Media Soil Blend. (See Specification below.)
- Contact Chris Friedrich, RLA with Carolina Stalite Company Phone: (877) 737-6284
- Tree Pit Excavation: The Landscape Contractor shall dig out by hand the existing materials to a depth of equal the height of the root ball of the tree to be planted.
- Stockpile excavated soil on adjacent walkway.
- Periodically test the soil remaining in the tree pit for its suitability to plant proposed trees. Excavate and replace this soil if necessary.
- Place the tree in the pit and plant per Typical Tree Planting Detail and backfill with Stalite Planting Media.
- Stockpile any remaining Stalite Planting Media Soil Backfill for use in these tree soil pits and for other phases of this project.

STREET STREETSCAPE, PLANTERS & TREE PITS

PART 1 - GENERAL

1.0 SUMMARY

A. Section Includes:

- Planting Media
- Related Sections

1.01 REFERENCES

A. ASTM - American Society for Testing and Materials

B. USDA - US Department of Agriculture

1.02 DEFINITIONS

1.0 SYSTEM DESCRIPTION

A. Planting Media and Related Components: See Typical Details.

01 MATERIALS

A. Soil: Recycled Fines

01 USGA Root Zone Sand

01 Recycled Fines

PART 2 - PRODUCTS

01 MATERIALS

A. Soil: Recycled Fines

Sieve Size Retained

#4 4.75

#8 28.38

#16 46.58

#30 63.75

#50 74.94

#100 82.90

Fine Material 2.79-3.53 passing #100

B. USGA Root Zone Sand

1. Grain Size Distribution (ASTM C136-95A)

Sieve Size Retained on Sieve

2.00 mm .30

1.2 mm 10.00

0.85 mm 45.00

.25 - .5 mm 35.00 - 75.00

.15 - .25 mm 15.00

.05 - .15 mm 5.00

C. Approved Component

- Compost must be certified and derived from a non-sewage sludge feedstock source. The addition of yard waste to the composting process must also meet certification requirements.
- Finished compost must be screened to minus 1/2", protected, and free from any outside contaminants during and after screening and curing.
- Metals and contaminants must meet or exceed US EPA Standard 40

2.03 Mils

A. Planting Media

Stalite Recycled Fines 40

USGA Root Zone Sand 30

Approved Compost 20

Pine Bark Fines 10

3.02 PROTECTION OF SOIL MIXES

A. Contamination and Compaction

- Do not deliver or place soils in frozen, wet, or muddy conditions. Do not place materials in an excessively moist condition.

- When stockpiled, protect soils media from absorbing excess water and from erosion at all times. Do not store materials unprotected from large rainfall events. Do not allow excess water to enter site prior to compaction. If water is introduced into the material after stockpiling, allow material to drain or aerate to optimum compaction moisture content.

- In handling materials, operating tools and equipment, protect the media from compaction by laying down planing or plywood as required for protection.

- Pressure wash equipment prior to handling media to prevent weed seed contamination.



SEALS:

NCBES CERT. NO.: C-1347

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

PROJECT:

APPLING WAY
HIGH POINT, NC

CLIENT:

CITY OF HIGH POINT
211 S HAMILTON STREET
HIGH POINT, NC 27260
(336) 883-8515

DRAWN: JMT

DATE: 5/20/19

REVISIONS:

JOB. NO: 18-330

SHEET TITLE:

LANDSCAPE
NOTES, SPECS
& DETAILS

SCALE:

SHEET NO.:

L-1.00

© STIMMEL ASSOCIATES, P.A.

City of High Point Project Number 29-012418
(“the Project”)

Change Order No. 4

APPENDIX D
Payment Bond
Performance Bond

CITY OF HIGH POINT

PAYMENT BOND



CITY OF HIGH POINT PROJECT NUMBER:

PAYMENT BOND

Principal: _____
Name of Principal Contractor

Surety: _____
Name of Surety

Project Number: _____ County: _____

Bond Amount: _____

KNOW ALL MEN BY THESE PRESENTS, That we, the Principal and Surety named above, are held and firmly bound unto the City of High Point in the penal sum of the amount stated above for the payment of which sum well and truly be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal entered into a certain contract with the City of High Point identified by the Project Number set forth above, and hereto attached:

NOW, THEREFORE, if the Principal promptly makes payment to all persons supplying labor and material in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the Surety being hereby waived, then this obligation to be void; otherwise to remain in full force and effect;

This payment bond is provided pursuant to and governed by Article 3 of Chapter 44A of the North Carolina General Statutes, N.C. Gen. Stat. §§44A-25 et seq., including but not limited to the statutory provisions regarding claims on this payment bond.

IN WITNESS WHEREOF, the Principal and Surety have caused this instrument to be executed under their several seals on the dates indicated below, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

SURETY

By _____
General Agent or Attorney-in-Fact Signature

Seal of Surety

Print or type Signer's Name

Date: _____

PRINCIPAL

By: _____

Printed Name: _____

Title: _____

Date: _____

(Corporate Seal)

CITY OF HIGH POINT

PERFORMANCE BOND



CITY OF HIGH POINT PROJECT NUMBER:

PERFORMANCE BOND

Principal: _____
Name of Principal Contractor

Surety: _____
Name of Surety

Project Number: _____ County: _____

Bond Amount: _____

KNOW ALL MEN BY THESE PRESENTS, That we, the Principal and Surety named above, are held and firmly bound unto the City of High Point in the penal sum of the amount stated above for the payment of which sum well and truly be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal entered into a certain contract with the City of High Point identified by the Project Number set forth above, and hereto attached:

NOW, THEREFORE, if the Principal shall well and truly perform and fulfill all of the undertakings, covenants, terms, conditions, and agreement of said contract during the original term of said contract and any extensions thereof that may be granted by the City of High, with our without notice the Surety, and during the life of any guaranty required under the contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreement of any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the Surety being hereby waived, then, this obligations to be void; otherwise to remain in full force and virtue.

This performance bond is provided pursuant to and governed by Article 3 of Chapter 44A of the North Carolina General Statutes, N.C. Gen. Stat. §§44A-25 et seq., including but not limited to the statutory provisions regarding claims on this performance bond.

IN WITNESS WHEREOF, the Principal and Surety have caused this instrument to be executed under their several seals on the dates indicated below, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

SURETY

By _____
General Agent or Attorney-in-Fact Signature

Seal of Surety

Print or type Signer's Name

Date: _____

PRINCIPAL

By: _____

Printed Name: _____

Title: _____

Date: _____

(Corporate Seal)

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for the Contiguous Annexation of City Property
Annexation Case 19-07 (City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: No

Advertising Date: Not applicable

Advertised By:

Attachments: Resolution of Intent for Annexation Case 19-07
Map of property proposed to be annexed

PURPOSE:

Approval of a Resolution of Intent to establish a public hearing date of September 16, 2019, to consider the contiguous annexation of approximately 28 acres owned by the City of High Point and located west of Dillon Road, approximately 350 feet north of Bales Chapel Road. The property is addressed as 3411 and 3411-R Dillon Road and also known as Guilford County Tax Parcel 160602 and 228590. The property is within the City's extraterritorial jurisdiction (ETJ) and no zoning change is required

BACKGROUND:

Resolution of Intent for Annexation Case 19-07 is enclosed.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, September 16, 2019, to hear this case.

PUBLISH ONCE: Friday, August 30, 2019

**RESOLUTION STATING THE INTENT OF THE
CITY OF HIGH POINT TO ANNEX CONTIGUOUS PROPERTY
OWNED BY THE CITY OF HIGH POINT
(Case # AN-19-07)**

BE IT RESOLVED by the City Council of the City of High Point that:

Section 1. It is the intent of the City Council, pursuant to G.S. 160A-31, to annex approximately 33.84 acres, lying along the west side of Dillon Road, approximately 350 feet north of Bales Chapel Road. The property, addressed as 3411 & 3411-Rear Dillon Road, is also known as Guilford County Tax Parcel 160602 & 160602 and is owned by the City of High Point.

Section 2. The property described in Section 1 is contiguous to the current municipal boundaries, according to the requirements of G.S. 160A-31.

Section 3. A public hearing on the question of annexation will be held Monday, September 16, 2019, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina.

Section 4. Notice of the public hearing shall be published once in the High Point Enterprise, a newspaper having general circulation in the City of High Point, at least ten (10) days prior to the date of the public hearing.

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

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

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

By order of the City Council,
This the 19th day of August, 2019.

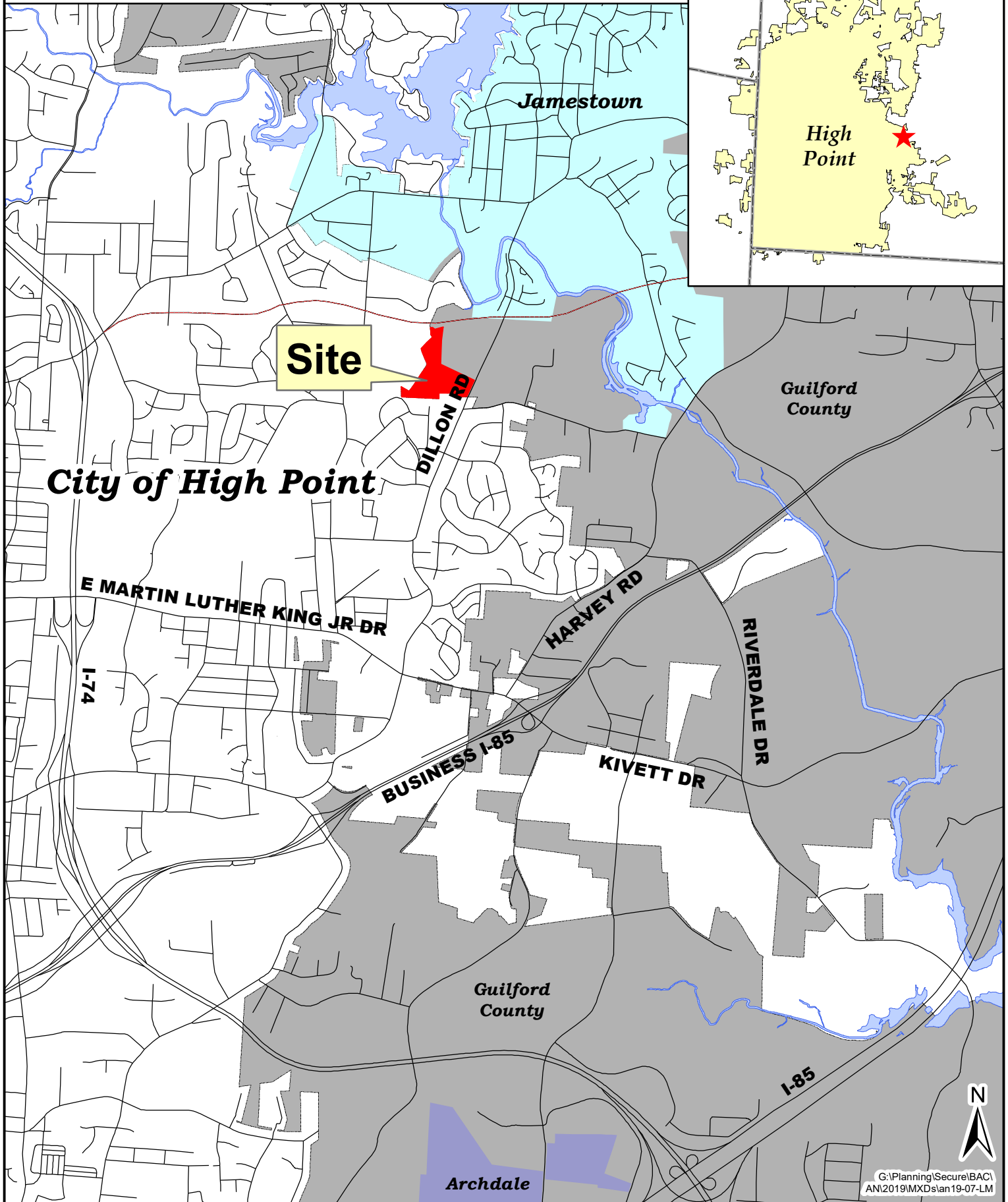
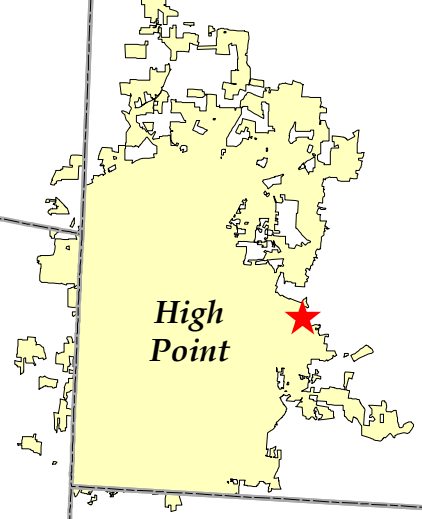
Lisa B. Vierling, City Clerk

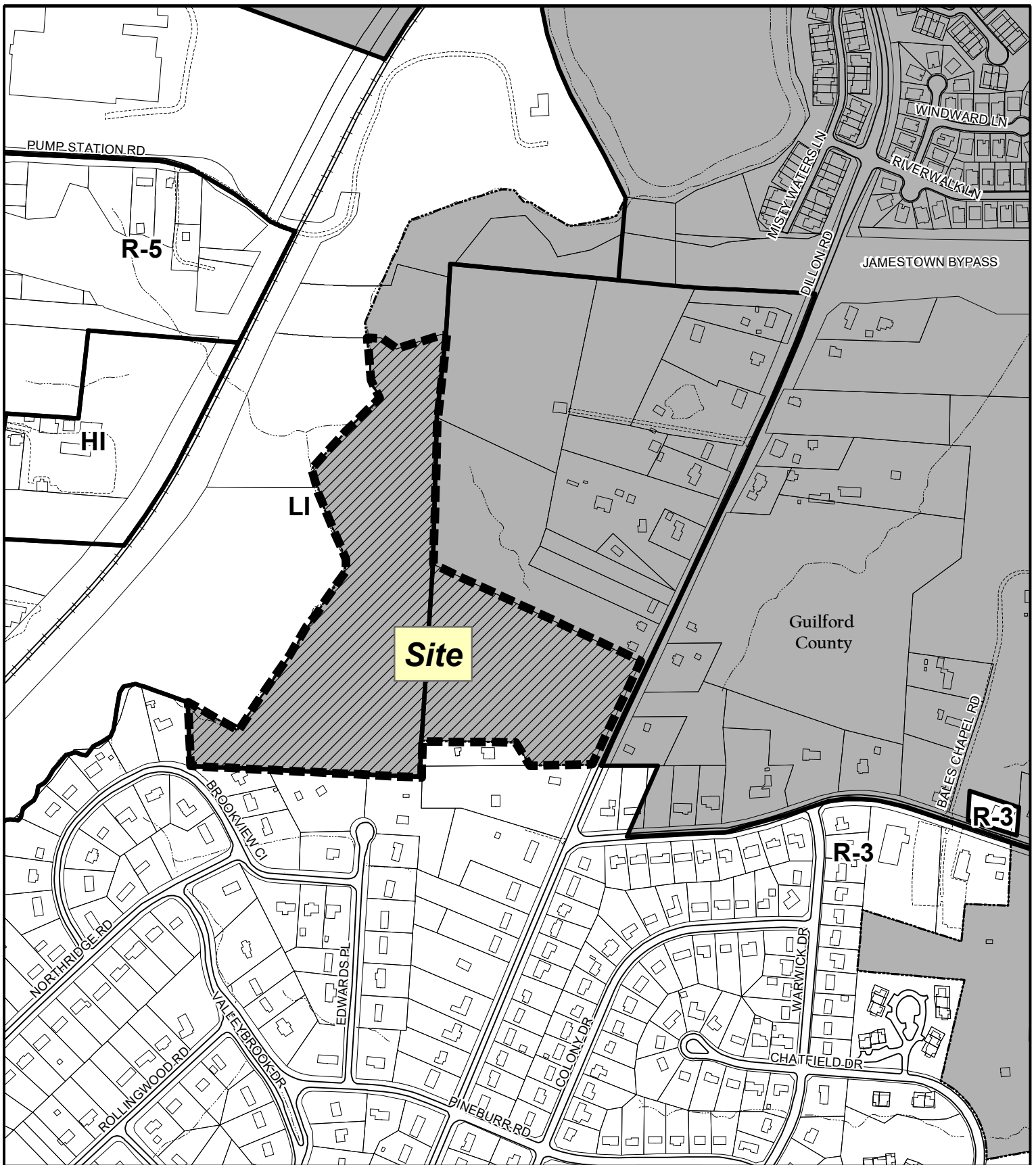
LOCATION MAP

ANNEXATION CASE: AN-19-07

Applicant: City of High Point

Vicinity Map





ANNEXATION REQUEST AN-19-07

Applicant: City of High Point
Area: 33.84 acres (approximate)

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=500'

G:\Planning\Secure\BAC\Anx\2019\MXDs\an-19-07

PA-19-01
Resolution # 1895/19-51

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019, regarding this proposed amendment (PA 19-01) 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:

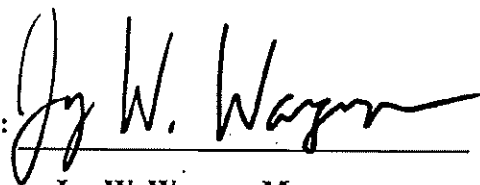
SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 33 acres (as shown on the attached map) from Local/Convenience Commercial, Low Density Residential, and Recreation/Open Space to Institutional.

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.

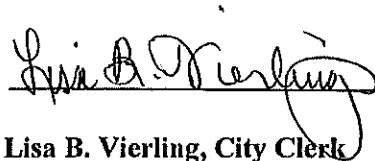
Adopted by City Council
City of High Point, North Carolina
The 19th day of August 2019

By:

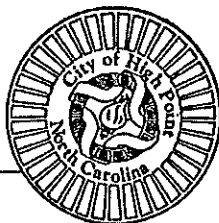


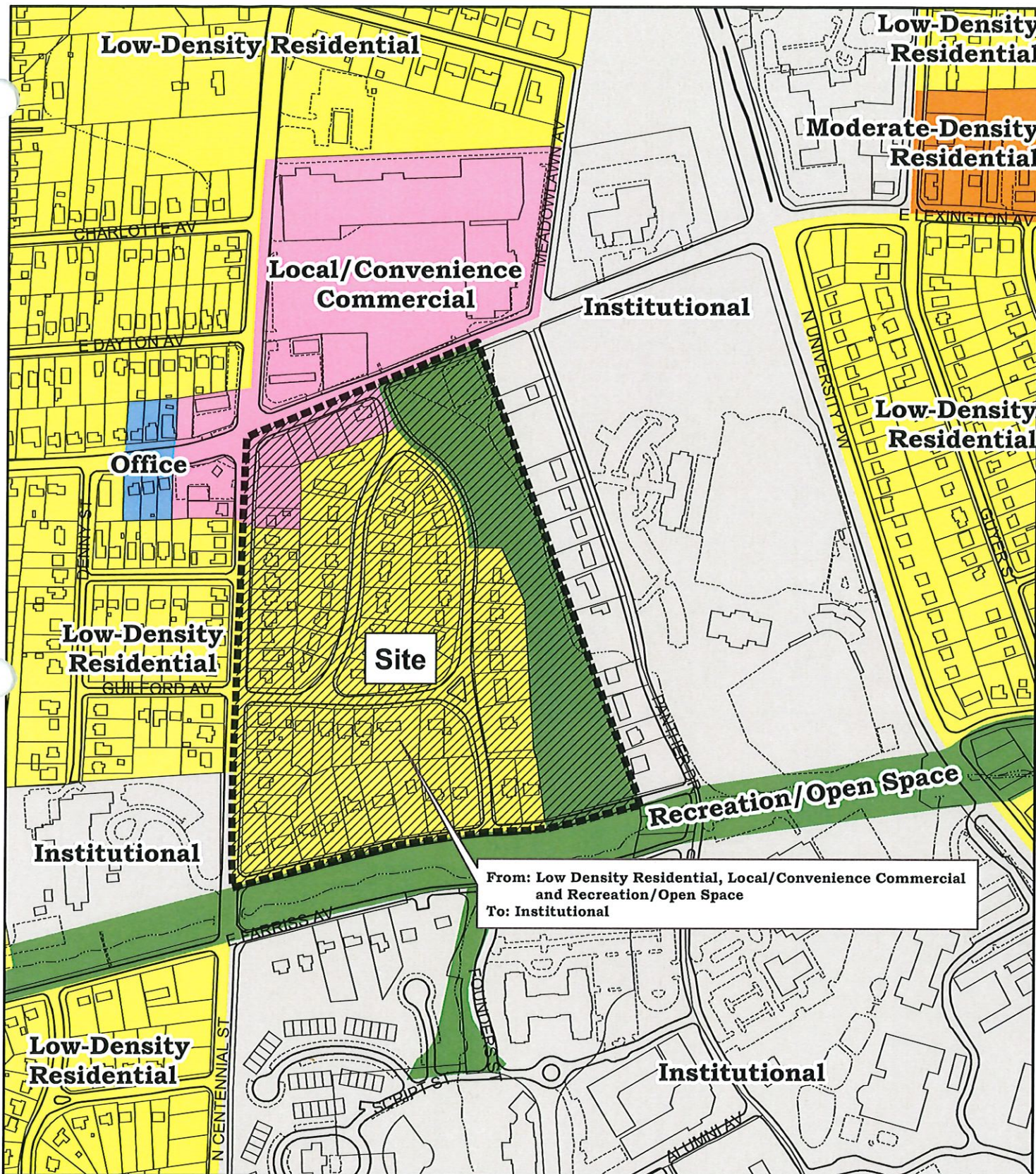
Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk





PLAN AMENDMENT PA-19-01

Land Use Plan

Existing Zoning Boundary
Subject Property Boundary



**Planning & Development
Department**

City of High Point



Scale: 1"=400'
G:\Planning\Secure\BAC\PA\2019\MXDs\pa19-01