City of High Point

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

Meeting Agenda

Monday, August 1, 2022

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor
Monica L. Peters, Mayor Pro Tem
Britt W. Moore (At Large, Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and Michael Holmes (Ward 6)

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2022-362 Strategic Plan Update

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

PUBLIC COMMENT PERIOD

2022-363 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.

FINANCE COMMITTEE - Britt Moore, Chair

2022-338 Contract - SHI Inc. Checkpoint Firewalls - Next Generation - Quantum Series

City Council is requested to award a Charlotte Technology Products and Related Services purchasing contract to SHI, Inc. in the amount of $204,152.56 for the renewal of licensing and support for its Checkpoint-Next Generation and Quantum Series firewalls and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: 1. Contract – SHI Inc. Checkpoint Firewalls – Next Generation – Quantum Serie

2022-339 Contract - WESCO Distribution, Inc. - Underground Conduit - Warehouse Stock

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of $293,680.80 for the purchase of underground conduit used by the Electric Utilities.

Attachments: 2. Contract - WESCO Distribution, Inc. – Underground Conduit – Warehouse St

2022-340 Contract - Smith Gardner, Inc. - Kersey Valley MSW Landfill Phase 6 Engineering Services

City Council is requested to award a contract to Smith Gardner, Inc. in the amount of $319,000 for the expansion of the Kersey Valley MSW Landfill for continued disposal of municipal solid waste.

Attachments: 3. Contract – Smith Gardner, Inc. – Kersey Valley MSW Landfill Phase 6 Engine

2022-341 Resolution - 2021 Local Water Supply Plan

City Council is requested to adopt a resolution for the 2021 Local Water Supply Plan and that the appropriate official execute the resolution. This is an assessment of the water system's current and future water needs and is required for the City to be compliant with the requirements of the NC General Statute G.S. 143-355(1).

Attachments: 4. Resolution – 2021 Local Water Supply Plan

2022-342 Contract - CDM-Smith - Professional Engineering Services - Sanitary Sewer Hydraulic Modeling and Master Plan Update

City Council is requested to award a contract to C DM-Smith in the amount of $289,800 for professional engineering services for the Sanitary Sewer Hydraulic Modeling and Master Plan Update.

Attachments: 5. Contract – CDM-Smith – Professional Engineering Services - Sanitary Sewer

2022-343 Contract - P&S Grading, LLC - Foxwoode Meadows Subdivision Connector

City Council is requested to award a contract to P&S Grading, LLC in the amount of $452,863 for the construction of a roadway connection between the Foxwoode Meadows and Williams Grove Subdivisions to mitigate a public safety concern during flooding events that restrict access to homes in Foxwoode Meadows and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: 6. Contract – P&S Grading, LLC – Foxwoode Meadows Subdivision Connector

2022-344 Contract - Deere & Company - NC State Contract - John Deere Tractor

City Council is requested to award a NC State contract PG 2Y CG 22 to Deere & Company in the amount of $109,673.34 for the purchase of 2021 John Deere 5090M Utility Tractor with side rear flail mower attachments and declare the old tractor and mowing accessories as surplus and disposing through the online auction process.

Attachments: 7. Contract – Deere & Company – NC State Contract – John Deere Tractor

2022-345 Resolution - NCDOT - FY23 Section 5303 Planning Grant - Transit
City Council is requested to adopt a resolution for the FY23 Section 5303 Planning Grant and authorize the City Manager to execute the required agreement with NCDOT to receive reimbursement funds for the project.

Attachments: 8. Resolution – NCDOT - FY23 Section 5303 Planning Grant – Transit

2022-347 Resolution - Interlocal Agreement - 2019 Edward Byrne Memorial Justice Assistance Grant Funds - JAG
City Council is requested to adopt a resolution authorizing the execution of an Interlocal Agreement between the City of High Point and County of Guilford for shared use of the 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) Funds.

Attachments: 10. Resolution - Interlocal Agreement - 2019 Edward Byrne Memorial Justice As

2022-348 Contract - Amendment #2 - City Manager Tasha Logan Ford
City Council is requested to approve amendment #2 to the employment contract of City Manager Tasha Logan Ford and that the appropriate City Official and/or employee be authorized to execute all necessary documents.

Attachments: 11. Contract - Amendment #2 – City Manager Tasha Logan Ford

2022-351 Consideration of Funding - Outside Non-Profit Agencies
City Council is requested to finalize recommendation for the funding of outside non-profit agency requests.

Attachments: 11. Consideration of Funding - Outside Non-Profit Agencies

2022-352 Consideration of Funding - Outside Non-Profit Agencies - High Point Discovered-Open Door Ministries-Carl Chavis YMCA
City Council is requested to finalize recommendation for the funding of outside non-profit agency requests for High Point Discovered, Open Door Ministries and Carl Chavis YMCA.

Attachments: 12. Consideration of Funding - Outside Non-Profit Agencies – High Point Discov

2022-353 Consideration of Funding - Outside Non-Profit Agencies - Macedonia Family Resource Center
City Council is requested to finalize recommendation for the funding of outside non-profit agency requests for Macedonia Family Resource Center.

Attachments: 13. Consideration of Funding - Outside Non-Profit Agencies – Macedonia Famil

REGULAR AGENDA ITEMS

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

PUBLIC HEARINGS

2022-354 Leoterra Development, Inc. Zoning Map Amendment 22-16
A request by Leoterra Development, Inc. to rezone approximately 75.3 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District and the Residential Single Family - 5 (R-5) District. The site is located south of Old Mill Road and east of Skeet Club Road.

Attachments: Staff Report ZA-22-16

GENERAL BUSINESS AGENDA

2022-355 Reappointment - Board of Adjustment - Nho Bui / Matt Witmeyer
City Council is requested to confirm the reappointments of Nho Bui and Matt Witmeyer to the Board of Adjustment; reappointments to be effective immediately and will both expire June 30, 2025.

Attachments: 1. Reappointment – Board of Adjustment – Nho Bui & Matt Witmeyer

2022-356 Reappointment - Planning & Zoning Commission - Ray Wheatley
City Council is requested to confirm the reappointment of Ray Wheatley to the Planning and Zoning Commission; appointment to be effective immediately and will expire June 30, 2025.

Attachments: 2. Reappointment – Planning & Zoning Commission – Ray Wheatley

2022-357 Reappointment - Guilford County-City Insurance Advisory Committee - John Causey
City Council is requested to confirm the reappointment of John Causey to the Guilford County/City Insurance Advisory Committee; appointment to be effective immediately and will expire December 21, 2024.

Attachments: 3. Reappointment – Guilford County-City Insurance Advisory Committee - John

2022-358 Reappointment - Parks & Recreation Commission - Marshall Newsome
City Council is requested to confirm the reappointment of Marshall Newsome to the Parks and Recreation Commission; appointment to be effective immediately and will expire July 1, 2025.

Attachments: 4. Reappointment – Parks & Recreation Commission – Marshall Newsome

2022-359 Reappointment - Historic Preservation Commission - Holly Davis
City Council is requested to confirm the reappointment of Holly Davis to the Historic Preservation Commission; appointment to be effective immediately and will expire June 30, 2025.

Attachments: 5. Reappointment – Historic Preservation Commission – Holly Davis

2022-360 Reappointment - Historic Preservation Commission - Brianne Verstat
Council is requested to confirm the reappointment of Brianne Verstat to the Historic Preservation Commission; appointment to be effective immediately and will expire June 30, 2025.

Attachments: 6. Reappointment – Historic Preservation Commission – Brianne Verstat

2022-361 Minutes To Be Approved
June 7, 2022, Community Development Committee Meeting Minutes @ 4:00 p.m.
June 16, 2022, Finance Committee Meeting Minutes @ 4:00 p.m.
June 21, 2022, Special Meeting Minutes @ 5:00 p.m.
June 21, 2022, Regular Meeting Minutes @ 5:30 p.m.
June 28, 2022, Special Meeting Minutes @ 2:00 p.m.

Attachments: Approval of Minutes August 1 2022 (002)
June 7 2022 Community Development Committee Meeting Minutes
June 16 2022 Finance Committee Meeting Minutes
June 21 2022 Regular Meeting Minutes
June 21 2022 Special Meeting Minutes
June 28 2022 Special Meeting Minutes

ADJOURNMENT

CITY OF HIGH POINT
AGENDA ITEM

Title: Reappointment – Planning and Zoning Commission

From: City Clerk's Office

Meeting Date: August 1, 2022

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: No

PURPOSE:
To confirm the reappointment of Ray Wheatley to the Planning and Zoning Commission.

BACKGROUND:
Council Member Hudson is requesting the reappointment of Ray Wheatley as his Ward 4 appointee on the Planning and Zoning Commission. Mr. Wheatley's reappointment will be effective immediately and will expire on June 30, 2025.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
City Council is requested to confirm the reappointment of Ray Wheatley to the Planning and Zoning Commission; appointment to be effective immediately and will expire June 30, 2025.

CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Map Amendment 22-16**
(Leoterra Development, Inc.)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: August 1, 2022

Public Hearing: Yes

Advertising Date: July 20, 2022, and
July 27, 2022

Attachments:
A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:
A request by Leoterra Development, Inc. to rezone approximately 75.3 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District and the Residential Single Family - 5 (R-5) District. The site is located south of Old Mill Road and east of Skeet Club Road.

BACKGROUND:
The Planning and Zoning Commission reviewed this request at their June 28, 2022 public hearing. All members of the Commission were present except for Ms. Angela McGill and Mr. Alex Moore. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request, with the inclusion of additional transportation-related conditions, as outlined in the staff report.

Mr. George Eckart, City of High Point Transportation Engineer, addressed the Commission. He explained that the city's transportation department is recommending conditions for inclusion of a roundabout to be installed at the intersection of Old Mill Road and Wheat Street based upon the following:

- The posted speed limit along this stretch of Old Mill Road is 40 mph; however, many cars regularly exceed that limit with the 85 percentile speed at almost 50 mph. Installation of a roundabout at the entrance to the zoning site would help mitigate the existing vehicle speed concerns and provide for greater visibility to see oncoming traffic when entering and exiting the site.
- The previous zoning application and Traffic Impact Analysis (TIA) from Leoterra for this site, which was withdrawn, supported installation of a single-lane roundabout.

<u>Speaking on the request:</u>
Speaking in favor of the request were the applicant's representative, Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street; Suite 1200, Greensboro and Mr. Frank Amenya, Traffic Engineer, Davenport Engineering. Mr. Terrell gave an overview of the proposal and outlined the changes from the previous zoning application that Leoterra Development has submitted for this site. He noted that the primary changes are a reduction in number of dwelling units with the prohibition of multifamily uses and that the developer is not offering a roundabout based upon concerns voiced by the neighbors. Mr. Amenya noted that given the cost of roundabouts, which are very expensive, they would like to avoid installing one if possible.

The Commissioners had a lengthy discussion regarding the opposing opinions of transportation staff and the developer's transportation engineers on installation of a roundabout.

The following people spoke in opposition of the request:

- Mr. Rick Wells, 137 Windmill Trail.
- Mr. John Mickler, 170 Windmill Drive.
- Mr. Rocco Pandone, 3715 Wheat Street.
- Mr. Greg Painter & Ms. Sarah Painter, 173-B Old Mill Road
- Raymond Williams, 154 Windmill Trail

These speakers expressed the following concerns:

- Density of Development: Concern that the requested RM-5 zoning is too intense of a development for this area and out of character with the surrounding low-density residential area.
- Traffic & Road Impact: Concern that motorists are consistently exceeding the speed limit on Old Mill Road and that the proposed rezoning for a higher development density will add to this problem and create additional traffic safety/congestion problems. Also, several of the speakers spoke in opposition to the proposed roundabout, or its location, on Old Mill Road.
- Stormwater & Utilities: Concern with existing stormwater runoff and flooding problems in this neighborhood. Furthermore, there were concerns noted with failing infrastructure and poor water pressure in this area.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation
Staff recommended ***approval, with conditions,*** as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended ***approval, with the additional zoning conditions recommended by staff,*** by a vote of 7-0.

2. Consistency and Reasonableness Statements
The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 22-16 is consistent with the City's adopted policy guidance because the requested R-5 and CZ RM-5 zoning districts are in harmony with the Low-Density Residential Map classification and adopted policy guidance documents governing this portion of the City's planning area. Furthermore, the request is reasonable and in the public interest because, as conditioned, the request promotes residential land use and a development density similar to existing developments that have been established in this area.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING MAP AMENDMENT ZA-22-16
June 28, 2022

Request			
Applicant: Leoterra Development, Inc.	**Owners:** George L. Dowdy *(General Partner, Frog's Haven LP)*		
Zoning Proposal: To rezone approximately 75.3 acres	**From:**	R-3	Residential Single Family - 3 District
	To:	CZ RM-5	Conditional Zoning Residential Multifamily - 5 District
		R-5	Residential Single Family - 5 District

Notices:
- Applicant held a Citizen Information Meeting **(Yes)**
- As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed, and posted notice of this public hearing.

Site Information	
Location:	The site is located along the south side of Old Mill Road and east of Skeet Club Road.
Tax Parcel Number:	Guilford County Tax Parcels 198447, 198448, 198533, 198535, 198546 and 198707.
Site Acreage:	Approximately 75.3 acres
Current Land Use:	Two single family dwellings and several undeveloped parcels.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream lies near the western boundary of the site and an intermittent stream, with an abutting 100-year floodplain, runs from north to south within the eastern half of the site. There is also a 70-foot wide Colonial Gas pipeline easement running through the southeastern portion of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Old Mill Road and Skeet Club Road. Also, an 8-inch City sewer line runs along a portion of Old Mill Road and through the western portion of the site.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site. Within Tier 4 of this WCA, development is limited to 2 dwelling units per acre or 50% built-upon area.
Overlay District:	Oak Hollow Lake Watershed Critical Area – Tier 4

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family – 3 District	Single family detached dwellings
	R-5	Residential Single Family – 5 District	

			Single family attached (twinhomes) subdivision
South:	R-3	Residential Single Family – 3 District	I-74 corridor *(interstate highway)*
East:	R-3 RM-5 CZ R-5	Residential Single Family – 3 District Residential Multifamily – 5 District Conditional Zoning Residential Single Family – 5 District	Single family homes, single family attached (townhome) subdivision and a undeveloped parcel
West:	R-3	Residential Single Family – 3 District	Single family detached dwelling

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1C: Protect the city's water supply through compatible use and design innovations, and minimizing the disturbance of land.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	Not Applicable
Zoning History:	Zoning Map Amendment Case 19-09 and 21-22: At the two intersections of Skeet Club Road and Joyce Circle, land was rezoned in 2019 (22 acres) and in 2021 (72 acres) to the CZ RM-16 District. These rezonings were granted to support higher intensity mixed residential developments. Zoning Map Amendment Case 19-27: In 2019, a 32-acre tract of land lying to the southeast of the zoning site was rezoned to the CZ R-5 District to support a residential development consisting of single family homes and twin homes. Zoning Map Amendment Case 16-29: In 2016, a 13.5-acre tract of land lying to the north of the zoning site at the intersection of Old Mill Road and Wheats Street was rezoned to the R-5 District to support a twin home development.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Old Mill Road	Minor Throughfare	1,930 ft.
	Skeet Club Road	Major Throughfare	68 ft.

Vehicular Access:	Via three access points to Old Mill Road and a future public street extension to the southeast from Corviar Drive/Willowcrest Street.		
Traffic Counts: *(Average Daily Trips)*	Old Mill Road Skeet Club Road	1,100 AADT (NCDOT 2019 traffic counts) 6,300 AADT (NCDOT 2019 traffic counts)	
Estimated Trip Generation:	A mixed residential development consisting of 320 dwelling units (single family, townhome, triplex/quadplex and twin homes) is proposed. Such a development is anticipated to generate approximately 2,677 daily trips *(during a 24-hour period)* with approximately 200 AM peak-hour trips (6am – 9am) and approximately 240 PM peak-hour trips (4PM – 7PM).		
Traffic Impact Analysis (TIA):	**Required**		**TIA Comments**
	Yes **X**	No	The proposed residential development will generate more than 150 trips in the AM or PM peak hours; therefore, a TIA is required to be submitted as part of the rezoning application. The TIA executive summary is attached as a supporting documentation at the end this staff report.
Conditions:	The Transportation Department has recommended conditions pertaining to: • Right-of-way dedication; • Vehicular Access; • Road Improvement; and • Installation of a round-a-bout on Old Mill Road.		

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 *(projected)*	Maximum Design / Built Capacity: (2021 – 2022):	Mobile Classrooms	Projected Additional Students:
Shadybrook Elementary	314	512	10	94 - 96
Ferndale Middle School	551	1,272	0	48 - 50
High Point Central High School	1,130	1,213	0	43 - 45
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 - 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school-built capacity assumes 30 students per core academic classroom.				

Details of Proposal

The applicant is requesting rezoning to support a mixed-residential development consisting of uses permitted under the R-5 and RM-5 zoning districts. The R-5 zoning district supports single-family detached dwellings developed at a density of five (5) units an acre. The single family attached twinhome use is permitted in the R-5 District when developed as a minimum five (5) acre subdivision development. The RM-5 zoning is a multifamily district that supports a variety of residential use types at densities up to five (5) dwelling units an acre. This district permits multifamily, duplex, single family attached (townhomes and twinhomes), single family detached (single family homes) and triplex/quadplex dwellings. Within both the R-5 and RM-5 districts complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are allowed.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions to:

- prohibit the multifamily use type;
- provide a higher street yard landscaping standard along Skeet Club Road and Old Mill Road;
- provide transportation-related conditions pertaining to right-of-way dedication, vehicular access, and road improvements; and
- restrict the site to 320 dwelling units that will be divided into the following development tracts:

	Acreage	Proposed Use / Density	Proposed Zoning
Tract A	70.1± acres	A mixture of RM-5 district uses Maximum of 300 dwelling units *(4.2 units per acre)*	CZ RM-5 District
Tract B	5.1± acres	Single family homes or twin homes Maximum 20 dwelling units *(3.8 units per acre)*	R-5 District

Staff Analysis

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

Consistency with Adopted Policy Guidance

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

The requested R-5 and CZ RM-5 zoning districts are in harmony with the Low-Density Residential Land Use Map classification and adopted policy guidance documents governing this portion of the City's planning area.

Reasonableness/Public Interest:

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

As conditioned, the request promotes residential land uses and a development density similar to existing developments that have been established in this area.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

❖ The applicant has offered a condition to provide a higher street yard landscaping standard along the Skeet Club Road and Old Mill Road frontages of the zoning site. This supports the intent of

objective 11 of the Land Use Plan, which seeks to enhance the aesthetic appearance along the City's major streets and travel corridors and by providing appropriate landscaped buffers and transitional uses.

- ❖ Adjacent residential subdivisions to the north and east have developed with single family dwellings and single family attached (townhomes and twinhomes) dwellings. As conditioned, development on the zoning site will allow the same use types as currently permitted and developed in this area.
- ❖ The Land Use Plan supports residential developments, up to five (5) units per acre in this portion of the City. As conditioned, development on the zoning site will be of a complimentary development intensity as it will have a maximum density of 4.3 units per acre. This is compatible to the development intensity within the adjacent RM-5 (multifamily) zoned subdivisions to the east and northeast that have developed with townhomes at a density of 3.6 units per acre and the abutting twimhome subdivision to the north that has developed at a density of 4.3 units per acre.
- ❖ The proposed higher intensity RM-5 District uses is proposed to occur at the outer edges of this area, adjacent to a major and minor thoroughfare street, and not along a local street in the middle of an established residential neighborhood.

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.**
	❖ As conditioned to prohibit multifamily uses, development of the zoning site will allow for similar land uses as currently developed on adjacent lands. ❖ Three vehicular access points are proposed to Old Mill Road. Amendment of the transportation-related conditions to support installation of a round-a-bout at the intersection of Old Mill Road and Wheat Street will assist to: • provide for safer ingress and egress to this new and existing residential developments along Old Mill Road; • reduce vehicular approach speeds at the intersection to the zoning site along this segment of Old Mill Road; and • reduced vehicular approach speeds at intersections to provide for greater visibility and safer ingress/egress of traffic.
Mitigation #2	**Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.**
	The site is within the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance. Were classified streams run through the site, required stream buffers must be maintained along the various stream corridors.
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. Conditions offered by the applicant to installed various road

	improvements, will assist to mitigate traffic impact. However, as access points along Old Mill Road do not meet signalization warrants, the inclusion of a round-a-bout at one of the access points to the zoning site will provide a form of intersectional traffic control and speed control along this segment of Old Mill Road.
Mitigation #4	**Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.**
	As conditioned, the requested CZ RM-5 and R-5 districts will support development of a complimentary character with the surrounding land uses. The proposed rezoning will not introduce zoning districts or residential use types that are not already established in this area.

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.
Based on its location and proposed development pattern, the requested rezoning fits with the current and emerging mixed residential land use pattern in the area.

Promotes a Preferred Development Pattern
Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.
The zoning request promotes a preferred and an orderly development pattern for higher intensity infill residential development. It consists of a large tract of land (75 acres) situated at the outer edge of an established residential neighborhood and it abuts a major and minor thoroughfare. Furthermore, local neighborhood streets are not impacted as primary access is from a minor thoroughfare.

Recommendation

Staff Recommends Approval with amendments

The Planning and Development Department recommends approval of the request to rezone this 75.3-acre tract of land to a CZ-RM-5 and CZ R-5 districts. However, to address traffic safety and vehicular speed concerns along Old Mill Road, the Transportation Department recommends the proposed conditional zoning ordinance be amended as follows to support installation of a round-a-bout:

Amend Transportation Condition D.2 (right-of-way dedication)

2. Right-of-way Dedication

a. Old Mill Road – As part of development permit approval the property owner shall dedicate forty-two (42) feet of right of way, as measured from the centerline of Old Mill Road, along the entire Old Mill Road frontage of the zoning site. **Additional right-of-way shall be dedicated at the Wheat Street/Site Access 3 location in order to construct a single lane roundabout at this location.**

Transportation Condition D.4.c (improvements)

4. Improvements

c. Intersection of Old Mill Road and Wheat Street/Site Access 3:

As part of development permit approval, the property owner shall provide/install and eastbound turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper. Also, an eastbound and westbound left turn lane along Old Mill Road

with one-hundred (100) feet of storage and appropriate taper **and a single lane roundabout at this intersection.**

Required Action

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

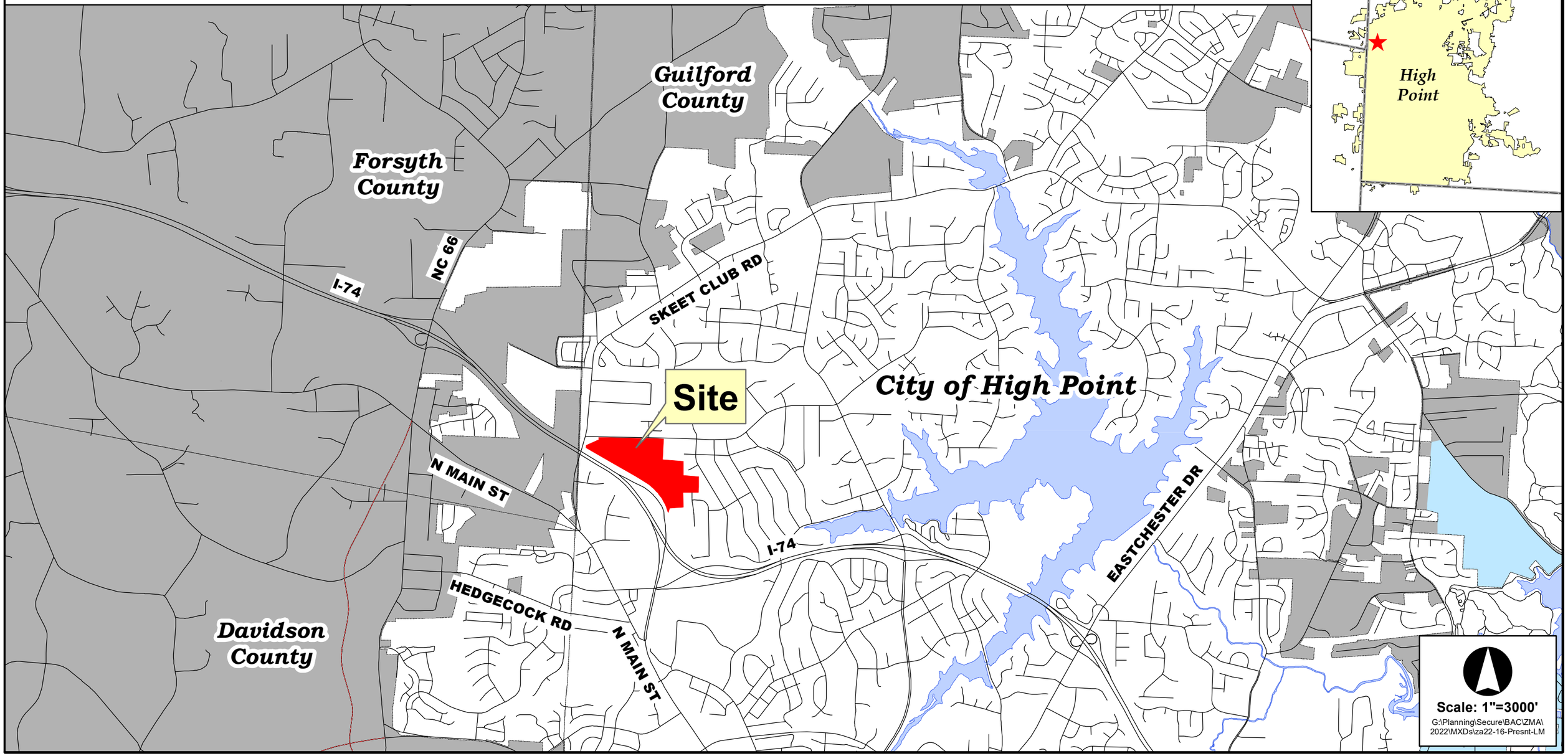
City Council:
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may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

Report Preparation

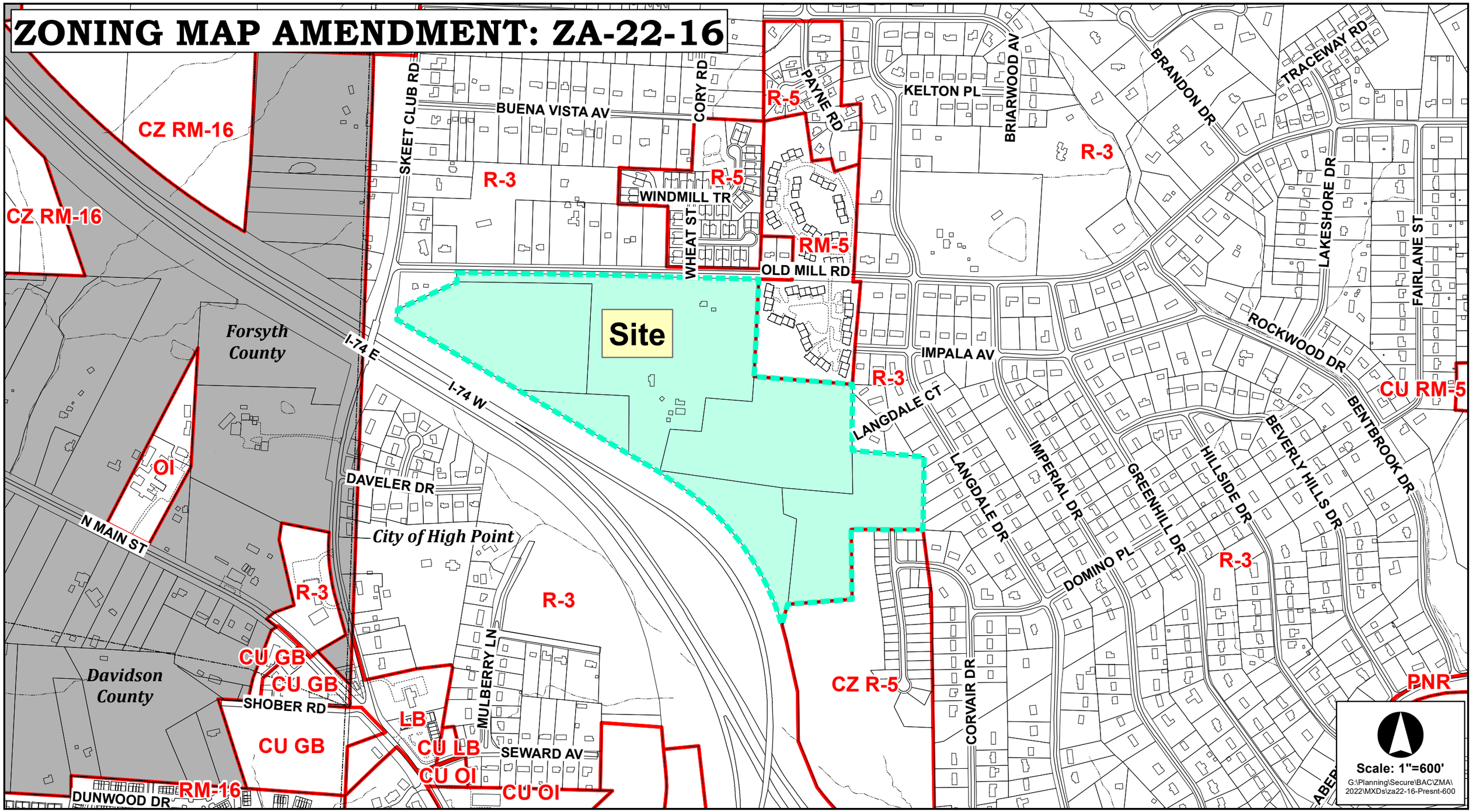
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

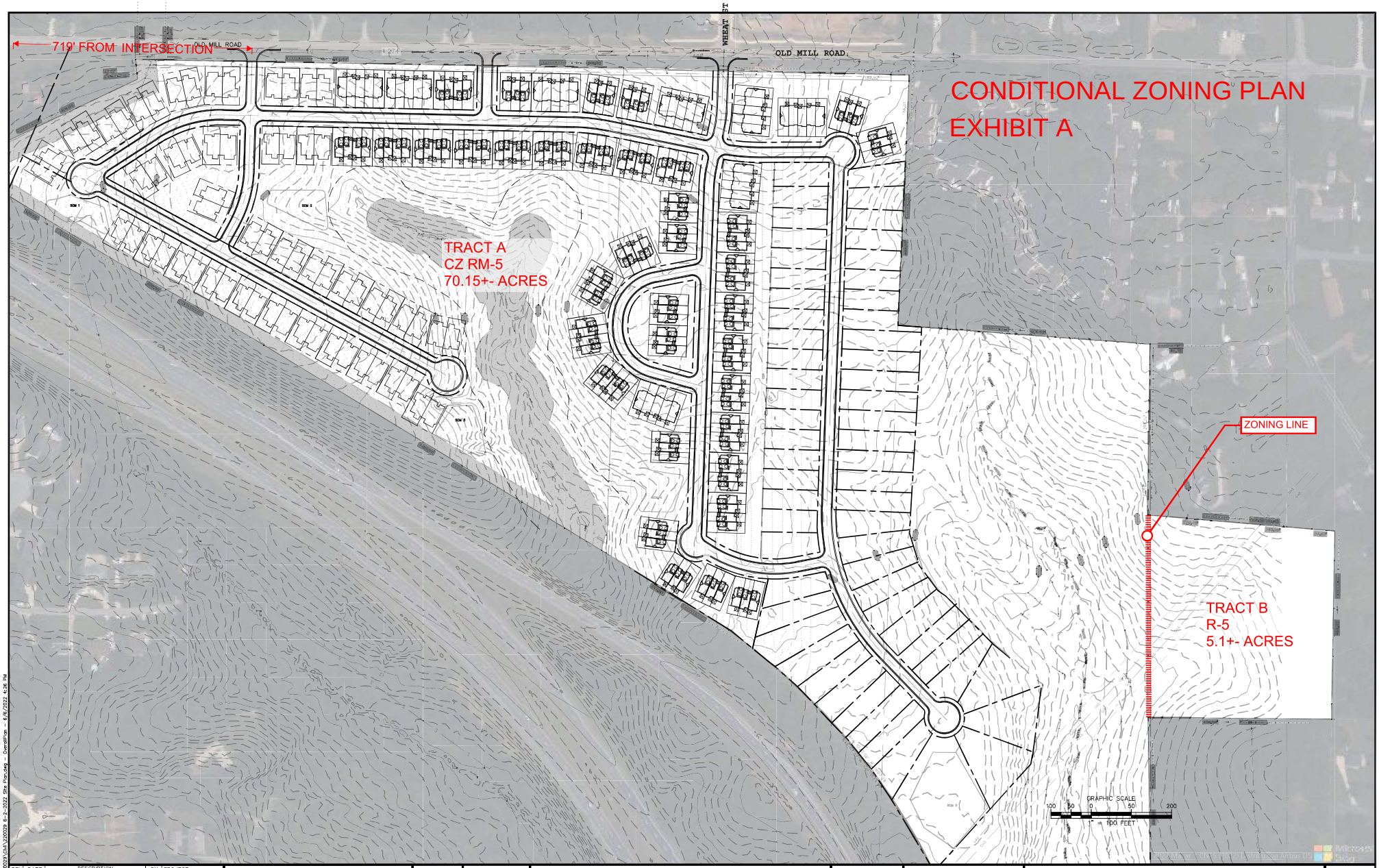
LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-16
Applicant: Leoterra Development, Inc.



ZONING MAP AMENDMENT: ZA-22-16





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

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

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SITE CONCEPT PLAN 6-2-2022
OLD MILL AND SKEET CLUB
LEO TERRA DEVELOPEMENT
HIGH POINT, NORTH CAROLINA

SHEET NO.
OF____

DRAWING NAME: P:\2022\220023\Civil\220023 6-2-2022 Site Plan.dwg – OverallPlan – 6/6/2022 6:26 PM

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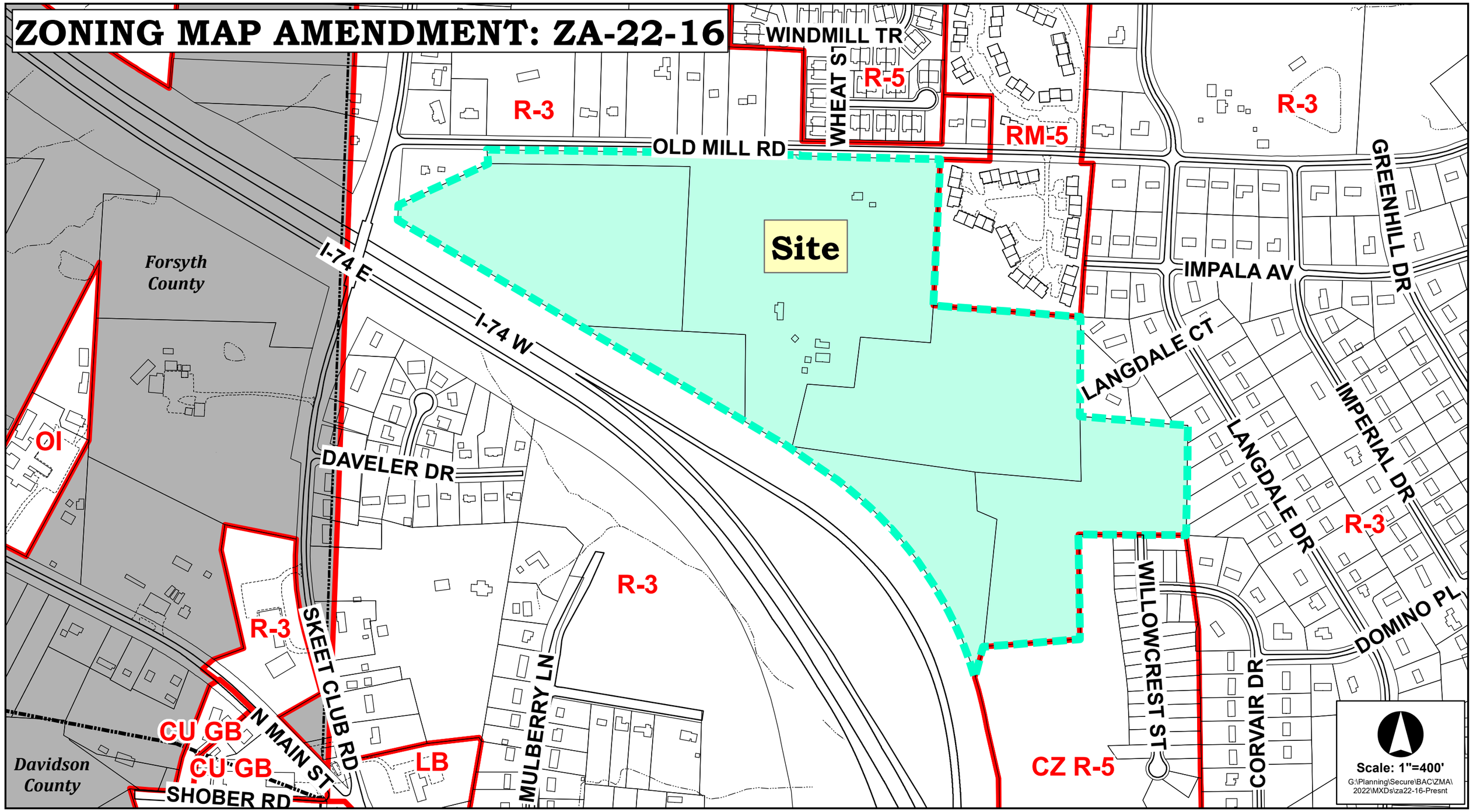

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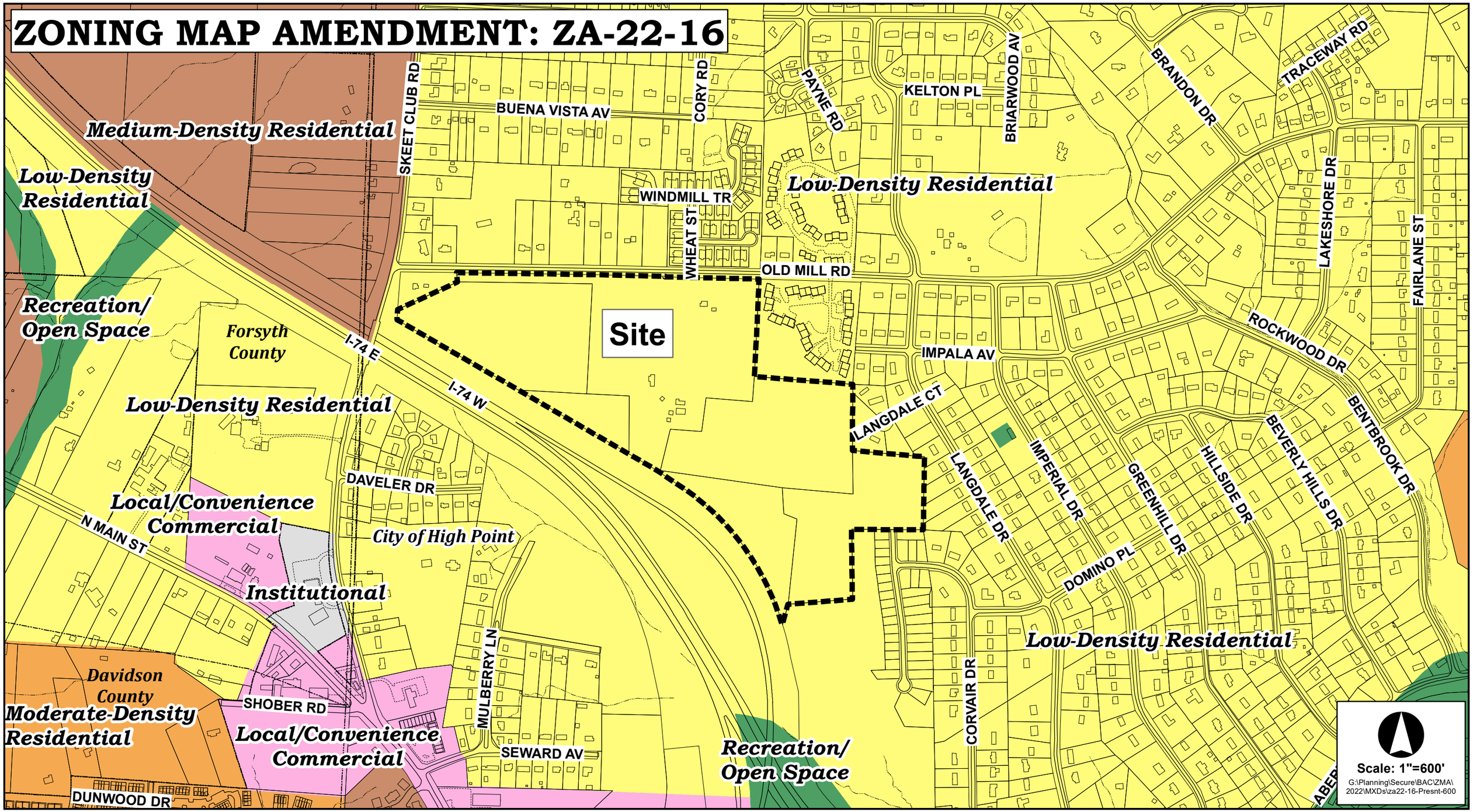

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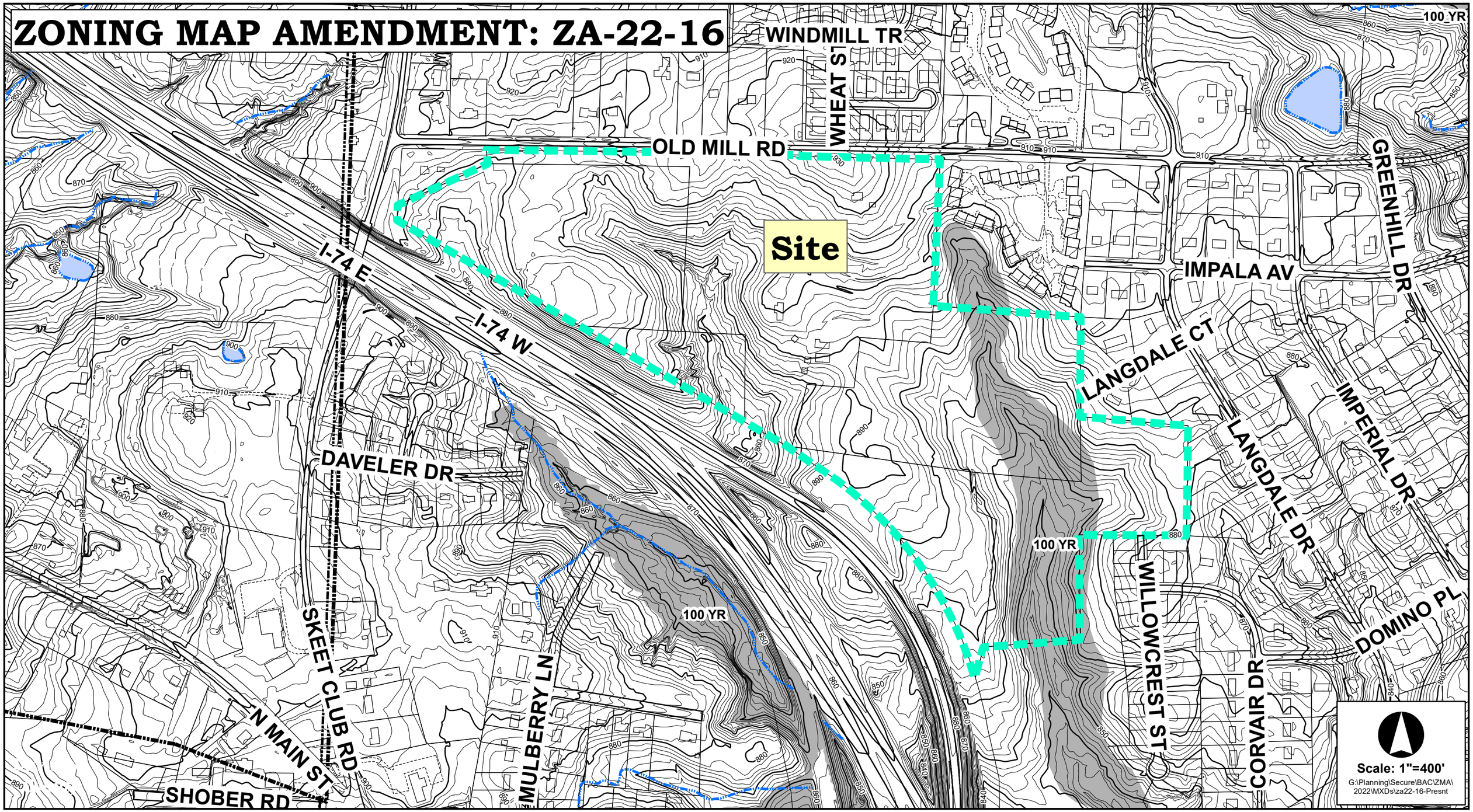

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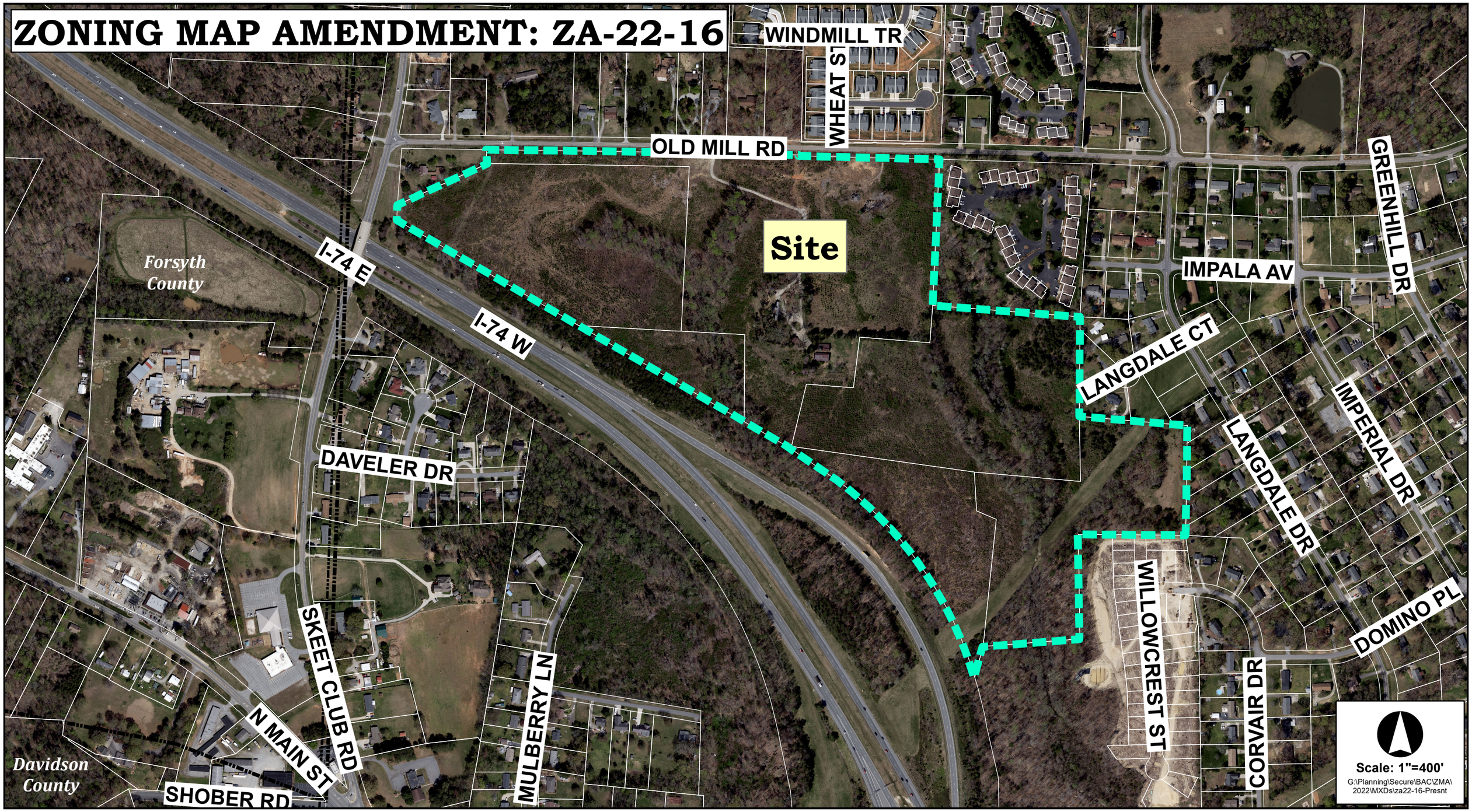


AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 28, 2022 and before the City Council of the City of High Point on July 18, 2022 regarding **Zoning Map Amendment Case 22-16 (ZA-22-16)** 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 June 18, 2022, for the Planning and Zoning Commission public hearing and on June 6, 2022 and June 16, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **July 18, 2022**.

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

SECTION 1.

A. The zoning site is approximately 75.3 acres, located along the south side of Old Mill Road and east of Skeet Club Road. The property is also known as Guilford County Tax Parcels 198447, 198448, 198533, 198535, 198546 and 198707.

B. That the Official Zoning Map of the City of High Point be amended to establish the following described area as follows:

1. Tract A: **Conditional Zoning Residential Multifamily – 5 (CZ RM-5) District**
   Approximately 70.15 acres lying east of Skeet Club Road and South of Old Mill Road. The tract consists of Guilford County Tax Parcels 198535, 198533, 198546, 198447, 198707 and the western half of tax parcel 198448.

2. Tract B: **Residential Single Family – 5 (R-5) District**
   Approximately 5.15 acres lying north of Willowcrest Street. The tract consists of the eastern half of Guilford County Tax Parcel 198448 (portion). The tract is more specifically described as follows:

   Commencing from an existing concrete monument, said concrete monument being in the western line of Corvair HP, LLC, Parcel No: 198449 (Deed Book 8311, Page 1221) and being located in the northern right of way of U.S. 311 Highway; Thence along the

western line of said Corvair HP and the northern right of way of said U.S. 311 with a curve to the left, having a radius of 1,607.39 feet, an arc length of 220.98 feet and a chord bearing and distance of, N 13°36'48" W 220.80 feet to a new iron pin, said iron pin being a point in the western line of said Corvair HP, being located in said U.S. 311 northern right of way, and being the southernmost corner of Frogs Haven Limited Partnership, Parcel No: 198447 (Deed Book 5127, Page 2077); Thence leaving said U.S. 311 northern right of way, along the western line of said Corvair and along the southern line of said Frogs Haven (Parcel No: 198447), N 15°23'49" E 135.27 feet to an existing iron pin, said iron pin being a point in the easer line of said Frogs Haven (Parcel No: 198447), a point in the northern line of said Corvair HP and being the southwest corner of Frogs Haven Limited Partnership, Parcel No: 198448 (Deed Book 2127, Page 2077); Thence leaving said Frogs Haven (Parcel No: 198447), along a northern line and western line of said Corvair HP and along a southern and western line of said Frogs Haven (Parcel No: 198448) the following two (2) courses and distances; 1) S 85°29'08" E 413.25 feet to a new iron pin; 3) N 00°35'04" W 446.31 feet to an existing iron pin, said iron pin being a northwest corner of said Corvair HP, being located in the eastern line of said Frogs Haven (Parcel No: 198448) and being the Point of **Beginning**; Thence leaving said Corvair HP and crossing into said Frogs Haven (Parcel No: 198448) with a new line; N 00°13'00" W 503.81 feet to a new iron pin, said iron pin being a northwest corner of said Frogs Haven (Parcel No: 198448), being the southwest corner of Wagoner Properties I, LLC, Parcel No: 198041 (Deed Book 8131, Page 556 and Plat Book 32, Page 15 – Lot 15) and being a southeast corner of Frogs Haven Limited Partnership, Parcel No: 198707 (Deed Book 5127, Page 2077); Thence leaving said Frogs Haven (Parcel No: 198707) along and leaving said Wagoner Properties southern line and Colonial Pipeline Company, Parcel No: 198040 (Deed Book 2066, Page 154 and Plat Book 32, Page 15 – Lot 16) and along Thomas L. and Betty Lou Blount, Parcel No: 198037 (Deed Book 3803, Page 1521 and Plat Book 32, Page 15 – Lot 19), S 85°05'06" E 468.50 feet to an existing concrete monument, said monument being a western corner of said Blount and being the northeast corner of said Frogs Haven (Parcel No: 198448); Thence along an eastern line of said Frogs Haven (Parcel No: 198448), along and leaving said Blount western line and along and leaving Darryl Thomas Hunter, Parcel No: 198036 (Deed Book 7909, Page 1335 and Plat Book 32, Page 15 – Lot 20), Warren Edward and Mary Jo Hamilton, Parcel No: 198035 (Deed Book 8085, Page 429 and Plat Book 32, Page 15 – Lot 21), Walter L. and Susan S. Grayson, Parcel No: 198034 (Deed Book 6333, Page 3041 and Plat Book 32, Page 15 – Lot 22) western lines and along Michael E. and Diane B. Craven, Parcel No: 198033 (Deed Book 7634, Page 883 and Plat Book 32, Page 15 – Lot 23) western line, S 01°01'17" W 468.03 feet to an existing concrete monument, said monument being the southwest corner of said Grayson, the northwest corner of Jeremy and Elizabeth Abbott, Parcel No: 198024 (Deed Book 7577, Page 699 and Plat Book 36, Page 29 – Lot 25), a southeast corner of said Frogs Haven (Parcel No: 198448) and being the northeast corner of Corvair HP; Thence leaving said Hamilton and said Abbott and along a southern line of said Frogs Haven (Parcel No: 198448) along the northern line of said Corvair HP, N 89°27'41" W 456.55 feet to the Point of **Beginning**, Containing 5.15± Acres.

SECTION 2

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

Part I. USES:

A. Permitted Uses:

1. Tract A - Any uses allowed in the Residential Multifamily – 5 (RM-5) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

2. Tract B - Any uses allowed in the Residential Single Family – 5 (R-5) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. Prohibited / Restricted Uses:

1. Tract A: The Multi-family dwelling use type (Household Living Use Category), as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Conditional Zoning Plan (Exhibit A): The purpose of the conditional zoning plan is to illustrate the location and acreage of Tracts A and B of the zoning site.

2. Density
   a. Tract A – A maximum of 300 dwelling units shall be permitted.
   b. Tract B – A maximum of 20 dwelling units shall be permitted.

B. Tract A (mixture of Household Living use types): The single-family detached dwelling use type shall be located within a contiguous area that is solely dedicated to that use type.

C. Landscaping, Buffers, and Screening:

1. Tract A: A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire length of the Skeet Club Road frontage and the entire length of the Old Mill Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.

D. Transportation Conditions.

1. Traffic Impact Analysis (TIA): Reference within this ordinance to Site Access 1, Site Access 2 and Site Access 3 shall be as shown within the TIA (Traffic Impact Analysis), prepared by Davenport Engineering, March 31, 2022; revised May 27, 2022 (Prepared for Leoterra Project #: 2200118).

2. Right-of-way Dedication

   a. Old Mill Road – As part of development permit approval the property owner shall dedicate forty-two (42) feet of right of way, as measured from the centerline of Old Mill Road, along the entire Old Mill Road frontage of the zoning site.

3. Access:

   a. Access (Old Mill Road): Three (3) points of access will be allowed to Old Mill Road. Site Access 1 and Site Access 2 location will be determined during the plan review process. Site Access 3 shall be located at the existing intersection of Old Mill Road and Wheat Street.

4. Improvements

   a. Intersection of Old Mill Road at Skeet Club Road (SR 1820):
      i. As part of development permit approval, the property owners shall provide/install a northbound right turn lane along Skeet Club Road with one-hundred and twenty-five (125) feet of storage and appropriate taper.
      ii. As part of development permit approval, the property owners shall provide/install a southbound left turn lane along Skeet Club Road with one-hundred (100) feet of storage and appropriate taper.
      iii. As part of development permit approval, the property owner shall provide/install a westbound left turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper.

   b. Intersection of Old Mill Road and Site Access 1 and Access 2:
      As part of development permit approval, the property owner shall provide/install an eastbound right turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper. Also, at each of these access points a westbound left turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper.

   c. Intersection of Old Mill Road and Wheat Street/Site Access 3:
      As part of development permit approval, the property owner shall provide/install and eastbound turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper. Also, an eastbound

and westbound left turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper.

5. Other Transportation Conditions:
The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The **18th** day of **July, 2022**

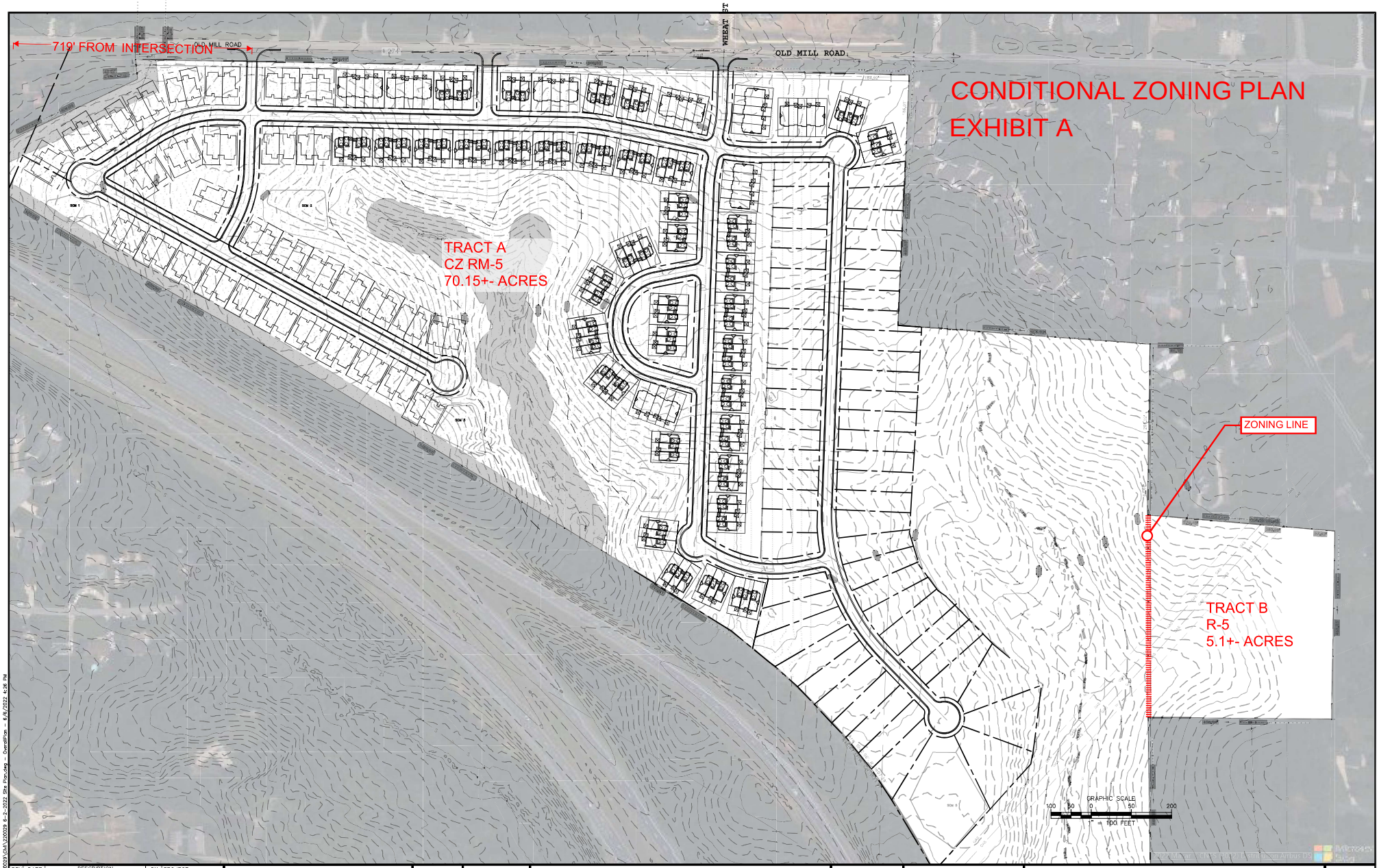
By: _____

Jay W. Wagner, Mayor

ATTEST:

_____

Lisa B. Vierling, City Clerk



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HIGH POINT, NORTH CAROLINA

SHEET NO.
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DRAWING NAME: P:\2022\220023\Civil\220023 6-2-2022 Site Plan.dwg – OverallPlan – 6/6/2022 6:26 PM

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

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

DAVENPORT

Original: March 31, 2022
Revised: May 27, 2022

TRANSPORTATION IMPACT ANALYSIS

Old Mill Road Development

High Point, NC

Prepared for Makson

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Project #: 220018

Transportation Impact Analysis

Old Mill Road Development
High Point, NC

Prepared for Makson
Original: March 31, 2022
Revised: May 27, 2022

Analysis by: Samuel Starks

Drafting/Graphics by: Samuel Starks

Reviewed by: Frank Amenya, P.E., PTOE
Dionne C. Brown, P.E

Sealed by: Frank Amenya, P.E., PTOE

SEAL

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Transportation Impact Analysis
Old Mill Road Development
Prepared for Makson Incorporated
Original: March 31, 2022
Revised: May 27, 2022

Executive Summary

The purpose of this report is to assess the transportation impact of the proposed Old Mill Road Development in High Point, NC. The proposed residential development will be located on a parcel of land southeast of the intersection of Skeet Club Road and Old Mill Road, bounded by Old Mill Road to the north and Interstate 74 to the southwest. A transportation impact analysis (TIA) was completed in March 2022, however, a change in the development of the site required an updated TIA. This TIA now considers up to 96 single-family detached houses, 173 townhomes, and 64 duplexes. This study analyzed three (3) new access points to be located along Old Mill Road.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 11th Edition), this development has a trip generation potential of 2,677 daily trips, with 200 new AM peak hour trips and 240 new PM peak hour trips.

Capacity Analysis and Recommendations

This analysis has been conducted based on the High Point Department of Transportation (HPDOT) and North Carolina Department of Transportation (NCDOT) guidelines and has identified the potential traffic impacts of this development. Overall, the analysis indicates LOS C or better can be expected at all study intersections with the improvements in place during the future build peaks. With these improvements, there is adequate capacity on the road network to handle the traffic generated by this proposed development.

At the intersection of Skeet Club Road at Old Mill Road, a northbound right turn lane and southbound left turn lane is recommended on Skeet Club Road. A westbound left turn lane is also recommended on Old Mill Road

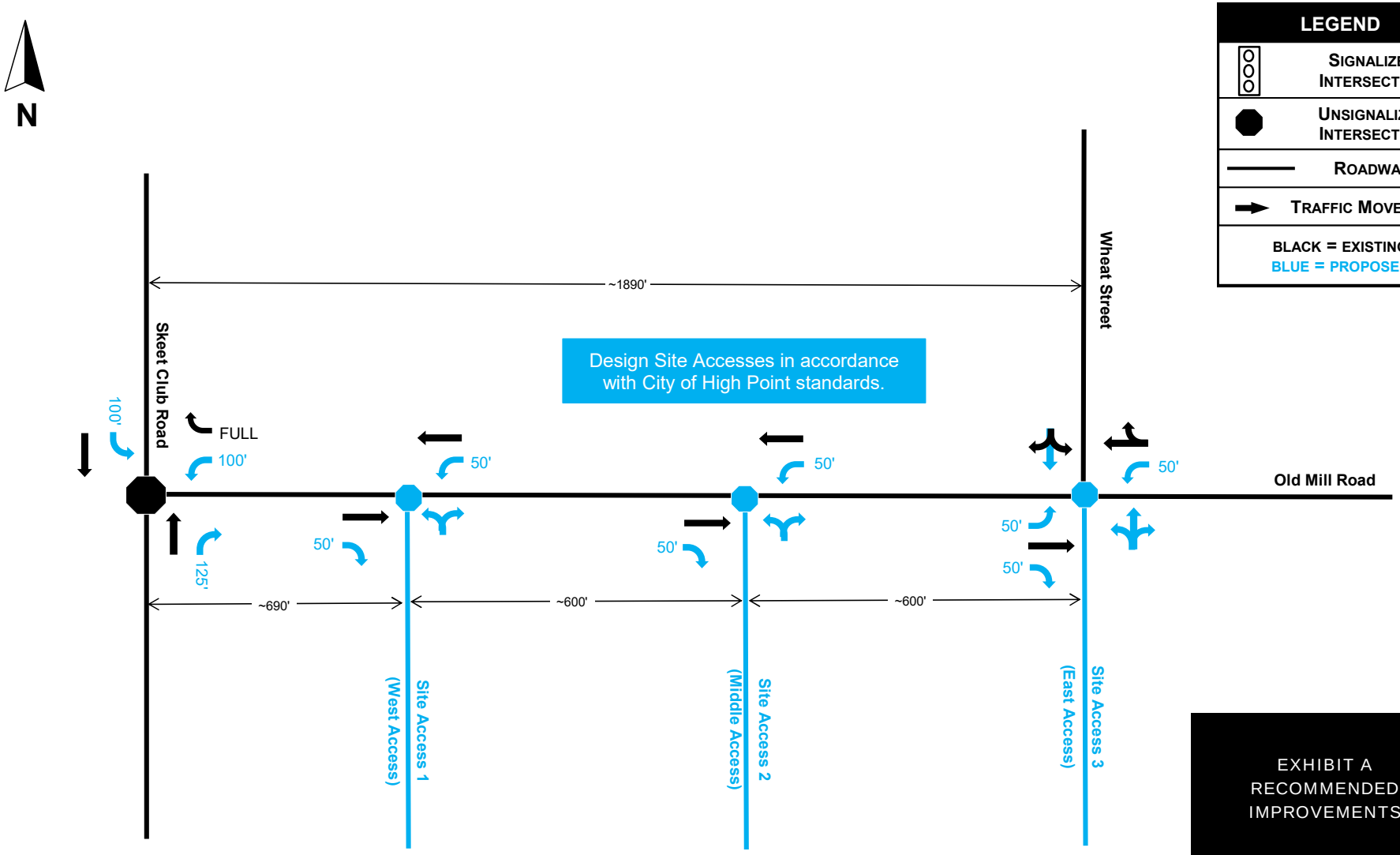
At the proposed site accesses, left and right turn lanes are recommended. With these improvements in place, better and more efficient ingress will be allowed into the site.

Conclusion

This TIA was performed in order to assess transportation impacts of the proposed site as well as background traffic. The analysis documented here indicates that the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The exact layout of the site will need to be coordinated during the site plan review process. The recommended improvements for the

development are summarized in Table A and illustrated in Exhibit A. Please note that the access points to the site are recommended to be designed according to HPDOT standards as applicable.

Table A – Recommended Improvements Summary	
INTERSECTION	RECOMMENDATIONS
Skeet Club Road at Old Mill Road	• Provide a northbound right turn lane along Skeet Club Road with 125 feet of storage and appropriate taper. • Provide a southbound left turn lane along Skeet Club Road with 100 feet of storage and appropriate taper. • Provide a westbound left turn lane along Old Mill Road with 100 feet of storage and appropriate taper.
Old Mill Road at Site Access 1 (West Access)	• Provide a westbound left turn lane along Old Mill Road with 50 feet of storage and appropriate taper. • Provide an eastbound right turn lane along Old Mill Road with 50 feet of storage and appropriate taper. • Design site access to HPDOT standards.
Old Mill Road at Site Access 2 (Middle Access)	• Provide a westbound left turn lane along Old Mill Road with 50 feet of storage and appropriate taper. • Provide an eastbound right turn lane along Old Mill Road with 50 feet of storage and appropriate taper. • Design site access to HPDOT standards.
Old Mill Road at Wheat Street and Site Access 3 (East Access)	• Provide a westbound left turn lane along Old Mill Road with 50 feet of storage and appropriate taper. • Provide an eastbound left turn lane along Old Mill Road with 50 feet of storage and appropriate taper. • Provide an eastbound right turn lane along Old Mill Road with 50 feet of storage and appropriate taper. • Design site access to HPDOT standards.



LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING BLUE = PROPOSED

EXHIBIT A
RECOMMENDED IMPROVEMENTS

OLD MILL ROAD DEVELOPMENT
HIGH POINT, NC

PROJECT NUMBER 220018

DAVENPORT

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FIGURE 2B
SITE VICINITY MAP

STUDY INTERSECTIONS
EXISTING
PROPOSED

Neighborhood Communications Report

Leoterra Development, Inc.
Old Mill Road and Skeet Club and I-74

Submitted by
Thomas E. Terrell, Jr.
June 9, 2022

1. Invitation

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

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

2. Pre-meeting Communications

Several neighbors contacted Ms. Kim Crouch for a link to the meeting.

3. Neighborhood Meeting

A virtual meeting was held between 5:00 and 6:10 on June 8, 2022. In attendance from the community were Sherry Roach, Michael Gay, John [no last name on screen], Tammy Williams, Terry Green, Linda Sikes, Dave Bristol, and Randy and Daneal Hawkins.

From Leoterra were Clay Mize and Alex Carter; Eddie MacEldowney (Davis Martin Powell); Frank Amenya and Sam Starks (Davenport Engineering); Tom Terrell (Fox Rothschild).

Questions related to site plan

Neighbors asked about locations of access, whether there would be a roundabout, how close the homes would be, what the buffer yards would be, whether homes would be for sale; and whether stormwater detention would be in environmentally sensitive areas and how would the streams be protected.

Responses

It was explained that Leoterra's costs did not go down (land acquisition, streets, erosion control, etc.) remained the same, but the great reduction of units meant loss of income that could have otherwise paid for greater landscaping than is now offered. However, what is offered is 20 feet wide planted at "C" rate (2 canopy trees, 3 understory trees, and 6 shrubs per 100 feet). Stormwater detention would not be in environmentally sensitive areas and standard buffers would be left for streams.

Although all Leoterra's projects with one exception have been homes for sale, no promise was made – as was made previously – that the homes would be for sale. It was explained that great reductions in density to please neighbors changed the project's economics, and if build-to-rent was a better option for the developer when the time came to make that decision, that's what the decision would be.

Whether homes were "really close" was not a matter that should concern neighbors because every person who chooses to live in these homes will have made the choice on their own that the setbacks are OK with them.

Questions Related to Transportation

Neighbors asked about the roundabout and if the most recent developments and approved subdivisions were included in the TIA.

Responses

The roundabout still might be required by the city because neighbors complained about existing vehicle speeds, but this site plan shows three access points without a roundabout. Yes, all new approvals were included in the TIA.

It was also noted that with these turn lanes by Leoterra, vehicle waiting times at Skeet Club and Old Mill *would be improved, not made worse*.

Questions Related to Engineering

Questions were asked whether water pressure in existing homes would go down.

Response

Leoterra had to meet minimum standards to meet fire code, and it was not anticipated that other homes would be affected.

Other Questions

How many bedrooms per unit? When would development occur? What would building heights be?

Responses

Two to four bedrooms per unit; land would be cleared within 90 to 120 days after approval; and building heights would be governed by same standards as surrounding areas.

Exhibit A

Fox Rothschild LLP
ATTORNEYS AT LAW

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

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

May 27, 2022

Dear Neighbor,

I write to inform you that there will be a public hearing before the High Point Planning & Zoning Commission on June 28 to review a revised development proposal by Leoterra Development for the 74 acres adjoining Interstate 74, Skeet Club and Old Mill Roads. A required statement written by the City of High Point is enclosed.

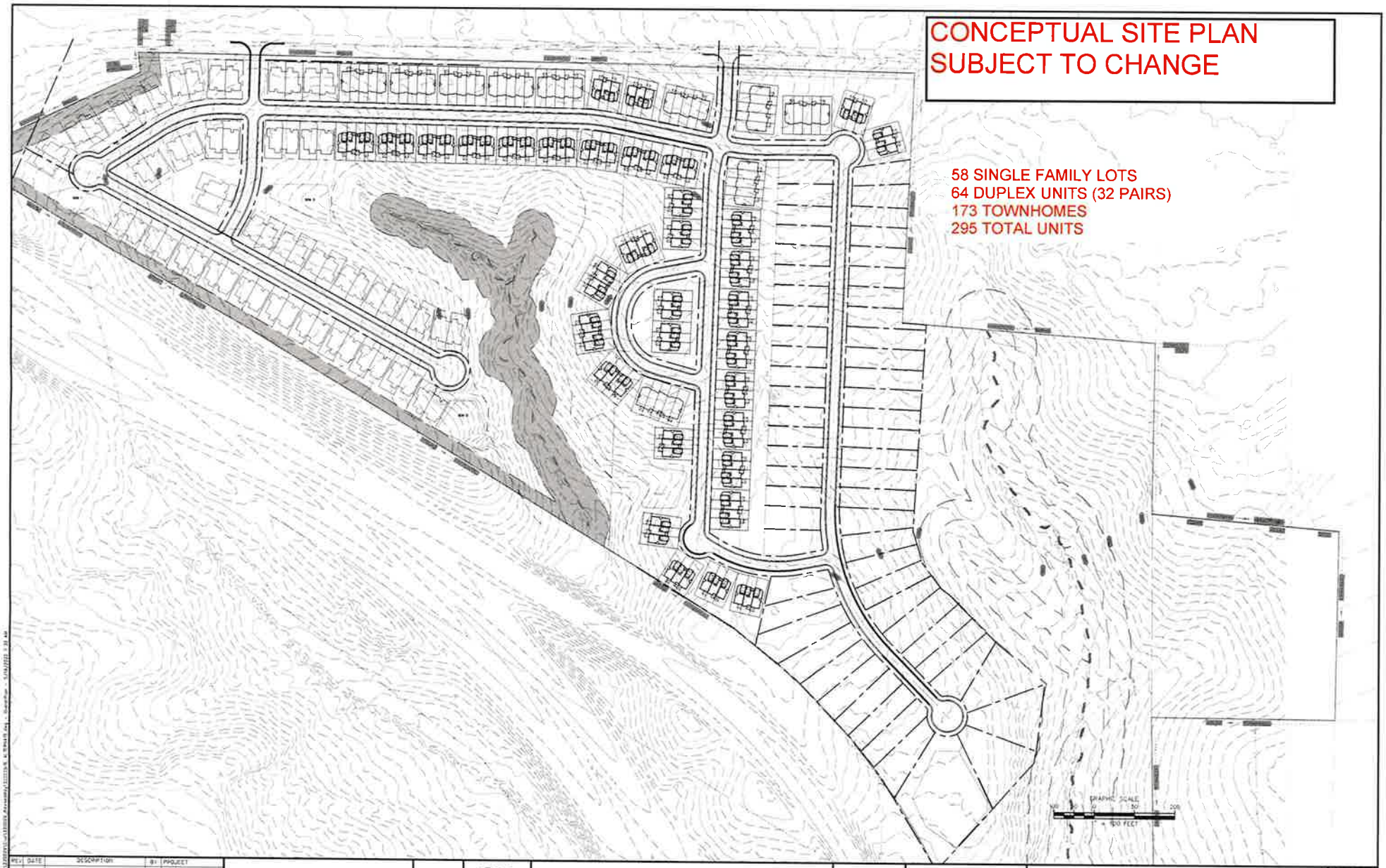
Also enclosed is a conceptual site plan. Apartments have been removed and are not allowed under the new proposed zoning of CD-RM-5; the density has been greatly reduced by approximately 150 units; and Leoterra will not agree to construct a roundabout, although this was a request of HPDOT. Zoning conditions offered include density limitation of 4.5 units per acre.

If you would like to learn more about this project, Leoterra will host a virtual meeting June 8 between 5:00 and 6:00. To participate in this meeting, please type the following link into your web browser: https://foxrothschild2.webex.com/meet/tterrell. Alternatively, email Kim Crouch at kcrouch@foxrothschild.com and she will send you a link you can click on.

Sincerely,

Tom Terrell

Thomas E. Terrell, Jr.



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SHEET NO.
OF___

City of High Point

Citizen Information Meetings

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

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

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

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

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

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

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

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

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

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

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

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

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Revised 09-05-17

Exhibit B

ABBOTT, ELIZABETH;ABBOTT, JEREMY
3506 CORVAIR DR
HIGH POINT NC 27265

ALLEN, SHERRY O;MCNEILL, RANDY L
140 CORNMEAL CV
HIGH POINT NC 27265

ANNAN, CYNTHIA
3701 WHEAT ST
HIGH POINT NC 27265

AUSTIN, JANE E
144 OLD MILL RD APT B
HIGH POINT NC 27265

BAER, TERRY BOWMAN;BAER, MICHAEL JAY
138 OLD MILL RD APT A
HIGH POINT NC 27265

BEAN, CYNTHIA SEAGRAVES
148 OLD MILL RD APT C
HIGH POINT NC 27265

BENTLEY, EDITH G
146 OLD MILL RD APT B
HIGH POINT NC 27265

BILLIU, JEFFREY ALLEN;PUCKETT, POLLY ANN
115 OLD MILL RD
HIGH POINT NC 27265

BLOUNT, THOMAS L
3521 LANGDALE DR
HIGH POINT NC 27265

BOYLAN, JACQUELINE D
137 CORNMEAL CV
HIGH POINT NC 27265

BRISTOL, CHERYL;BRISTOL, DAVID R
3703 WHEAT ST
HIGH POINT NC 27265

BRYSON, RAYMOND A
3710 AZALEA CT
HIGH POINT NC 27265

BURKHART, KATRINA;BURKHART, NATHAN DEAN
129 DAVELER DR
HIGH POINT NC 27265

BURRELL, BRYANT ANTHONY
125 DAVELER DR
HIGH POINT NC 27265

BYRNE, DENIS S
204 SKEET CLUB RD
HIGH POINT NC 27265

CAMPBELL, PHYLLIS Y
128 DAVELER DR
HIGH POINT NC 27265

CANNON, BILL LEE;CANNON, SANDRA C
136 OLD MILL RD APT A
HIGH POINT NC 27265

CASTILLO, EDDA E
148 OLD MILL RD UNIT D
HIGH POINT NC 27265

CHAFEE, CHARLES R
134 OLD MILL RD APT A
HIGH POINT NC 27265

COLONIAL PIPELINE CO
PO BOX 18855
ATLANTA GA 30326

CORVAIR HP LLC
348 N ELM ST
GREENSBORO NC 27401

COX, BARBARA A;SHELDEN, NANCY L
3712 AZALEA CT
HIGH POINT NC 27265

CRAVEN, DIANE B;CRAVEN, MICHAEL E
3513 LANGDALE DR
HIGH POINT NC 27265

DAMERON, ELIZABETH
140 OLD MILL RD UNIT A
HIGH POINT NC 27265

Davis James B
201 Skeet Club RD
High Point NC 27265 NC 27265

DEADMON, TIMOTHY MARK;DEADMON, JENNIFER HAMILTON
138 OLD MILL RD APT B
HIGH POINT NC 27265

DOLLAR, PATRICE G
3709 WHEAT ST
HIGH POINT NC 27265

DREHER, DOUGLAS K;DREHER, CAROL A
3711 AZALEA CT
HIGH POINT NC 27265

DURHAM, THOMAS E SR
159 OLD MILL RD APT A
HIGH POINT NC 27265

ELDRITH, JANIE A
107 OLD MILL RD
HIGH POINT NC 27265

ELLIOTT, PAUL F;ELLIOTT, JUDY L
306 SKEET CLUB RD
HIGH POINT NC 27265

EUBANKS, KIM R;EUBANKS, EDWARD M JR
3707 AZALEA CT
HIGH POINT NC 27265

FKH SFR PROPCO J LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

FLORES, CHRISTOPHER JAIME ANDRADE;VANEGAS, MISHELLE ALEJANDRA CHICOJ
216 SKEET CLUB RD
HIGH POINT NC 27265

FROGS HAVEN LIMITED PARTNERSHIP
1516 BILTOMORE DR
CHARLOTTE NC 28207

GARCES, MARISSA J;GARCES, NAZARIO P
142 CORNMEAL CV
HIGH POINT NC 27265

GAY, MICHAEL W;GAY, JULIA
3707 WHEAT ST
HIGH POINT NC 27265

GEORGE, MARY LOU
3704 AZALEA CT
HIGH POINT NC 27265

GOLDEN, ROBERT J
153 OLD MILL RD APT B
HIGH POINT NC 27265

GRAY, ASHLEIGH SUZANNE
121 DAVELER DR
HIGH POINT NC 27265

GRAYSON, WALTER L;GRAYSON, SUSAN S
3515 LANGDALE DR
HIGH POINT NC 27265

HALL, MARK ANDREW
519 IMPALA AVE
HIGH POINT NC 27265

HALL, MICHAEL R;HALL, VICKIE S
3708 AZALEA CT
HIGH POINT NC 27265

HALL, SHEILA R
147 CORNMEAL CV
HIGH POINT NC 27265

HAMILTON, ALLEN W;HAMILTON, LINDA L
136 OLD MILL RD APT C
HIGH POINT NC 27265

HAWKINS, RANDY J;HAWKINS, DANEAL W
148 CORNMEAL CV
HIGH POINT NC 27265

HAYES, VICKI R;HAYES, MICHAEL L
3603 LANGDALE DR
HIGH POINT NC 27265

HINKLE, MARGARET R
2100 VAN BUREN ST
HIGH POINT NC 27260

HUBER, MORTON W;HUBER, KYOKO
503 LANGDALE CT
HIGH POINT NC 27265

HUDSON, CHERYL HAMILTON;GEBBIE, DEBORAH HAMILTON;GEBBIE, DAVID ALLEN;HAMILTN, WARREN EDWARD JR;HAILTON, SUSAN BROWN
1669 COOPERS HAWK DR
KERNERSVILLE NC 27284

HUNTER, DARRYL THOMAS
3519 LANGDALE DR
HIGH POINT NC 27265

HUTCHENS, BILLY;HUTCHENS, EVELYN LOUISE
144 OLD MILL RD APT A
HIGH POINT NC 27265

JANNEY, NANCY S
300 SKEET CLUB RD
HIGH POINT NC 27265

JOYCE, KEICHELLE K;JOYCE, REID A
149 HENDERSON DR
THOMASVILLE NC 27360

KENNEDY, CLORESS M L/T;WHITLEY, RENEE KENNEDY;HARVELL, SONJA KENNEDY
3603 GREENHILL DR
HIGH POINT NC 27265

KENNEDY, LAURA ELIZABETH;KENNEDY, ROBERT KENNETH
121 OLD MILL RD
HIGH POINT NC 27261

KOONCE, ELIZABETH M
142 OLD MILL RD UNIT B
HIGH POINT NC 27265

KUYKENDALL, JERRY D
127 OLD MILL RD
HIGH POINT NC 27265

LARA, RODOLFO VELAZQUEZ;JIMENEZ, ESMERALDA SANCHEZ
117 OLD MILL RD
HIGH POINT NC 27265

Ledford Sara M
3832 N Main St
High Point NC 27265 NC 27265

LEOTERRA 311 LLC
110 SHIELDS PARK DR STE A
KERNERSVILLE NC 27284

LUGARICH, TOMISLAV J;EVANS, DOROTEA L
153 OLD MILL RD APT C
HIGH POINT NC 27265

MACON, TYLER
134 OLD MILL RD APT E
HIGH POINT NC 27265

MARTHA L KIRBY REVOCABLE TRUST;KIRBY, MARTHA L TRUSTEE
3501 CORVAIR DR
HIGH POINT NC 27265

MCDOWELL, JEAN T
3516 LANGDALE DR
HIGH POINT NC 27265

MCFALLS, ELAINE MARIE
134 OLD MILL RD APT B
HIGH POINT NC 27265

MCGHEE, LARRY DEAN;MCGHEE, ALICE V
3709 AZALEA CT
HIGH POINT NC 27265

MILL NORTH HOMEOWNERS ASSOCIATION INC
142 CHURCH AVE
HIGH POINT NC 27262

MILLS, TREVOR LOYD;MILLS, JESSICA NICOLE
3504 CORVAIR DR
HIGH POINT NC 27260

MOORE, DAVID O;MOORE, PEGGY B
140 OLD MILL RD APT D
HIGH POINT NC 27265

MOORE, GLORIA JEAN
153 OLD MILL RD APT A
HIGH POINT NC 27265

MULLEN, HENRY E;MULLEN, LYNNE A
3713 WHEAT ST
HIGH POINT NC 27265

NIEVINSKI, LINDA
146 OLD MILL RD APT C
HIGH POINT NC 27265

NOVA TRIAD PARTNERES LLC
206 N SPRUCE ST UNIT 2B
WINSTON SALEM NC 27101

OAKVIEW ESTATES OLD MILL ESTATES HOMEOWNERS ASSN
142 CHURCH AVE
HIGH POINT NC 27262

OGLESBY, JEREMY RUSSELL;OGLESBY, SHELLEY ELIZABETH
522 IMPALA AVE
HIGH POINT NC 27265

PIEDMONT CAROLINA LLC
PO BOX 8622
GREENSBORO NC 27419

PRINCE, ROBERT H;STILES, TORI A
520 IMPALA AVE
HIGH POINT NC 27265

RAY, ROBIN S
3522 LANGDALE DR
HIGH POINT NC 27265

REECE, PATRICIA
521 IMPALA AVE
HIGH POINT NC 27265

RICE, CORDELIA S;RICE, ALBERT R
144 OLD MILL RD APT D
HIGH POINT NC 27265

RICE, RANDY RAY;RICE, DIANE MARIE
3605 LANGDALE DR
HIGH POINT NC 27265

RICH, HOWARD RANDALL;RICH, SONJA C
2302 CANTUS CT
HIGH POINT NC 27262

ROACH, SHERRY C
136 OLD MILL RD APT B
HIGH POINT NC 27265

ROBBINS, DEBORAH
145 OLD MILL RD
HIGH POINT NC 27265

SAMS, JAMES E JR;SAMS, CAROL
138 OLD MILL RD APT C
HIGH POINT NC 27265

SAMUEL, FREDRICK;SAMUEL, REGINA
206 SKEET CLUB RD
HIGH POINT NC 27265

SANFORD, PATRICIA L T/C;SANFORD, WARREN H T/C
136 OLD MILL RD APT D
HIGH POINT NC 27265

SCHUSTER, EDWARD F;SCHUSTER, SUSAN M
141 CORNMEAL CV
HIGH POINT NC 27265

SCOTT, WENDY LEE;WILLIAMS, WIL
3524 LANGDALE DR
HIGH POINT NC 27265

SHARPE, DREAMA ROSE
134 OLD MILL RD APT F
HIGH POINT NC 27265

SIKES, LINDA J
136 CORNMEAL CV
HIGH POINT NC 27265

SIZEMORE, LESTER MARTIN;SIZEMORE, BARBARA ANNE
143 CORNMEAL CV
HIGH POINT NC 27265

SMITH, ANTHONY D;SMITH, DIANE D
124 CLIPPERSHIP DR
HOLDEN BEACH NC 28462

SMITH, GEORGE H III;ADAMS, KAREN M
132 DAVELER DR
HIGH POINT NC 27265

SNIDER, SCOTTY L;SNIDER, RHONDA D
144 OLD MILL RD APT C
HIGH POINT NC 27265

SOUTHARDS, DOROTHY P
134 OLD MILL RD APT C
HIGH POINT NC 27265

STEISS, DARREN C;STEISS, WENDY S
134 CORNMEAL CV
HIGH POINT NC 27265

STEVENS, KENLEIGH Q;BESHEARS, COLT D
146 CORNMEAL CV
HIGH POINT NC 27265

STOCKTON, MARTHA H;STOCKTON, ROBERT WILEY
159 OLD MILL RD APT C
HIGH POINT NC 27265

STONE MILL VILLAGE HOA INC
221 JONESTOWN RD
WINSTON SALEM NC 27104

STUTTS, MICHAEL AARON
140 OLD MILL RD APT B
HIGH POINT NC 27265

TEAGUE, ROBERT L JR;TEAGUE, BARBARA J
148 OLD MILL RD APT B
HIGH POINT NC 27265

TELLEKAMP, NANCY;TELLEKAMP, MICHAEL
140 OLD MILL RD UINIT C
HIGH POINT NC 27265

TENNIS, MICHAEL J
146 OLD MILL RD APT D
HIGH POINT NC 27265

THOMPSON, WENDY C
146 OLD MILL RD APT A
HIGH POINT NC 27265

TRAWETS LLC
101 NEAL PL STE 101
HIGH POINT NC 27262

TUCKER, MELISSA JANE BLAIR
142 OLD MILL RD APT D
HIGH POINT NC 27265

WAGONER PROPERTIES I LLC
714 CARRIAGE HILL RD
SIMPSONVILLE SC 29681

WALKER, FRANKIE GAIL
134 OLD MILL RD APT D
HIGH POINT NC 27263

WEBER, KATHRYN C
149 CORNMEAL CV
HIGH POINT NC 27265

WILKINSON, DALE L;WILKINSON, LILA D
142 OLD MILL RD APT A
HIGH POINT NC 27265

WILLIS, JANE F;WILLIS, JERRY
135 CORNMEAL CV
HIGH POINT NC 27265

WILSON, CURTIS E;WILSON, EVELYN A
PO BOX 2141
HIGH POINT NC 27261

WILSON, DONNA RAE
125 OLD MILL RD
HIGH POINT NC 27265

WITCHER, BETTY STEELE L/T;WITCHER, JAMES WILLIAM L/T;JOHNSON, ANGELA W;LANIER, SUSAN W;WITCHER, RICHARD D
3509 LANGDALE DR
HIGH POINT NC 27265

WOOD, SHARON H
142 OLD MILL RD APT C
HIGH POINT NC 27265

WRIGHT, CONNIE JO;WRIGHT, JUSTIN DEAN;WRIGHT, ALAN SHANE
159 OLD MILL RD APT B
HIGH POINT NC 27265

HIGH POINT CITY COUNCIL
SPECIAL MEETING
JUNE 21, 2022 – 5:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

ROLL CALL

Mayor Pro Tem Peters called the meeting to order at 5:01 p.m.

She then called the roll for attendance. The following council members were present:

Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt Moore, At Large; Council Member Tyrone Johnson, At Large [arrived at 5:26 p.m.]; Council Member Cyril Jefferson, Ward 1 [5:10]; Council Member Christopher Williams, Ward 2 [5:12]; Council Member S. Wesley Hudson, Ward 4; Council Member Victor Jones, Ward 5
and Council Member Michael Holmes, Ward 6

Absent:

Mayor Jay W. Wagner

Staff present:

Tasha Long Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Sandy Dunbeck, Economic Development Director; Montana Brown, Economic Development Manager; and Mary S. Brooks, Deputy City Clerk

PRESENTATION OF ITEMS

2022-304 **Closed Session-Economic Development**

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development.

At 5:03 p.m., Council Member Hudson moved to enter Closed Session pursuant to N.C. General Statute 143-318.11(a)(4) for Economic Development. Council Member Holmes made a second to the motion which carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

DRAFT

Upon reconvening into Open Session at 5:33 p.m., Mayor Pro Tem Peters announced there would be no action taken as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 5:35 p.m. upon motion by Council Member Hudson and second by Council Member Johnson.

Respectfully Submitted,

_____
Monica Peters, Mayor Pro Tem

Attest:

_____
Mary S. Brooks, CMC
Deputy City Clerk

DRAFT

HIGH POINT CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 21, 2022 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Peters called the meeting to order at 5:40 p.m. She then called for a Moment of Silence; and the Pledge of allegiance followed.

Upon call of the roll, the following Council Members were Present (8):

Mayor Pro Tem Monica Peters, Ward 3; Council Member Christopher Williams, Ward 2; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

Absent (1) Mayor Jay W. Wagner

FINANCE COMMITTEE - Britt Moore, Chair

Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on June 16, 2022, and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.

Council Member Moore then moved approval of all matters on the Finance Committee Consent Agenda. Council Member Hudson made a second to the motion. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

DRAFT

CONSENT AGENDA ITEMS

2022-291 **Contract - WESCO Distribution, Inc. - Residential Style Transformers**

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of $1,049,540 based on pressing need for the purchase of 100 transformers (50 - 50kVA, 20 - 75kVA and 30 - 100kVA) to be installed around the city electric footprint on various projects.

A motion was made by Council Member Moore, seconded by Council Member Hudson to approve a contract to WESCO Distribution, Inc. in the amount of $1,049,540 based on pressing need for the purchase of 100 transformers (50 - 50kVA, 20 - 75kVA and 30 - 100kVA) to be installed around the city electric footprint on various projects. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

2022-292 **Contract-Change Order #4 - Garney Companies, Inc. - Richland Creek Sewer Outfall - Aerial Sewer Pipe Replacement Project**

City Council is requested to approve Change Order No. 4 with Garney Companies Inc. in the amount of $123,421.99 for additional diesel driven pumps with related piping, fuel, labor, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project.

A motion was made by Council Member Moore, seconded by Council Member Hudson to. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

2022-293 **Contract - Capital Project Ordinance - Dewberry Engineers, Inc. - Whites Mill Lift Station Upgrade**

City Council is requested to award a contract to Dewberry Engineers, Inc. in the amount of $442,700 for professional engineering services to design the upgrade improvements to the Whites Mill lift station, force main, and La Salle Drive Siphon.

A motion was made by Council Member Moore, seconded by Council Member Hudson to approve Change Order No. 4 with Garney Companies Inc. in the amount of $123,421.99 for additional diesel driven pumps with related piping, fuel, labor, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project. The motion carried by the following 8-0 unanimous vote:

DRAFT

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

2022-294 **Contract - SumTotal Workforce Management System (WFM)- Three Year Renewal**

City Council is requested to approve a three (3) year contract renewal in the amount of $420,000 between the City of High Point and SumTotal Workforce Management application, (referred to as SumTotal) as the third-party administrator for the City's time & attendance software vendor and that the appropriate City official and/or employee be authorized to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Council Member Hudson to approve a three (3) year contract renewal in the amount of $420,000 between the City of High Point and SumTotal Workforce Management application, (referred to as SumTotal) as the third-party administrator for the City's time & attendance software vendor and that the appropriate City official and/or employee be authorized to execute all necessary documents. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

2022-295 **Total Quality Logistics, LLC - One NC Grant - Pass Through**

City Council is requested to authorize a pass through of $39,500 in performance-based incentives from the State of North Carolina in One NC grant funds to Total Quality Logistics LLC.

A motion was made by Council Member Moore, seconded by Council Member Hudson to authorize a pass through of $39,500 in performance-based incentives from the State of North Carolina in One NC grant funds to Total Quality Logistics LLC. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

DRAFT

2022-296 **Establish Public Hearing - 2019 Edward Byrne Memorial Justice Assistance Grant Funding - JAG**

City Council is requested to establish a public hearing date of Monday, July 18th at 5:30 p.m. for the purpose of receiving public comments on the funding for the 2019 Edward Byrne Memorial Justice Assistance Grant Funding.

A motion was made by Council Member Moore, seconded by Council Member Hudson to establish a public hearing date of Monday, July 18th at 5:30 p.m. for the purpose of receiving public comments on the funding for the 2019 Edward Byrne Memorial Justice Assistance Grant Funding. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

2022-302 **Incentive Payment - Elliott Sidewalk Communities - 275 N. Elm Street**

City Council is requested to approve an incentive payment to Elliott Sidewalk Communities in the amount of $108,000 for 275 N. Elm Street.

A motion was made by Council Member Moore, seconded by Council Member Hudson to approve an incentive payment to Elliott Sidewalk Communities in the amount of $108,000 for 275 N. Elm Street. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

PLANNING & DEVELOPMENT – ***Mayor Pro Tem Peters***

2022-303 **Amendment to Right-Of-Way Encroachment RE-19-0011-Verizon Wireless**

City Council is requested to approve an amendment to a right of way encroachment to change the location of a proposed small wireless facility, as proposed by Verizon Wireless.

Chris Andrews, Interim Planning Director requested to amend the preciously approved encroachment to change the location of a proposed small wireless facility, as proposed by Verizon Wireless.

A motion was made by Council Member Moore, seconded by Council Member Holmes to approve an amendment to a right of way encroachment to change the location of a proposed small wireless facility, as proposed by Verizon Wireless. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

GENERAL BUSINESS AGENDA

2022-297 **Senate Bill 300 - Decriminalization of Local Government Ordinances**

City Council is requested to review and consider amendments to the Code of Ordinances, as required by state law.

Meghan Maguire, Assistant City Attorney stated that under the new statutory language, local governments must amend local ordinances to specifically identify violations that may be enforced criminally. Additionally, the legislation provided a list of ordinances that may no longer impose a criminal penalty. City staff, including but not limited to the City Manager's Office, Police Department, Public Services Department, Planning and Development Department, and City Attorney's Office, had worked together to review the Code of Ordinances and revised as required by Senate Bill 300. On May 26, 2022, this matter went before the Public Safety Committee, and it received a favorable recommendation to go before City Council. The first reading, along with a public hearing, was voted on and approved at the June 6th meeting of council; this is the second reading to review and consider amendments to the Code of Ordinances, as required by state law.

A motion was made by Mayor Pro Tem Peters, seconded by Council Member Hudson to approve the text amendment related to the decriminalization legislation on the second reading because we find that it is neither consistent nor inconsistent with the City's adopted policy guidance and the text amendment is necessary to comply with the State Legislation. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

Ordinance No. 7852/22-71
Ordinance Book Volume XXII, Page 169

2022-298 **Speed Limit Concurrence for Weaver Avenue between Baker Road & Giles Avenue**

City Council is requested to approve North Carolina Department of Transportation's (NCDOT) request for a Letter of Concurrence from the City of High Point regarding ordinance updates for Weaver Avenue between Baker Road and Giles Avenue.

Matt Carpenter, P.E. Traffic Operations Engineer reported that the North Carolina Department of Transportation (NCDOT) was requesting concurrence from the City of High Point regarding a speed limit ordinance update for Weaver Avenue, this would ensure that the posted speed limit matched the most current ordinance for both the City and the NCDOT; and that the Transportation Department is requesting that City Council approve the NCDOT's request for a Letter of Concurrence from the City of High Point regarding ordinance updates for Weaver Avenue between Baker Road and Giles Avenue.

Council Member Moore asked if there was a petition for said request for concurrence. Mr. Carpenter replied "yes"; a petition requesting a 25 mph speed limit for residential streets were completed/submitted.

A motion was made by Council Member Williams, seconded by Council Member Johnson to approve North Carolina Department of Transportation's (NCDOT) request for a Letter of Concurrence from the City of High Point regarding ordinance updates for Weaver Avenue between Baker Road and Giles Avenue.The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

Ordinance No. 7858/22-78
Ordinance Book Volume XXII, Page 175

2022-299 Reappointment - Citizen's Advisory Council - Orel Henry

Council is requested to confirm the reappointment of Orel Henry to the Citizen's Advisory Council; appointment to be effective immediately and will expire May 31, 2024.

Council Member Williams thanked Orel Henry for his service on the Citizen's Advisory Council.

A motion was made by Council Member Williams, seconded by Council Member Moore to confirm the reappointment of Orel Henry to the Citizen's Advisory Council; appointment to be effective immediately and will expire May 31, 2024. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

DRAFT

2022-300 **Appointment - Interim City Clerk - Mary S. Brooks**

Council is requested to confirm the appointment of Mary S. Brooks as the Interim City Clerk effective July 1, 2022.

A motion was made by Mayor Pro Tem Peters, seconded by Council Member Jefferson, to confirm the appointment of Mary S. Brooks as the Interim City Clerk effective July 1, 2022. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

2022-301 **Minutes To Be Approved**

May 16 2022 Special Meeting Minutes
May 16 2022 Regular Meeting Minutes
May 18 2022 Public Safety Committee Meeting Minutes
May 19 2022 Special Meeting Minutes
May 23 2022 Special Meeting Minutes

A motion was made by Council Member Hudson, seconded by Council Member Jones, to approve the preceding minutes as submitted. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Mayor Wagner

REMARKS FROM COUNCIL

Council Member Holmes thanked everyone for their collaboration and support regarding the Juneteenth Celebration; and voiced the importance of spreading awareness, and commemorating this holiday.

Mayor Pro Tem Peters announced that the Miss North Carolina Pageant was in High Point; and spoke to the positive economic impact it had on the city.

Council Member Moore thanked and voiced appreciation for first responders and staff's assistance regarding the storm that occurred in High Point Friday.

DRAFT

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 5:51 p.m. upon motion duly made by Council Member Moore and second by Council Member Jefferson.

Respectfully Submitted,

_____

Monica Peters, Mayor Pro Tem

Attest:

_____

Mary S. Brooks, CMC
Deputy City Clerk

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: Consideration of Funding for Outside Non-Profit Agencies

From: Eric Olmedo, Assistant City Manager

Meeting Date: August 1, 2022

Public Hearing: NA

Advertising Date / Advertised By: N/A

Attachments: Funding Requests

PURPOSE:
The Finance Committee is responsible for reviewing outside agency funding requests to make recommendations to the Council regarding annual funding levels.

BACKGROUND:
Outside non-profit agencies submitted requests in the amount of $980,863. The Finance Committee has not finalized amounts for all applicants. The historic policy has been to allocate 1/3 of one penny of the tax rate to be distributed to the agencies, which is equal to $425,160.

The Finance Committee requests that the City Council consider the recommendations as follows:

D-Up Basketball Fundamentals - $15,000
Greater High Point Food Alliance - $12,000
Helping Hands - $15,000
High Point Arts Council - $80,000
High Point LEAP - $15,000
High Point Rowing - $10,000
Salvation Army Boys and Girls Club - $15,000
Theatre Arts Gallery - $40,000
Triad Food Pantry - $20,000
West End Ministries - $30,000
YWCA of High Point - $30,000
High Point Schools Partnership - $7,500
Friends of John Coltrane - $10,000
Piedmont Triad Film Commission - $7,000

BUDGET IMPACT:
$425,160 was appropriated in the recently approved budget, pending final funding decisions.

RECOMMENDATION / ACTION REQUESTED:
City Council is requested to finalize recommendation for funding the outside agency requests.

City of High Point
Outside Agency Funding Requests
FY 2022-2023

City of HIGH POINT NORTH CAROLINA

	Agency Name	FY2022 Requested Budget	FY2022 Approved Budget	FY2023 Requested Budget	FY2023 Committee Recommend	FY2023 Approved Budget
1	Caring Services	$ 20,000	$ 10,000	$ -	$ -	
2	D-Up Basketball Fundamentals	60,000	10,000	40,000	15,000	
3	Greater High Point Food Alliance	15,000	15,000	12,000	12,000	
4	Helping Hands High Point Inc	35,000	15,000	20,000	15,000	
5	High Point Arts Council	125,000	90,000	125,000	80,000	
6	High Point Discovered	75,000	15,000	60,875	15,000	
7	High Point Leap	25,000	15,000	25,000	15,000	
8	High Point Police Academy Alumni Association	50,000	-	-	-	
9	High Point Rowing	25,000	-	37,500	10,000	
10	Housing Consultants Group	30,000	-	30,000	-	
11	Macedonia Family Resource Center	21,000	21,000	22,000	22,000	
12	Open Door Ministries	20,000	20,000	40,000	25,000	
13	Operation Xcel	19,920	-	21,600	-	
14	Salvation Army/Boys & Girl Club of HP	30,000	15,000	32,500	15,000	
15	Southwest Renewal Foundation	25,000	-	-	-	
16	Theatre Arts Gallery	31,000	31,000	50,000	40,000	
17	Tiny House Community Development Inc	35,388	-	35,388	-	
18	Triad Food Pantry	20,000	20,000	20,000	20,000	
19	West End Ministries	30,000	30,000	30,000	30,000	
20	YWCA of High Point	75,000	25,000	75,000	30,000	
21	High Point School Partnership	-	-	10,000	7,500	
22	Friends of John Coltrane	-	-	15,000	10,000	
23	Piedmont Triad Film Commission	-	-	10,000	7,000	
24	A Simple Gesture	-	-	30,000	-	
25	Triad Adult Day Care Center, Imc	-	-	19,000	-	
26	Carl Chavis YMCA	-	-	200,000	45,000	
27	The Sister Circle International, Inc.	-	-	20,000	-	
	Subtotal:	$ 767,308	$ 332,000	$ 980,863	$ 413,500	$ -

City of High Point

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

Master

File Number: 2022-351

File ID:	2022-351	**Type:**	Miscellaneous Item	**Status:**	Approved
Version:	1	**Reference:**		**In Control:**	City Council
				File Created:	07/29/2022
File Name:				**Final Action:**	08/01/2022

Title: Consideration of Funding - Outside Non-Profit Agencies
City Council is requested to finalize recommendation for the funding of outside non-profit agency requests.

Notes:

Sponsors:		**Enactment Date:**	
Attachments:	11. Consideration of Funding - Outside Non-Profit Agencies	**Enactment Number:**	
Contact Name:		**Hearing Date:**	
Drafter Name:	amy.myers@highpointnc.gov	**Effective Date:**	
Related Files:			

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	08/01/2022	approved				Pass
	Action Text:	A motion was made by Council Member Jones, seconded by Council Member Hudson, that this matter be approved. The motion carried by the following vote:					

CITY OF HIGH POINT
AGENDA ITEM

Title: Reappointment – Board of Adjustment – Nho Bui / Matt Witmeyer

From: City Clerk's Office

Meeting Date: August 1, 2022

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: No

PURPOSE:
To confirm the reappointment of Nho Bui and Matt Witmeyer to the Board of Adjustment.

BACKGROUND:
Mayor Wagner is requesting the appointment of Nho Bui and Matt Witmeyer as his appointees on the Board of Adjustment. Nho Bui's and Matt Witmeyer's reappointments will be effective immediately and will both expire on June 30, 2025.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
City Council is requested to confirm the reappointments of Nho Bui and Matt Witmeyer to the Board of Adjustment; reappointments to be effective immediately and will both expire June 30, 2025.

CITY OF HIGH POINT
AGENDA ITEM

Title: Reappointment – Historic Preservation Commission

From: City Clerk's Office

Meeting Date: August 1, 2022

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: No

PURPOSE:
To confirm the reappointment of Holly Davis to the Historic Preservation Commission.

BACKGROUND:
Council Member Holmes is requesting the reappointment of Holly Davis as his Ward 4 appointee on the Historic Preservation Commission. Ms. Davis' reappointment will be effective immediately and will expire on June 30, 2025.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
City Council is requested to confirm the reappointment of Holly Davis to the Historic Preservation Commission; reappointment to be effective immediately and will expire June 30, 2025.

CITY OF HIGH POINT
AGENDA ITEM

Title: Reappointment – Parks and Recreation Commission

From: City Clerk's Office

Meeting Date: August 1, 2022

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: No

PURPOSE:
To confirm the reappointment of Marshall Newsome to the Parks and Recreation Commission.

BACKGROUND:
Mayor Wagner is requesting the reappointment of Marshall Newsome as his At Large appointee on the Parks and Recreation Commission. Mr. Newsome's reappointment will be effective immediately and will expire on July 1, 2025.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
City Council is requested to confirm the reappointment of Marshall Newsome to the Parks and Recreation Commission; appointment to be effective immediately and will expire July 1, 2025.

HIGH POINT CITY COUNCIL
SPECIAL MEETING
JUNE 28, 2022 – 2:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

ROLL CALL

Mayor Pro Tem Peters called the meeting to order at 2:04 p.m.

She then called the roll for attendance. The following council members were present (6):

Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt Moore, At Large; Council Member Cyril Jefferson, Ward 1; Council Member S. Wesley Hudson, Ward 4; Council Member Victor Jones, Ward 5, and Council Member Michael Holmes, Ward 6

Absent (3): Mayor Jay W. Wagner; Council Member Tyrone Johnson, At Large; and Council Member Christopher Williams, Ward 2

Staff present:

Lisa Vierling, City Clerk; Meghan Maguire, Assistant City Attorney; and Mary S. Brooks, Deputy City Clerk

PRESENTATION of ITEMS

2022-305 **Closed Sessions-Personnel**

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

Council Member Moore moved to enter Closed Session pursuant to N.C.G.S. §143-318.11(a)(6) for Personnel; seconded by Council Member Hudson the motion passed by an 6-0 unanimous vote.

Aye (6): Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (3): Mayor Wagner, Council Member Johnson, and Council Member Williams

Note: Neither the Deputy City Clerk nor the Assistant City Attorney was present during the closed session portion of the meeting.

Upon reconvening into Open Session at 2:20 p.m., the following action was taken:

DRAFT

Motion made by Council Member Moore, seconded by Council Member Jefferson to approve: Lisa B. Vierling' s compensation to be received for her unused 2022 vacation time that was rolled over to sick time in the amount of $10,447.09; and to receive compensation for her banked/unused comp-time hours in the amount of $3,864.65. The motion/recommendation was approved unanimously by a vote of 6-0.

Aye (6): Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (3): Mayor Wagner, Council Member Johnson, and Council Member Williams

Motion made by Council Member Moore, seconded by Council Member Jefferson to approve compensation for 62.5 hours logged, unused comp-time in the amount of $3,264.06. The motion was approved unanimously by a vote of 6-0.

Aye (6): Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (3): Mayor Wagner, Council Member Johnson, and Council Member Williams

Motion made by Council Member Moore, seconded by Council Member Holmes to approve Mary S. Brooks' 10% increase in salary to be effective during her Interim City Clerk period. During this time her salary would increase from $61,380 to $67,518; and if Mary S. Brooks were to return to her Deputy City Clerk position after the interim period, her salary would return back to her original salary. The motion was approved unanimously by a vote of 6-0.

Aye (6): Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (3): Mayor Wagner, Council Member Johnson, and Council Member Williams

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 2:30 p.m. upon motion by Council Member Hudson and second by Council Member Moore.

Respectfully Submitted,

_____

Monica Peters, Mayor Pro Tem

Attest:

_____

Mary S. Brooks, CMC
Deputy City Clerk

DRAFT

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 28, 2022 and before the City Council of the City of High Point on August 1, 2022 regarding **Zoning Map Amendment Case 22-16 (ZA-22-16)** 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 June 18, 2022, for the Planning and Zoning Commission public hearing and on June 20, 2022 and June 27, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **August 1, 2022**.

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

SECTION 1.

A. The zoning site is approximately 75.3 acres, located along the south side of Old Mill Road and east of Skeet Club Road. The property is also known as Guilford County Tax Parcels 198447, 198448, 198533, 198535, 198546 and 198707.

B. That the Official Zoning Map of the City of High Point be amended to establish the following described area as follows:

1. Tract A: **Conditional Zoning Residential Multifamily – 5 (CZ RM-5) District**
   Approximately 70.15 acres lying east of Skeet Club Road and South of Old Mill Road. The tract consists of Guilford County Tax Parcels 198535, 198533, 198546, 198447, 198707 and the western half of tax parcel 198448.

2. Tract B: **Residential Single Family – 5 (R-5) District**
   Approximately 5.15 acres lying north of Willowcrest Street. The tract consists of the eastern half of Guilford County Tax Parcel 198448 (portion). The tract is more specifically described as follows:

   Commencing from an existing concrete monument, said concrete monument being in the western line of Corvair HP, LLC, Parcel No: 198449 (Deed Book 8311, Page 1221) and being located in the northern right of way of U.S. 311 Highway; Thence along the western line of said Corvair HP and the northern right of way of said U.S. 311 with a curve to the left, having a radius of 1,607.39 feet, an arc length of 220.98 feet and a chord bearing

and distance of, N 13°36'48" W 220.80 feet to a new iron pin, said iron pin being a point in the western line of said Corvair HP, being located in said U.S. 311 northern right of way, and being the southernmost corner of Frogs Haven Limited Partnership, Parcel No: 198447 (Deed Book 5127, Page 2077); Thence leaving said U.S. 311 northern right of way, along the western line of said Corvair and along the southern line of said Frogs Haven (Parcel No: 198447), N 15°23'49" E 135.27 feet to an existing iron pin, said iron pin being a point in the easer line of said Frogs Haven (Parcel No: 198447), a point in the northern line of said Corvair HP and being the southwest corner of Frogs Haven Limited Partnership, Parcel No: 198448 (Deed Book 2127, Page 2077); Thence leaving said Frogs Haven (Parcel No: 198447), along a northern line and western line of said Corvair HP and along a southern and western line of said Frogs Haven (Parcel No: 198448) the following two (2) courses and distances; 1) S 85°29'08" E 413.25 feet to a new iron pin; 3) N 00°35'04" W 446.31 feet to an existing iron pin, said iron pin being a northwest corner of said Corvair HP, being located in the eastern line of said Frogs Haven (Parcel No: 198448) and being the Point of **Beginning**; Thence leaving said Corvair HP and crossing into said Frogs Haven (Parcel No: 198448) with a new line; N 00°13'00" W 503.81 feet to a new iron pin, said iron pin being a northwest corner of said Frogs Haven (Parcel No: 198448), being the southwest corner of Wagoner Properties I, LLC, Parcel No: 198041 (Deed Book 8131, Page 556 and Plat Book 32, Page 15 – Lot 15) and being a southeast corner of Frogs Haven Limited Partnership, Parcel No: 198707 (Deed Book 5127, Page 2077); Thence leaving said Frogs Haven (Parcel No: 198707) along and leaving said Wagoner Properties southern line and Colonial Pipeline Company, Parcel No: 198040 (Deed Book 2066, Page 154 and Plat Book 32, Page 15 – Lot 16) and along Thomas L. and Betty Lou Blount, Parcel No: 198037 (Deed Book 3803, Page 1521 and Plat Book 32, Page 15 – Lot 19), S 85°05'06" E 468.50 feet to an existing concrete monument, said monument being a western corner of said Blount and being the northeast corner of said Frogs Haven (Parcel No: 198448); Thence along an eastern line of said Frogs Haven (Parcel No: 198448), along and leaving said Blount western line and along and leaving Darryl Thomas Hunter, Parcel No: 198036 (Deed Book 7909, Page 1335 and Plat Book 32, Page 15 – Lot 20), Warren Edward and Mary Jo Hamilton, Parcel No: 198035 (Deed Book 8085, Page 429 and Plat Book 32, Page 15 – Lot 21), Walter L. and Susan S. Grayson, Parcel No: 198034 (Deed Book 6333, Page 3041 and Plat Book 32, Page 15 – Lot 22) western lines and along Michael E. and Diane B. Craven, Parcel No: 198033 (Deed Book 7634, Page 883 and Plat Book 32, Page 15 – Lot 23) western line, S 01°01'17" W 468.03 feet to an existing concrete monument, said monument being the southwest corner of said Grayson, the northwest corner of Jeremy and Elizabeth Abbott, Parcel No: 198024 (Deed Book 7577, Page 699 and Plat Book 36, Page 29 – Lot 25), a southeast corner of said Frogs Haven (Parcel No: 198448) and being the northeast corner of Corvair HP; Thence leaving said Hamilton and said Abbott and along a southern line of said Frogs Haven (Parcel No: 198448) along the northern line of said Corvair HP, N 89°27'41" W 456.55 feet to the Point of **Beginning**, Containing 5.15± Acres.

SECTION 2

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

Part I. USES:

A. Permitted Uses:

1. Tract A - Any uses allowed in the Residential Multifamily – 5 (RM-5) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

2. Tract B - Any uses allowed in the Residential Single Family – 5 (R-5) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. Prohibited / Restricted Uses:

1. Tract A: The Multi-family dwelling use type (Household Living Use Category), as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Conditional Zoning Plan (Exhibit A): The purpose of the conditional zoning plan is to illustrate the location and acreage of Tracts A and B of the zoning site.

2. Density
   a. Tract A – A maximum of 300 dwelling units shall be permitted.
   b. Tract B – A maximum of 20 dwelling units shall be permitted.

B. Tract A (mixture of Household Living use types): The single-family detached dwelling use type shall be located within a contiguous area that is solely dedicated to that use type.

C. Landscaping, Buffers, and Screening
(Streetyard planting area along Skeet Club Road and Old Mill Road):

1. Tract A (Skeet Club Road): A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire length of the Skeet Club Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.

2. Tract A (Old Mill Road): A Type B Perimeter Landscape Yard shall be installed along the entire length of the Old Mill Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.

D. Transportation Conditions.

1. Traffic Impact Analysis (TIA): Reference within this ordinance to Site Access 1, Site Access 2 and Site Access 3 shall be as shown within the TIA (Traffic Impact Analysis), prepared by Davenport Engineering, March 31, 2022; revised May 27, 2022 (Prepared for Leoterra Project #: 2200118).

2. Right-of-way Dedication

   a. Old Mill Road – As part of development permit approval the property owner shall dedicate forty-two (42) feet of right of way, as measured from the centerline of Old Mill Road, along the entire Old Mill Road frontage of the zoning site.

3. Access:

   a. Access (Old Mill Road): Three (3) points of access will be allowed to Old Mill Road. Site Access 1 and Site Access 2 location will be determined during the plan review process. Site Access 3 shall be located at the existing intersection of Old Mill Road and Wheat Street.

4. Improvements

   a. Intersection of Old Mill Road at Skeet Club Road (SR 1820):
      i. As part of development permit approval, the property owners shall provide/install a northbound right turn lane along Skeet Club Road with one-hundred and twenty-five (125) feet of storage and appropriate taper.
      ii. As part of development permit approval, the property owners shall provide/install a southbound left turn lane along Skeet Club Road with one-hundred (100) feet of storage and appropriate taper.
      iii. As part of development permit approval, the property owner shall provide/install a westbound left turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper.

   b. Intersection of Old Mill Road and Site Access 1 and Access 2:
      As part of development permit approval, the property owner shall provide/install an eastbound right turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper. Also, at each of these access points a westbound left turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper.

   c. Intersection of Old Mill Road and Wheat Street/Site Access 3:
      As part of development permit approval, the property owner shall provide/install and eastbound turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper. Also, an eastbound and westbound left turn lane along Old Mill Road with one-hundred (100) feet of storage and appropriate taper.

5. Other Transportation Conditions:
   The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

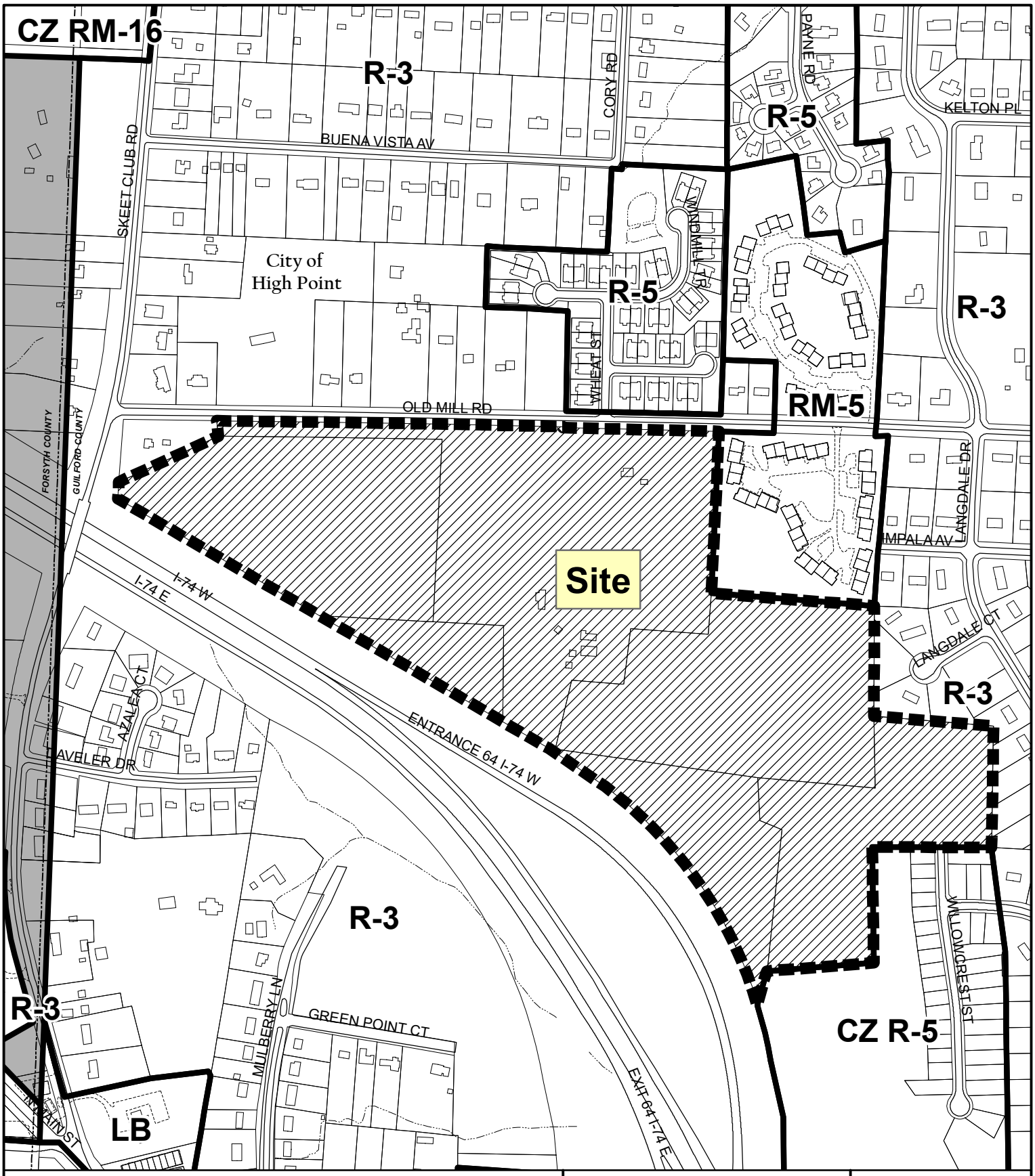
SECTION 6.
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The **1st** day of **August, 2022**

By: _____
Jay W. Wagner, Mayor

ATTEST:

_____
Mary S. Brooks, Interim City Clerk



ZONING MAP AMENDMENT: ZA-22-16

From: Residential Single Family-3 (R-3)
To: Conditional Zoning Residential Multifamily-5 (CZ RM-5) & Residential Single Family-5 (R-5)

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

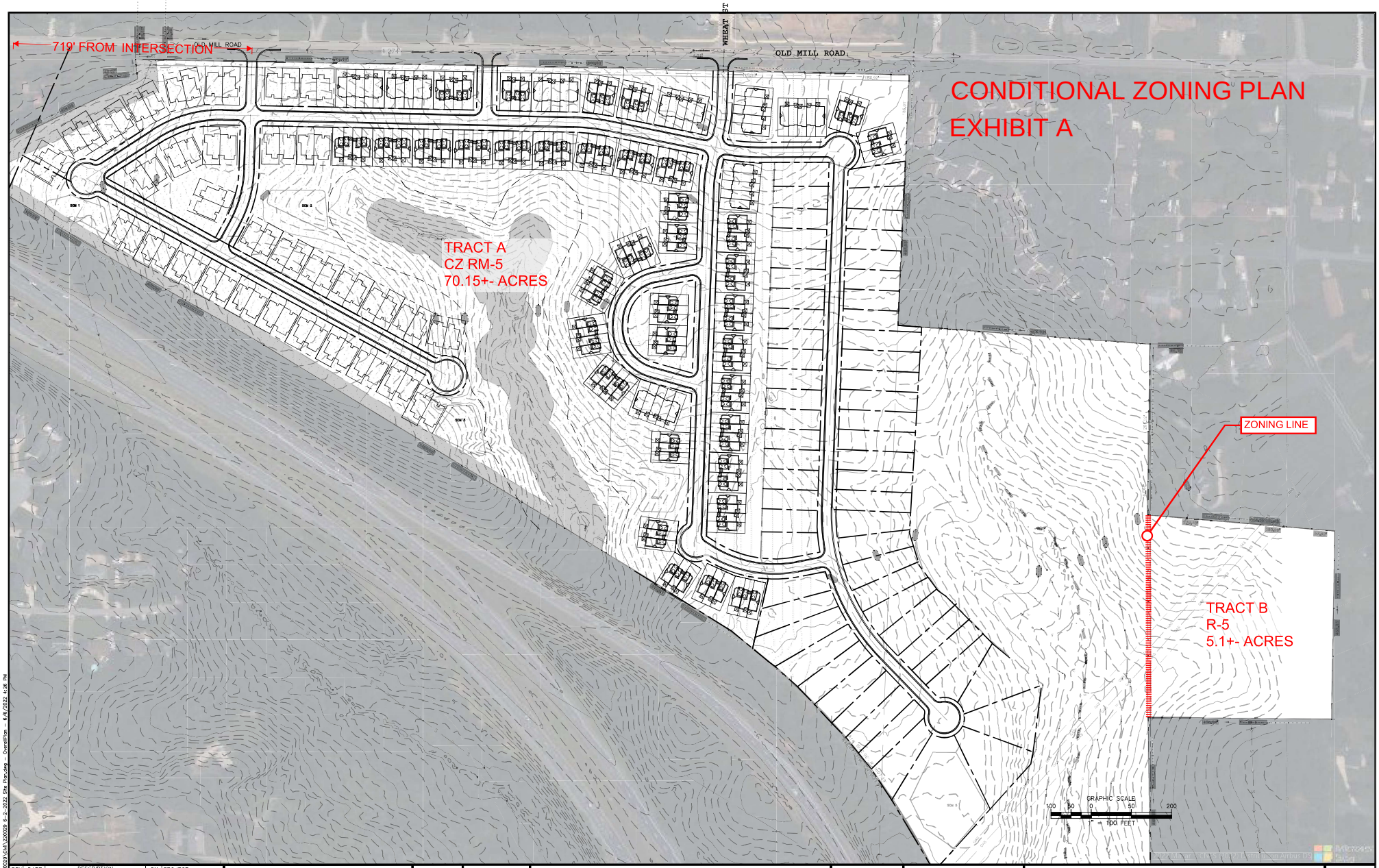
Planning & Development Department

City of High Point

N

Scale: 1"=500'

G:/Planning/Secure/BAC/ZMA/2022/MDXs/za22-16-NM



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

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

811 Know what's below. Call before you dig. Dial 8-1-1

DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SITE CONCEPT PLAN 6-2-2022
OLD MILL AND SKEET CLUB
LEO TERRA DEVELOPEMENT
HIGH POINT, NORTH CAROLINA

SHEET NO.
OF____

DRAWING NAME: P:\2022\220023\Civil\220023 6-2-2022 Site Plan.dwg – OverallPlan – 6/6/2022 6:26 PM

CITY OF HIGH POINT
AGENDA ITEM

Title: Consideration of Funding for Outside Non-Profit Agencies – Macedonia Family Resource Center

From: Eric Olmedo, Assistant City Manager

Meeting Date: August 1, 2022

Public Hearing: No

Advertising Date / Advertised By: N/A

Attachments: None

PURPOSE:
The Finance Committee is responsible for reviewing outside agency funding requests to make recommendations to the Council regarding annual funding levels.

BACKGROUND:
Outside non-profit agencies submitted requests in the amount of $980,863. The historic policy has been to allocate 1/3 of one penny of the tax rate to be distributed to the agencies, which is equal to $425,160.

The Finance Committee requests that the City Council consider the recommendations as follows:

Macedonia Family Resource Center - $22,000.

BUDGET IMPACT:
$425,160 was appropriated in the FY 2022-23 budget, pending final funding decisions

RECOMMENDATION / ACTIONS REQUESTED:
City Council is requested to finalize recommendation for funding the outside agency requests.

City of High Point
Outside Agency Funding Requests
FY 2022-2023

City of HIGH POINT NORTH CAROLINA

	Agency Name	FY2022 Requested Budget	FY2022 Approved Budget	FY2023 Requested Budget	FY2023 Committee Recommend	FY2023 Approved Budget
1	Caring Services	$ 20,000	$ 10,000	$ -	$ -	
2	D-Up Basketball Fundamentals	60,000	10,000	40,000	15,000	
3	Greater High Point Food Alliance	15,000	15,000	12,000	12,000	
4	Helping Hands High Point Inc	35,000	15,000	20,000	15,000	
5	High Point Arts Council	125,000	90,000	125,000	80,000	
6	High Point Discovered	75,000	15,000	60,875	15,000	
7	High Point Leap	25,000	15,000	25,000	15,000	
8	High Point Police Academy Alumni Association	50,000	-	-	-	
9	High Point Rowing	25,000	-	37,500	10,000	
10	Housing Consultants Group	30,000	-	30,000	-	
11	Macedonia Family Resource Center	21,000	21,000	22,000	22,000	
12	Open Door Ministries	20,000	20,000	40,000	25,000	
13	Operation Xcel	19,920	-	21,600	-	
14	Salvation Army/Boys & Girl Club of HP	30,000	15,000	32,500	15,000	
15	Southwest Renewal Foundation	25,000	-	-	-	
16	Theatre Arts Gallery	31,000	31,000	50,000	40,000	
17	Tiny House Community Development Inc	35,388	-	35,388	-	
18	Triad Food Pantry	20,000	20,000	20,000	20,000	
19	West End Ministries	30,000	30,000	30,000	30,000	
20	YWCA of High Point	75,000	25,000	75,000	30,000	
21	High Point School Partnership	-	-	10,000	7,500	
22	Friends of John Coltrane	-	-	15,000	10,000	
23	Piedmont Triad Film Commission	-	-	10,000	7,000	
24	A Simple Gesture	-	-	30,000	-	
25	Triad Adult Day Care Center, Imc	-	-	19,000	-	
26	Carl Chavis YMCA	-	-	200,000	45,000	
27	The Sister Circle International, Inc.	-	-	20,000	-	
	Subtotal:	$ 767,308	$ 332,000	$ 980,863	$ 413,500	$ -

COMMUNITY DEVELOPMENT COMMITTEE
Chaired by Mayor Pro Tem Chris Williams
Members: Williams, Hudson, Jefferson, and Johnson
June 7, 2022 – 4:00 p.m.

CALL TO ORDER

Chairman Chris Williams called the meeting to order at 4:01 p.m. Following roll call, the following attendance by Committee Members was duly noted.

Present (3): Chairman Chris Williams, and Committee Member Cyril Jefferson; and Committee Member Tyrone Johnson

Absent (1): Committee Member Wesley Hudson [Remote Participation]

Staff Present:
Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Jeron Hollis, Managing Director; Jelani Biggs, DEI Officer; Michell McNair, Manager-Development & Housing Department; Meghan Maguire, Assistant City Attorney; Megan Scales, Community Resource Specialist; and Mary S. Brooks, Deputy City Clerk

Also Present:
Crystal Mercer, County Extension Agent for Community and School Gardens; Cheri Neal, Continuum of Care Program Manager; and Jakki and Corvin Davis-D-UP, Co-Founders

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

1. *PPP-Community Gardens Update*
2. *PPP-VITA 2021 Update*
3. *PPP-Washington Street Enhancement Project*

PRESENTATION OF ITEMS

DRAFT

2022-285 **Update-The Community Gardens, High Point**

Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update on the Community and School Gardens in the High Point Community from January 1-April 30, 2022.

Crystal Mercer, County Extension Agent for Community and School Gardens extended greetings; and thanked staff for their efforts. Ms. Mercer made a PowerPoint Presentation (PPP) regarding an update on the Community and School Gardens in the High Point Community from January 1 through April 30, 2022; there were six grants received totaling $453.86; gave an overview of the 43 Community Gardens in High Point; spoke to the new garden startups; special events (Seeds to Share-donation from the Seeds Program International, and High Point University-over 120 HPU students volunteered); explained how the Second Harvest Food Bank served the community; spoke to the High Point Community Gardens site visits; outlined the results for the April 2022 monthly report for the Visit NC Farms (VNCF) App that included 1,135 downloads, 8,638 users, and 3,450 push notifications opens; said that there were free seeds distributed for 21 High Point Recipients; spoke to her affiliation with the Greater High Point Food Alliance; discussed the 2022 Program Priorities which are: support community garden leaders, update city of High Point Gardens website, and collaborate with the GHPFA to update information for the community resource guide in High Point, Greensboro, and surrounding communities; and concluded with a list of 2022 upcoming event pending any questions.

Chairman Williams thanked Ms. Mercer for her efforts; and inquired on the Teaching Gardens classes for adults and the youth. Ms. Mercer said that the Teaching Gardens classes were for adults and the youth; and explained how the education process worked.

Committee Member Jefferson thanked Ms. Mercer for her hard work and efforts; and voiced the importance that the community food security being a collaborative effort.

Chairman Williams asked Ms. Mercer to provide the cost to fund the Community Garden School Programs. Ms. Mercer replied that she would be providing that information

2022-287 **Update-2021 Volunteer Income Tax Assistance (VITA) Update**

The Community and Neighborhood Development Division will provide an update on the results of the VITA tax season.

Megan Scales, Community Resource Specialist; made a PPP regarding the Volunteer Income Tax Assistance (VITA) Program-2021-2022 tax season; explained what the VITA Program provided; said that the Program provided free basic tax returns to households with low to moderate income ($57,000 or less); the Program operated on an $8,000 budget for personnel, supplies, and miscellaneous expenses; six out of the eight VITA sites were located in the core city; outlined the tax season results as followed:

- *Total Volunteers: 9 greeters, 2 schedulers, 30 tax preparers, 6 site supervisors*
- *Total Volunteer Hours: 1,919*
- *Total Tax Preparation hours: 1,006*
- *VITA hours of operation: 389*
- *Total federal and state tax returns: 797*
- *Total federal refunds issues $998,043*
- *Average taxpayer AGI: $24,715*
- *Primary or secondary taxpayer age 60+: 595*
- *Rural taxpayers: 54*
- *Individuals with disabilities: 12*
- *IRS audit with no findings*

Ms. Scales continued discussion regarding the Program's cost benefits; provided data from the years 2006 to 2021; and spoke to the site supervisor satisfaction rate; and entertained questions.

Chairman Williams thanked the staff and volunteers for their efforts in serving the community.

2022-286 **<u>Update-Homeless Services-Guilford County Continuum of Care</u>**

Staff and Officers of the Guilford County Continuum of Care will provide an update on Homeless Services.

Sheri Neal, CoC Program Manager extended greetings; thanked everyone for their time; said that Dr. Palmer was unable to make today's meeting; provided an update regarding Homeless Services; said that four listening sessions were completed, and that they were now working on community surveys; the analysis would be completed around September; voiced the need to address homelessness; spoke to collaborating with the county; introduced Guilford County's Assistant Manager for Successful People, Victor Isler; and entertained questions.

Chairman Williams voiced concerns regarding the impact that the cost-of-living increase had; and thanked everyone for their time and efforts.

2022-284 **Presentation-Washington Street Enhancement Project**

D-UP (Jakki and Corvin Davis-co-founders) will give a presentation on the Washington Street Enhancement Project.

Jakki Davis, D-UP Executive Director extended greetings; made a PPP regarding the Washington Street Enhancement Project (Project); said that a feasibility study was completed in May; spoke to the positive feedback from the community; provided a brief history on D-UP, Inc.; spoke to the opportunity to partnership with the city; said that the Project would be a catalyst in the revitalization of the Historic Washington Street and further support the D-UP expansion goal; the goal and plan was to invest $13 million for a future Black Box Theatre; explained the fundraising strategies for sustainability; discussed the comprehensive capital campaign plan that included four phases to include having the properties located at 621 and 627 Washington Street conveyed; D-Up's mission was to provide comprehensive wraparound services for the community; spoke to the collaborative efforts with the community/agencies; recognized individuals in attendance that supported D-Up; to having a positive economic impact; and requested that the city of High Point conveyed the two properties located on 621 and 627 Washington Street for public purposes.

Committee Member Jefferson thanked Ms. Davis for her efforts; and voiced the importance of retaining the Washington Street history.

Meghan Maguire, Assistant City Attorney advised that staff would need to have further discussion regarding said request to determine which state statute to convey the property under.

Committee Member Jefferson moved to direct the appropriate staff to look into the conveyance method for properties located at 621 & 627 Washington Street for public use. Committee Member Johnson made a second to the motion. Following a roll call vote by Chairman Williams, the motion carried by the following 3-0 unanimous vote:

Aye (3): Chairman Williams, Committee Member Jefferson, Committee Member Johnson

Aye (1): Committee Member Hudson

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 5:10 p.m.

Respectfully Submitted:

_____

Christopher Williams, Chairman

Attest:

_____

Mary S. Brooks, CMC
Deputy City Clerk

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: Approval of Minutes

From: Mary S. Brooks
Interim City Clerk

Meeting Date: August 1, 2022

Public Hearing: No

Advertising Date / Advertised By: N/A-

Attachments: Yes

PURPOSE:
Minutes to be approved.

BACKGROUND:
N/A

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTIONS REQUESTED:
Approval of the following minutes:

June 7, 2022, Community Development Committee Meeting Minutes @ 4:00 p.m.
June 16, 2022, Finance Committee Meeting Minutes @ 4:00 p.m.
June 21, 2022, Special Meeting Minutes @ 5:00 p.m.
June 21, 2022, Regular Meeting Minutes @ 5:30 p.m.
June 28, 2022, Special Meeting Minutes @ 2:00 p.m.

CITY OF HIGH POINT
AGENDA ITEM

Title: Reappointment – Guilford County/City Insurance Advisory Committee

From: City Clerk's Office

Meeting Date: August 1, 2022

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: No

PURPOSE:
To confirm the reappointment of John Causey to the Guilford County/City Insurance Advisory Committee.

BACKGROUND:
Mayor Wagner is requesting the reappointment of John Causey as his appointee on the Guilford County/City Insurance Advisory Committee. Mr. Causey's reappointment will be effective immediately and will expire on December 21, 2024.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
City Council is requested to confirm the reappointment of John Causey to the Guilford County/City Insurance Advisory Committee; reappointment to be effective immediately and will expire December 21, 2024.

CITY OF HIGH POINT
AGENDA ITEM

Title: Consideration of Funding for Outside Non-Profit Agencies – High Point Discovered, Open Door Ministries, Carl Chavis YMCA

From: Eric Olmedo, Assistant City Manager

Meeting Date: August 1, 2022

Public Hearing: No

Advertising Date / Advertised By: N/A

Attachments: None

PURPOSE:
The Finance Committee is responsible for reviewing outside agency funding requests to make recommendations to the Council regarding annual funding levels.

BACKGROUND:
Outside non-profit agencies submitted requests in the amount of $980,863. The historic policy has been to allocate 1/3 of one penny of the tax rate to be distributed to the agencies, which is equal to $425,160.

The Finance Committee requests that the City Council consider the recommendations as follows:

High Point Discovered: $15,000
Open Door Ministries: $25,000
Carl Chavis YMCA: $45,000

BUDGET IMPACT:
$425,160 was appropriated in the FY 2022-23 budget, pending final funding decisions

RECOMMENDATION / ACTIONS REQUESTED:
City Council is requested to finalize recommendation for funding the outside agency requests.

City of High Point
Outside Agency Funding Requests
FY 2022-2023

City of HIGH POINT NORTH CAROLINA

	Agency Name	FY2022 Requested Budget	FY2022 Approved Budget	FY2023 Requested Budget	FY2023 Committee Recommend	FY2023 Approved Budget
1	Caring Services	$ 20,000	$ 10,000	$ -	$ -	
2	D-Up Basketball Fundamentals	60,000	10,000	40,000	15,000	
3	Greater High Point Food Alliance	15,000	15,000	12,000	12,000	
4	Helping Hands High Point Inc	35,000	15,000	20,000	15,000	
5	High Point Arts Council	125,000	90,000	125,000	80,000	
6	High Point Discovered	75,000	15,000	60,875	15,000	
7	High Point Leap	25,000	15,000	25,000	15,000	
8	High Point Police Academy Alumni Association	50,000	-	-	-	
9	High Point Rowing	25,000	-	37,500	10,000	
10	Housing Consultants Group	30,000	-	30,000	-	
11	Macedonia Family Resource Center	21,000	21,000	22,000	22,000	
12	Open Door Ministries	20,000	20,000	40,000	25,000	
13	Operation Xcel	19,920	-	21,600	-	
14	Salvation Army/Boys & Girl Club of HP	30,000	15,000	32,500	15,000	
15	Southwest Renewal Foundation	25,000	-	-	-	
16	Theatre Arts Gallery	31,000	31,000	50,000	40,000	
17	Tiny House Community Development Inc	35,388	-	35,388	-	
18	Triad Food Pantry	20,000	20,000	20,000	20,000	
19	West End Ministries	30,000	30,000	30,000	30,000	
20	YWCA of High Point	75,000	25,000	75,000	30,000	
21	High Point School Partnership	-	-	10,000	7,500	
22	Friends of John Coltrane	-	-	15,000	10,000	
23	Piedmont Triad Film Commission	-	-	10,000	7,000	
24	A Simple Gesture	-	-	30,000	-	
25	Triad Adult Day Care Center, Imc	-	-	19,000	-	
26	Carl Chavis YMCA	-	-	200,000	45,000	
27	The Sister Circle International, Inc.	-	-	20,000	-	
	Subtotal:	$ 767,308	$ 332,000	$ 980,863	$ 413,500	$ -

FINANCE COMMITTEE
Chaired by Mayor Pro Tem Britt Moore
Members: Moore, Holmes, Jones, and Peters
June 16, 2022 – 4:00 p.m.

CALL TO ORDER (Virtual Roll Call)
Chairman Moore called the meeting to order at 4:00 p.m.

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

Chairman Britt W. Moore
Committee Member Michael Holmes
Committee Member Victor Jones

Absent:
Committee Member Monica Peters

Staff Members Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Megan Maguire, Assistant City Attorney; Tyler Berrier, Electric Utilities Assistant Director; Bobby Fitzjohn, Financial Services Director; Sandy Dunbeck, Economic Development Director; Derrick Boone, Public Services Assistant Director; Stephen Hawryluk, Budget Manager; Kevin Rogers, Fleet Services Director; and Mary S. Brooks, Deputy City Clerk

PRESENTATION OF ITEMS

2022-291 **Contract - WESCO Distribution, Inc. - Residential Style Transformers**

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of $1,049,540 based on pressing need for the purchase of 100 transformers (50 - 50kVA, 20 - 75kVA and 30 - 100kVA) to be installed around the city electric footprint on various projects.

Tyler Berrier, Electric Utilities Assistant Director; reported that this request was to purchase 100 transformers (50 - 50kVA, 20 - 75kVA and 30 - 100kVA) to be installed around the city electric footprint on various projects; the department was contacted by a vendor, WESCO, that had procured some production slots for a vendor regularly utilized by the Electric department, General Electric (GE); these units are currently being bid with 35–50-week lead times; the purchasing division had been unable to obtain large quantity quotes other than this purchase; and that staff is recommending that the City Council approve the department be given the ability to procure these surplus units based on pressing need. The department recommends awarding rewarding this contract to WESCO Distribution, Inc. for $1,049,540.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 21, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2022-292 **Contract-Change Order #4 - Garney Companies, Inc. - Richland Creek Sewer Outfall - Aerial Sewer Pipe Replacement Project**

City Council is requested to approve Change Order No. 4 with Garney Companies Inc. in the amount of $123,421.99 for additional diesel driven pumps with related piping, fuel, labor, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project.

Derrick Boone, Public Services Assistant Director reported the request was for approval for a Change Order No. 4 to Garney Companies Inc. for additional diesel driven pumps with related piping, fuel, labor, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project; City Council approved the contract for the Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project to Garney Companies Inc. on August 16, 2021; the current amount of the contract was $16,530,470.04; the landfill leachate originates from the Kersey Valley Landfill (old and current); Public Services is recommending that Council approve Change Order No. 4 to Garney Companies Inc. in the amount of $123,421.99.

Chairman Moore inquired on the timeframe for the project. Mr. Boone replied that the completion date for the project was set for August 2023.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 21, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2022-293 **Contract - Capital Project Ordinance - Dewberry Engineers, Inc. - Whites Mill Lift Station Upgrade**

City Council is requested to award a contract to Dewberry Engineers, Inc. in the amount of $442,700 for professional engineering services to design the upgrade improvements to the Whites Mill lift station, force main, and La Salle Drive Siphon.

Derrick Boone, Public Services Assistant Director advised that there were two separate actions that needed to be taken as followed:

1. Approval to award

2. Financial recommend approve capital project for lift station.

This is a request to hire Dewberry to design the upgrade improvements to the Whites Mill lift station, force main, and La Salle Drive Siphon; the Whites Mill lift station was a duplex sanitary sewer lift station that was upgraded circa 2006; the lift station service area consists primarily of residential properties as well as three schools; the lift station is near full capacity; gave an overview of the scope of the project; and that funds for the Whites Mill Upgrade design work are available in the 2022-2023 Budget. The Public Services Department recommends approval and asks for the Council to award the professional engineering services to Dewberry in the amount of $442,700.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 21, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 21, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion.

Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2022-294 **<u>Contract - SumTotal Workforce Management System (WFM)- Three Year Renewal</u>**

City Council is requested to approve a three (3) year contract renewal in the amount of $420,000 between the City of High Point and SumTotal Workforce Management application, (referred to as SumTotal) as the third-party administrator for the City's time & attendance software vendor and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Angela Kirkwood, Human Resources Director reported that the HR Department was recommending a contract renewal between the City of High Point and SumTotal Workforce Management Systems, (referred to as SumTotal) as the third-party administrator for their Time & Attendance software vendo; the city is currently under contract with SumTotal to provide third party Time & Attendance software with an annual fee of $104,879.00 from July 1, 2021 to June 30, 2022; the IT Department staff successfully negotiated a renewal with SumTotal for a three year period for an all-inclusive annual fee of $140,000; this reduced the original out-of-pocket expense for the first year by 49.2% at a savings of $135, 629 as compared to upgrading the software in separate and distinct agreements; over the three-year period, the cost savings is $224,38i7 for the City; the upgrade is necessary and would cover the city for the specific timeframe as HR seeked an ERP/HCM system; the proposal included a three-year contract with a flat annual fee to cover all WFM maintenance, Licenses and Clock Maintenance, system upgrades and all custom maintenance. The SumTotal cost for a three year contract is $420,000. Contract effective date would be July 1, 2022 to June 30, 2024. The Human Resources Department is recommending approval of the Sumtotal contract and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 21, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2022-295 **Total Quality Logistics, LLC - One NC Grant - Pass Through**

City Council is requested to authorize a pass through of $39,500 in performance-based incentives from the State of North Carolina in One NC grant funds to Total Quality Logistics LLC.

Sandy Dunbeck, Economic Development Director reported this was to authorize a pass through of $39,500 in performance-based incentives from the State of North Carolina in One NC grant funds to Total Quality Logistics LLC; the State of North Carolina had shared a One NC Grant payment of $39,500 for Total Quality Logistics LLC, and their project at 4135 Mendenhall Oaks Pkwy Suite 101, High Point; and that the High Point EDC staff asks that High Point City Council authorize staff to pay Total Quality Logistics, LLC the pass-through grant of $39,500 in One North Carolina Incentive Funds.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 21, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2022-296 **Establish Public Hearing - 2019 Edward Byrne Memorial Justice Assistance Grant Funding - JAG**

City Council is requested to establish a public hearing date of Monday, July 18th at 5:30 p.m. for the purpose of receiving public comments on the funding for the 2019 Edward Byrne Memorial Justice Assistance Grant Funding.

Travis Stroud, Chief of Police reported that this request was to establish a public hearing date of Monday, July 18th 2022 at 5:30 p.m. to receive public comments on the 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) funding; the 2019 JAG Grant award was initially distributed between the City of Greensboro (as the lead/fiscal agent) with Guilford County and the City of High Point as sub-recipients; the City of Greensboro subsequently declined its allocation of the award totaling $138,075.00; federally approved award modifications would allow the grant projects to move forward, with Guilford County serving as the awardee and the City of High Point as the sole sub-recipient; the High Point Police Department proposed using the 2019 JAG funding to purchase a BrassTraxHD3D Cartridge Case Acquisition Station with a triage scope.

Committee Member Jones inquired on the timeframe when the Case Acquisition Station would be operable. Chief Stroud replied that at the moment there was not set date yet; and explained the process regarding working with the ATF.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 21, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

2022-302 **Incentive Payment - Elliott Sidewalk Communities - 275 N. Elm Street**

City Council is requested to approve an incentive payment to Elliott Sidewalk Communities in the amount of $108,000 for 275 N. Elm Street.

Greg Ferguson, Deputy City Manager advised that this request was for an incentive payment to Elliott Sidewalk Communities for completion of building at 275 N. Elm; the City of High Point entered into an incentive agreement with Elliott Sidewalk Communities on October 19, 2017; the incentive agreement required payment of $2.00 per square foot for office and retail development; the 54,000 square foot building at 275 N. Elm Street had been completed and received its certificate of occupancy; Elliott Sidewalk Communities was due payment of $108,000 per the agreement; and that funds are available to pay the incentive in the FY 2021-22 Budget. City Staff recommends and asks the City Council to approve payment of the incentive.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the June 21, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Peters

ADJOURNMENT

There being no further business to come before the Finance Committee, Chairman Moore asked if there were any objections to adjourn the meeting. There being none, the meeting was adjourned at 4:18 p.m.

Respectfully Submitted,

_____

Britt Moore, Chairman

Attest:

_____

Mary S. Brooks, CMC
Deputy City Clerk

DRAFT